

Development Control B Committee Agenda



Date: Wednesday, 19 August 2020
Time: 2.00 pm
Venue: Remote Zoom Meeting

Distribution:

Councillors: Tom Brook (Chair), Richard Eddy (Vice-Chair), Lesley Alexander, Clive Stevens, Mike Davies, Fi Hance, Chris Jackson (Role Share), Olly Mead, Jo Sergeant (Role Share), Nicola Bowden-Jones and Sultan Khan

Issued by: Jeremy Livitt, Democratic Services
City Hall, PO Box 3167, Bristol, BS3 9FS
E-mail: democratic.services@bristol.gov.uk
Date: Monday, 10 August 2020



Agenda

1. Welcome, Introduction and Safety Information

2.00 pm

(Pages 4 - 6)

2. Apologies for Absence

3. Declarations of Interest

To note any interests relevant to the consideration of items on the agenda.

Any declarations of interest made at the meeting which are not on the register of interests should be notified to the Monitoring Officer for inclusion.

4. Minutes of the previous meeting

To agree the minutes of the last meeting as a correct record.

(Pages 7 - 13)

5. Appeals

To note appeals lodged, imminent public inquiries and appeals awaiting decision.

(Pages 14 - 23)

6. Enforcement

To note enforcement notices.

(Page 24)

7. Public Forum

Anyone may participate in public forum. The detailed arrangements for so doing are set out in the Public Information Sheet at the back of this agenda. Please note that the following deadlines will apply in relation to this meeting:

Questions:

Written questions must be received three clear working days prior to the meeting. For this meeting, this means that your question(s) must be received at the latest **by 5pm on Thursday 13th August 2020.**

Petitions and statements:

Petitions and statements must be received by noon on the working day prior to the meeting. For this meeting, this means that your submission must be



received at the latest **by 12 Noon on Tuesday 18th August 2020.**

The statement should be addressed to the Service Director, Legal Services, c/o
The Democratic Services Team, City Hall, 3rd Floor Deanery Wing, College
Green,
P O Box 3176, Bristol, BS3 9FS or email - democratic.services@bristol.gov.uk

Anyone who wishes to present their public forum statement, question or
petition at the zoom meeting must register their interest by giving at least two
clear working days' notice prior to the meeting **by 2pm on Monday 17th
August 2020.**

**PLEASE NOTE THAT IN ACCORDANCE WITH THE NEW STANDING ORDERS
AGREED BY BRISTOL CITY COUNCIL, YOU MUST SUBMIT EITHER A
STATEMENT, PETITION OR QUESTION TO ACCOMPANY YOUR REGISTER TO
SPEAK.**

In accordance with previous practice adopted for people wishing to speak at
Development Control Committees, please note that you may only be allowed
1 minute subject to the number of requests received for the meeting.

8. Planning and Development

To consider the following applications for Development Control Committee B - **(Page 25)**

- a) Application Number 20/01491/F - Old Shoe Factory, Cobbler lane (Pages 26 - 34)**
- b) Application Number 20/02274/F - Unit 7, Merton Road (Pages 35 - 54)**

9. Date of Next Meeting

The next meeting is scheduled to be held at 2pm on Wednesday 16th September 2020 as a Remote Zoom meeting.



Public Information Sheet

Inspection of Papers - Local Government (Access to Information) Act 1985

You can find papers for all our meetings on our website at <https://www.bristol.gov.uk/council-meetings>

Covid-19: changes to how we hold public meetings

Following changes to government rules, we will use video conferencing to hold all public meetings, including Cabinet, Full Council, regulatory meetings (where planning and licensing decisions are made) and scrutiny.

Councillors will take decisions remotely and the meetings will be broadcast live on YouTube.

Members of the public who wish to present their public forum in person during the video conference must register their interest by giving at least two clear working days' notice to Democratic Services of the request. To take part in the meeting, you will be required to register for a Zoom account, so that Democratic Services is able to match your named Zoom account to your public forum submission, and send you the password protected link and the instructions required to join the Zoom meeting to make your statement or ask your supplementary question(s).

As part of our security arrangements, please note that we will not permit access to the meeting if your Zoom credentials do not match your public forum submission credentials. This is in the interests of helping to ensure a safe meeting environment for all attending or observing proceedings via a live broadcast.

Please note: Members of the public will only be invited into the meeting for the duration of their submission and then be removed to permit the next public forum participant to speak.

Changes to Public Forum

Members of the public may make a written statement, ask a question or present a petition to most meetings. Your statement or question will be sent to the Committee Members and will be published on the Council's website before the meeting. Please send it to democratic.services@bristol.gov.uk. The following requirements apply:

- The statement is received no later than **12.00 noon on the working day before the meeting** and is about a matter which is the responsibility of the committee concerned.
- The question is received no later than **5pm three clear working days before the meeting**.
- Any statement submitted should be no longer than one side of A4 paper. For copyright reasons, we are unable to reproduce or publish newspaper or magazine articles that may be attached to statements.
- **Your intention to attend the meeting must be received no later than two clear working days in advance. The meeting agenda will clearly state the relevant public forum deadlines.**



By participating in public forum business, we will assume that you have consented to your name and the details of your submission being recorded and circulated to the Committee, published on the website and within the minutes. Your statement or question will also be made available to the public via publication on the Council's website and may be provided upon request in response to Freedom of Information Act requests in the future.

We will try to remove personal and identifiable information. However, because of time constraints we cannot guarantee this, and you may therefore wish to consider if your statement contains information that you would prefer not to be in the public domain. Other committee papers may be placed on the council's website and information within them may be searchable on the internet.

During the meeting:

- Public Forum is normally one of the first items on the agenda, although statements and petitions that relate to specific items on the agenda may be taken just before the item concerned.
- There will be no debate on statements or petitions.
- Public Forum will be circulated to the Committee members prior to the meeting and published on the website.
- If you have arranged with Democratic Services to attend the meeting to present your statement or ask a question(s), you should log into Zoom and use the meeting link provided which will admit you to the waiting room.
- The Chair will call each submission in turn and you will be invited into the meeting. When you are invited to speak, please make sure that your presentation focuses on the key issues that you would like Members to consider. This will have the greatest impact.
- Your time allocation may have to be strictly limited if there are a lot of submissions. **This may be as short as one minute, and you may need to be muted if you exceed your allotted time.**
- If there are a large number of submissions on one matter, a representative may be requested to speak on the group's behalf.
- If you do not attend the meeting at which your public forum submission is being taken your statement will be noted by Members.

For further information about procedure rules please refer to our Constitution <https://www.bristol.gov.uk/how-council-decisions-are-made/constitution>

Webcasting/ Recording of meetings

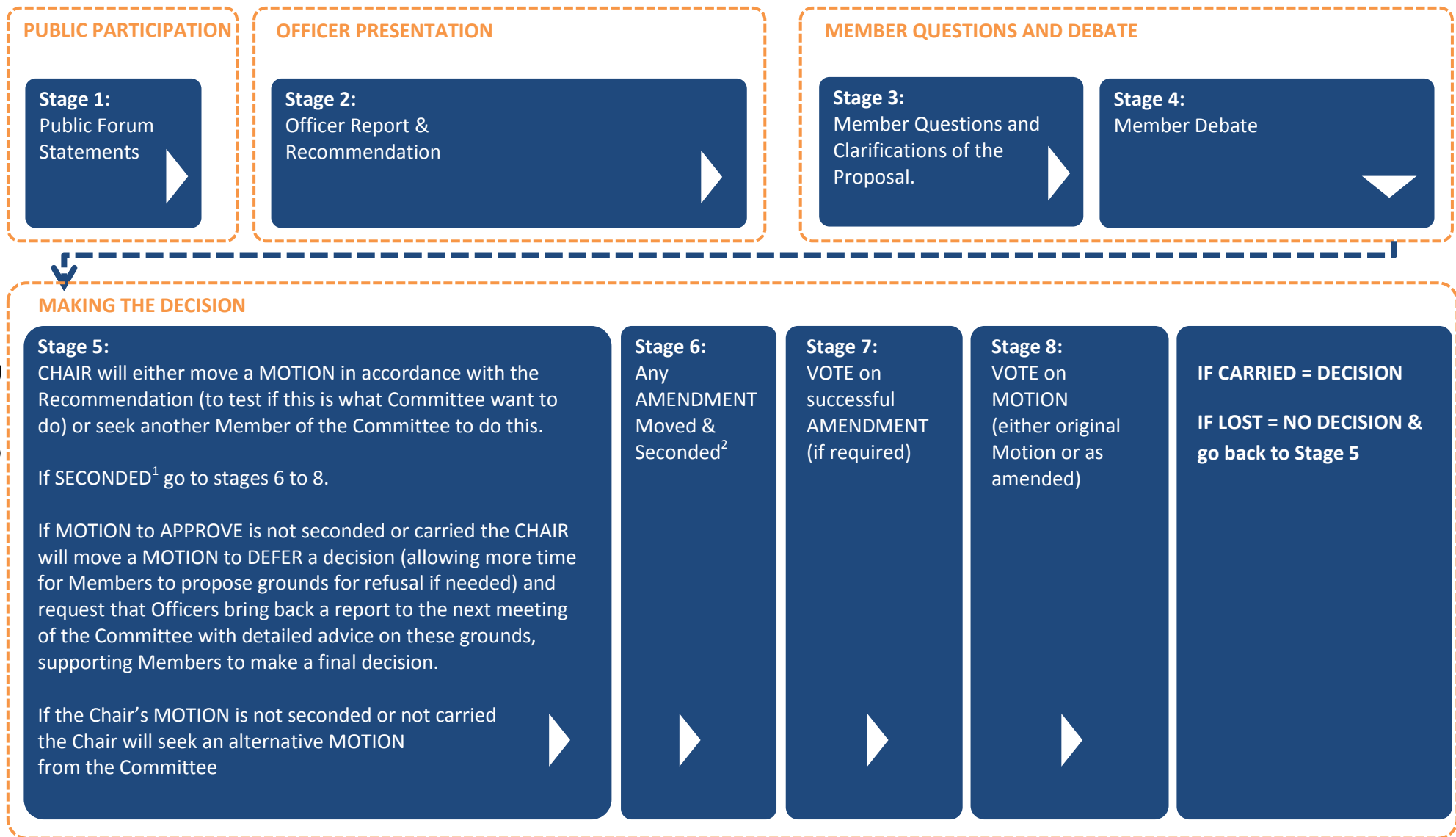
Members of the public attending meetings or taking part in Public forum are advised that all virtual public meetings including Full Council and Cabinet meetings are now broadcast live via the council's [webcasting pages](#). The whole of the meeting will be broadcast (except where there are confidential or exempt items).

Other formats and languages and assistance for those with hearing impairment

You can get committee papers in other formats (e.g. large print, audio tape, braille etc) or in community languages by contacting the Democratic Services Officer. Please give as much notice as possible. We cannot guarantee re-formatting or translation of papers before the date of a particular meeting.



Development Control Committee Debate and Decision Process



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¹ A Motion must be Seconded in order to be formally accepted. If a Motion is not Seconded, the debate continues

² An Amendment can occur on any formally approved Motion (ie. one that has been Seconded) prior to Voting. An Amendment must itself be Seconded to be valid and cannot have the effect of negating the original Motion. If Vote carried at Stage7, then this becomes the Motion which is voted on at Stage 8



Bristol City Council
Minutes of the Development Control B Committee

22 July 2020 at 2.00 pm



Members Present:-

Councillors: Tom Brook (Chair), Lesley Alexander, Clive Stevens, Mike Davies, Fi Hance, Olly Mead, Jo Sergeant and Sultan Khan

Officers in Attendance:-

Gary Collins and Jeremy Livitt

1. Welcome, Introduction and Safety Information

The Chair welcomed all parties to the meeting.

2. Apologies for Absence

Apologies for absence were received from Councillor Richard Eddy.

3. Declarations of Interest

There were no Declarations of Interest.

4. Minutes of the previous meeting - Wednesday 24th June 2020

A Councillor expressed concern that the contamination documents referred to in the minutes for the Planning Application related to Lower Ashley Road which was on the agenda for this meeting were not included with the application as indicated.

Officers confirmed that they were historic documents that were not available with the current application but to previous ones. It was agreed that the Committee would be provided with the relevant documents as soon as possible.

Officers also reminded members that the applicant had withdrawn their application for Lower Ashley Road and that therefore this item would not be considered at the meeting.



In response to a members' question, officers confirmed that any documents accompanying a planning application would be automatically provided without requiring a Freedom of Information request.

RESOLVED – that the minutes of the above meeting be confirmed as a correct record and signed by the Chair.

5. Appeals

Officers introduced this report and made the following comments:

Item Number 43 - Plot Of Land Fronting Former 164 - 188 Bath Road, Totterdown, Bristol BS4 3EF

The Committee was reminded that this had been split decision (1 part refused, the other approved). The applicant had appealed against the refusal and the outcome would be reported to the Committee at a later date.

Item Number 46 - 55 Newfoundland Circus Bristol BS2 9AP - Delegated decision Appeal against refusal = 2 x No internally illuminated fascia signs.

This appeal had been allowed.

Item Numbers 61 and 62 - Cabot Circus Car Park Newfoundland Circus Bristol BS2 9AB - Retention of existing internally illuminated 48-sheet display and Replacement of existing internally illuminated 'backlight' landscape advertisement (6m by 3m) with an internally illuminated landscape D-Poster display (8m by 4m).

It was noted that item 61 (retention of existing display) had been allowed and item 62 (replacement display) had been dismissed.

6. Enforcement

The Committee noted the enforcement notices.

7. Public Forum

Members of the Committee received Public Forum Statements in advance of the meeting.

The Statements were heard before the application they related to and were taken fully into consideration by the Committee prior to reaching a decision.

8. Planning and Development

The Committee considered the following Planning Applications:



9. 19/02157/F - Lower Ashley Road

It was noted that this application had been discussed at the previous meeting when the Committee had resolved that they were minded to refuse and had deferred a decision.

Officers confirmed that the application had been withdrawn by the applicant and so could not be discussed at the meeting.

10 19/04932/F - 21 to 31 North Street Bedminster

Officers gave a presentation on the above application and made the following comments:

- The issue of the land ownership of the site had been assessed. The land adjoining the public highway was owned by Picture House Court residents
- The proposed development would take its pedestrian access across private land. Whilst it was possible to make an application for a site including someone else's land, the applicant was required by law to make every effort to notify all owners in advance.
- In accordance with this requirement, an advert had been placed in the Bristol Post and a response received from one of the Public Participation Speakers confirming the list of properties affected. Four of these properties had not yet been contacted. In the event that the Committee were minded to approve the application, these 4 properties would need to be contacted and 21 days' notice would need to be given prior to any approval
- Details of the location of the site were provided
- The proposal would demolish the existing building and replace it with a 5 storey building
- The scale and massing of the building was considered out of character
- The proposed reduction in A2 Floor Space was not considered problematic
- The scheme proposed 20 co-living apartments
- An area of communal living space was proposed with 80 square metres internal space. It was devised as short term accommodation for young people
- The draft London Local Plan recommended a minimum of 50 units for co-living schemes. However, there was no national policy guidance to follow for this type of units.
- The only comparable scheme was at Unity Street where 107 co-living units had been approved by the Committee comprised of 7 to 10 unit blocks. This was akin to fairly typical student accommodation with smaller rooms of approximately 20.5 square metres
- Whilst the overall accommodation was larger than proposed at Unity Street, the communal areas were smaller
- There were a number of rear windows proposed for the development. These had prompted concern from occupiers of neighbouring properties. However, these did not affect any habitable rooms only the staircases
- Whilst there were objections raised by urban design officers about the standard of accommodation, any refusal needed to be made under existing policy



- Other objections were that the site did not comply with amenity needs, that was in a Conservation Area and it was deemed harmful to this
- The development would improve pedestrian movement
- Details of arrangements were provided for refuse and recycling, drop kerb access and the response on sustainability was noted. It was noted that the shading caused by solar collectors would impact on the sustainability credentials of the neighbouring development
- A concern about self-cleaning maintenance for some of the proposed PV panels at the site had been addressed by the applicant by changing the angle
- Whilst there had been a number of concerns expressed about the size of the individual units, this was better than other examples of co-living and so refusal could not be made on this basis
- Officers were recommending refusal due to the impact on the Conservation Area through the removal of existing buildings or merit, due to over scaling of the new development and also due to the lack of mitigation for sustainability

In response to members' questions, officers made the following comments:

- Officers had brought the application to Committee (rather than making a delegated decision) with a recommendation for refusal in order to facilitate a discussion on this emerging type of accommodation and to discuss the scope of refusal reasons. In addition, officers had referred to the Unity Street scheme which was the only comparable scheme in Bristol available and had been decided by this Committee.
- The standard conditions concerning noise pollution control would apply, although enforcement of this would not be straight-forward. This could be achieved through hours of usage of the communal external area and enforcement in liaison with environmental health as applied generally across the city
- The policy concerning comprehensive development was outlined as this had been suggested as a reason for refusal during public forum, however it was explained that this mainly related to undeveloped plots or other sites that were ripe for redevelopment. There was no reason for officers to recommend refusal on that basis, and the neighbouring land in question was the access to existing development and the levels changed significantly, meaning that the land was probably not developable.
- Access negotiations were a private matter between the respective parties and were not a planning issue
- If Councillors felt that the cramped living conditions were a reason for refusal, they should include it in any refusal decision they made at this stage, as it was important that new reasons for refusal weren't introduced without good reason for future applications
- Whilst officers noted that policy research was required into these types of developments and in comparing differences with the Unity Street scheme, this could not be provided in this instance. The application would need to be assessed on its merits
- There was no specific policy in respect of the air source heat pumps. If the application was approved, there would be a standard noise condition limiting the noise to 5 decibels below background noise
- It would not be practicable to make a condition of approval limitations on the occupation of the development by children

Councillors made the following points:



- Co-living could and should be a solution to the housing crisis in Bristol for some people. This was not a particularly objectionable design and should be supported
- The issue of COVID-19 and its impact on co-living was an important for consideration in future developments
- Since the advice from the Conservation Advisory Panel and Archaeology Officer was that this development was contrary to Heritage Policy, the application should be refused
- Whilst there were a number of features of this development that were good such as the cycle racks and charging points, it should be refused on the grounds of visual amenity
- It was unacceptable that the Committee had to set policy on a new form of housing. The space standards for the UK were the smallest in Europe and these were cramped even by these standards. There was not enough communal space. For that reason and the damage to the Conservation Area, this application should be refused
- It was important that people should have a roof over their heads at an extremely difficult time when some people were struggling with rent. If people did not follow hygiene requirements necessary under COVID-19, then this was at their own risk. The applicant had made efforts with the development, such as the provision of appropriate charging points. The application should be supported
- This application was entering a new policy area and the Committee needed to be very careful in respect of co-housing. Whilst there were good elements to this scheme, it was too overcrowded with very limited communal space. There were also implications for people's mental health. The officer recommendation to refuse should be supported

Councillor Clive Stevens moved, seconded by Councillor Jo Sergeant and upon being put to the vote, it was

RESOLVED - (6 for, 2 against) that the application is refused for the reasons set out in the report and also on the grounds that the small individual private unit sizes, many of which are also single-aspect with limited outlook, along with the limited extent of communal living space, are such that the proposed residential accommodation would be cramped and of poor quality, with an inherent inability to be flexible or adaptable.

11 19/05300/F - 51 to 53 Westbury Hill

Officers made the following points in presenting this application:

- Details of the site location and of the proposed application were provided
- Materials had been chosen to match the existing site
- There were separate bin and bike stores with no parking provision on site
- Twelve objections had been received, including from the Westbury-on-Trym Society, objections related to harm to Conservation Area, impact of scale and massing, lack of dedicated parking provision, concerns of overlooking and overbearing, the lack of amenity for the proposed development and the loss of employment use
- The application is the commercial core of the conservation area. The principle of development was considered acceptable due to the valid fall back position of the Prior Approval and the retention of the shop at ground floor level. The development would also contribute to the housing mix.
- The City Design Group didn't raise any concerns at the pre-application stage or during determination of the application



- The nearest property was at 49 Westbury Hill and was approximately 15 metres away from the application site. The proposed development was approximately 20 metres from other residential dwellings. The impact of overlooking was considered acceptable given these separation distances are common in the area. The development was also considered acceptable in terms of overbearing.
- Two to three storey buildings were predominant within this commercial core
- The required space standards would be exceeded for both flats and it was considered acceptable. The development is also located in close proximity to a number of parks of public open space.
- Transport Development Management indicated they would not recommend refusal on the grounds of lack of car parking. Following objections, the applicant had agreed to re-locate the bin and bike storage at the ground floor level
- Sustainability – the development would have a 22.3% carbon dioxide saving

In response to members' questions, officers made the following points:

- The new permitted development rights would not allow the ability to negotiate space standards, affordable housing or sustainability criteria. There were likely to be very limited circumstances in which these would apply and would require examination in more detail in future
- The site in question was not in a residents' parking zone
- Prior approval had been granted for 1 three bedroom flat. With the proposed increase in the application to 2 three bedroom flats, it was noted that this was likely to generate an extra two to three cars
- Bikes would be transported using a ramp system and a ramp could be conditioned for the bin storage.
- Councillors' concerns were noted as to how recycling would operate. However, they were reminded that there were only three steps leading up to the recycling area. There could be a ramp installed internally within the ground floor and facilities within the building in the corridor

Councillors made the following comments:

- There was unlikely to be a significant impact on street parking in this area. The arrangements with the cycle ramp and bins seemed acceptable. The scheme should be supported
- The attempts to make the development blend in were impressive and the scheme should be supported
- This development is in accordance with the council's urban living policy. It addressed the issue of the shortage of flats. There were lots of parks nearby so the lack of private amenity space on the site should not be a difficulty. There was a need for a residents parking zone in this area. Any concerns over the situation with the bins was not enough to refuse it and therefore the application should be supported
- The frustration from residents about parking was understood. A Residents Parking Zone was the solution to this problem but could not be secured through this application.



- Waste Management on the site was a cause for concern. A Waste Management Plan was required to show evidence of a workable solution
- The rooms and flats were suitable. However, there were difficulties with parking and a lack of outside space. In addition, the situation with waste bins could cause problems for an elderly or disabled resident
- Whilst the situation with the bins was not ideal, the scheme should be supported

Councillor Tom Brook moved, seconded by Councillor Sultan Khan and upon being put to the vote it was

RESOLVED: (7 for, 1 against) – that the application be approved.

12 Date of Next Meeting

It was noted that the next meeting would be held as a remote zoom meeting at 2pm on Wednesday 19th August 2020.

Meeting ended at 4.20pm

CHAIR _____



DEVELOPMENT CONTROL COMMITTEE B

19th August 2020

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Southmead	38 Lakewood Road Bristol BS10 5HH Single storey side extension and wrap-around front extension. Appeal against refusal Delegated decision	24/06/2020
2	Stoke Bishop	22 Old Sneed Avenue Bristol BS9 1SE Alterations and extensions to the property on the north (rear), west and south (road) elevations to provide additional residential accommodation. Appeal against refusal Delegated decision	06/07/2020
3	Easton	122 Colston Road Bristol BS5 6AD Retrospective application for a rear dormer over a double storey extension. Appeal against refusal Delegated decision	14/07/2020
4	Windmill Hill	2 Haverstock Road Bristol BS4 2BZ Retrospective application for excavation works to front garden and creation of hardsurface and removal of boundary for creation of vehicular access. Appeal against refusal Delegated decision	14/07/2020

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
5	Ashley	Block C Fifth Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C5 - 5 Units. Appeal against refusal Delegated decision	TBA
6	Ashley	Block B First Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B1 - 4 unit. Appeal against refusal Delegated decision	TBA
7	Ashley	Block B Fourth Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B4 - 3 Units Appeal against refusal Delegated decision	TBA
8	Ashley	Block B Fifth Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block B5 - 4 Units Appeal against refusal Delegated decision	TBA
9	Ashley	Block C First Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C1 - 5 units Appeal against refusal Delegated decision	TBA
10	Ashley	Block C Fourth Floors Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C4 - 5 units. Appeal against refusal Delegated decision	TBA

11	Ashley	Ground Floor Hamilton House 80 Stokes Croft Bristol BS1 3QY Notification for Prior Approval for a proposed change of use of a building from use class B1 (Office) to a dwellinghouse (Class C3). Block C, Ground Floor - 1 Unit. Appeal against refusal Delegated decision	TBA
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Written representation

Item	Ward	Address, description and appeal type	Date lodged
12	Frome Vale	15 Downend Road Fishponds Bristol BS16 5AS Erection of 3/4 bedroom house (Self Build). Appeal against refusal Delegated decision	11/02/2020
13	Clifton	26 - 28 The Mall Bristol BS8 4DS Erection of mansard roof to facilitate provision of 1No. single bedroom (two bed space) C3 residential apartment. Appeal against refusal Delegated decision	20/02/2020
14	Clifton	26 - 28 The Mall Bristol BS8 4DS Erection of mansard roof to facilitate provision of 1No. single bedroom (two bed space) C3 residential apartment. Appeal against refusal Delegated decision	20/02/2020
15	Redland	145 Bishop Road Bristol BS7 8LX Erection 1 no. two bedroom Passivhaus dwelling with associated vehicular parking, bin and cycle storage, on land to the rear of 145 Bishop Road and access from Kings Drive. Appeal against refusal Delegated decision	24/02/2020
16	Stoke Bishop	Casa Mia Bramble Lane Bristol BS9 1RD Demolition of existing dwelling (Casa Mia) and erection of four detached residential dwellings with associated garages, refuse storage, internal access road and landscaping (resubmission of application 17/07096/F). Appeal against non-determination Delegated decision	24/02/2020
17	Central	Bristol General Hospital Guinea Street Bristol BS1 6SY Erection of two residential dwellings (Use Class C3) and a refuse store. Appeal against refusal Delegated decision	18/03/2020

18	Central	Bristol General Hospital Guinea Street Bristol BS1 6SY Replacement of refuse store with two residential dwellings (Use Class C3) and a refuse store. Appeal against refusal Delegated decision	18/03/2020
19	Bishopston & Ashley Down	Flat 36 Muller House Ashley Down Road Bristol BS7 9DA Application for listed building consent for alterations, extension or demolition of a listed building - Internal works to construct a stud wall in lounge with a door to create a second bedroom. Moving of ceiling light. Appeal against refusal Delegated decision	28/04/2020
20	Central	Slug And Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB Refurbishment of existing customer external seating area to include provision of two wooden pergolas and a seating Appeal against refusal Delegated decision	12/05/2020
21	Central	Slug & Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB Replacement internally illuminated oval sign above passage way entrance from Corn Street and internally illuminated wall mounted menu box sign within passageway. New externally illuminated projecting sign to Corn Street frontage. Appeal against refusal Delegated decision	12/05/2020
22	Central	Slug & Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB Externally illuminated hanging sign adjacent to gated passageway from Corn Street and internally illuminated menu box within passageway. Internally illuminated oval sign, above metal entrance gate from Corn Street. Appeal against refusal Delegated decision	12/05/2020
23	Lawrence Hill	15 Midland Road Bristol BS2 0JT Convert upper floor maisonette to form 2 No. flats including roof alterations. Appeal against refusal Delegated decision	12/05/2020
24	Easton	77 - 83 Church Road Redfield Bristol BS5 9JR Outline application for the erection of a four-storey building comprising 2no. ground floor retail units and 9no. self-contained flats at first, second and third floor levels, with matters of scale, layout and access to be considered (landscaping and design reserved). Appeal against refusal Delegated decision	12/05/2020

25	Windmill Hill	172 St Johns Lane Bristol BS3 5AR Erection of extensions at first and second floor level and the change of use from retail (A1) to 4no. Self-contained flats, including alterations to existing shopfront. Appeal against refusal Delegated decision	13/05/2020
26	Clifton Down	104 Pembroke Road Clifton Bristol BS8 3EQ Enforcement notice appeal for replacement windows without planning permission. Appeal against an enforcement notice	14/05/2020
27	Lockleaze	373 - 375 Filton Avenue Bristol BS7 0LH Construction of 4 x 2 bed apartments over new retail unit and associated car parking following demolition of existing single storey to rear of shop. Appeal against non-determination Delegated decision	19/05/2020
28	Frome Vale	67 Symington Road Bristol BS16 2LN One bedroom single storey dwelling in the rear garden of the existing property. Appeal against refusal Delegated decision	19/05/2020
29	Stockwood	2 Harrington Road Bristol BS14 8LD Erection of detached house and associated parking on land to the rear of 2 & 4 Harrington Road, Stockwood. (Self build). Appeal against refusal Delegated decision	19/05/2020
30	Stockwood	2 Harrington Road Bristol BS14 8LD Erection of 2-bed detached house and associated parking on land to the rear of 2 & 4 Harrington Road, Stockwood. (Self Build). Appeal against refusal Delegated decision	19/05/2020
31	Brislington West	Wyevale Garden Centre Bath Road Brislington Bristol BS31 2AD Creation of hardstanding for the purpose of ancillary storage. Appeal against refusal Delegated decision	22/05/2020

32	Redland	44 - 46 Coldharbour Road Bristol BS6 7NA Conversion of existing buildings from mixed use retail (ground floor) with residential maisonette (first and second floor) to five residential flats (4 no. additional flats) with building operations including ground and roof extensions, and roof terraces. Appeal against refusal Delegated decision	22/05/2020
33	Brislington East	91 Wick Road Bristol BS4 4HE To erect a new dwelling. Appeal against refusal Delegated decision	22/05/2020
34	Hartcliffe & Witherwood	32 Hollisters Drive Bristol BS13 0EX Proposed first floor extension to existing house, demolition of garage and erection of one new dwelling. Appeal against refusal Delegated decision	26/05/2020
35	Hartcliffe & Witherwood	30 Honey Garston Road Bristol BS13 9LT Application for a Certificate of Proposed Development - New Garage / work area. Appeal against refusal Delegated decision	29/05/2020
36	Windmill Hill	Plot Of Land Fronting Former 164 - 188 Bath Road Totterdown Bristol BS4 3EF Removal of the 3no. existing hoarding advertisement signs, and installation of 2no. illuminated digital advertisements on support legs. Appeal against refusal Committee	01/06/2020
37	Henbury & Brentry	2 Turnbridge Road Bristol BS10 6PA Demolition of outbuilding, construction of 1 residential dwelling and associated works. Appeal against non-determination Delegated decision	02/06/2020
38	Southmead	37 Ullswater Road Bristol BS10 6DH Proposed two storey extension to accommodate a 3no. bed single dwelling house. Appeal against refusal Delegated decision	02/06/2020

39	Hartcliffe & Witherwood	Land Rear To Crosscombe Drive Bristol BS13 0DE Construction of two dwellings with associated parking, bike store and refuse storage. Appeal against refusal Delegated decision	05/06/2020
40	Cotham	Kingdom Hall Of Jehovahs Witnesses 64 Hampton Road Bristol BS6 6JA Change of use and internal conversion of No. 64 Hampton Road from a Jehovah's Witness Kingdom Hall in D1 use to 3no of self-contained houses in C3 use (1 x 1 bedroom, 1 x 3 bedroom and 1 x 4 bedroom units). Replacement and alteration of windows and doors and associated external alterations including creation of balconies. Appeal against conditions imposed Delegated decision	12/06/2020
41	Bishopston & Ashley Down	281 Gloucester Road Bishopston Bristol BS7 8NY Erection of canopy and metal glazed enclosure to the existing outdoor seating area to the front of the premises. Appeal against non-determination Delegated decision	12/06/2020
42	Hartcliffe & Witherwood	48 Gatehouse Avenue Bristol BS13 9AD Construction of a second storey over an existing single storey side extension to enable subdivision into two separate dwellings. Appeal against refusal Delegated decision	16/06/2020
43	Clifton	The Adam And Eve Hope Chapel Hill Bristol BS8 4ND Extension and conversion of former public house to create 4no. self-contained flats with associated refuse storage and cycle parking (re-submissions of 19/01605/F & 19/01606/LA). Appeal against refusal Delegated decision	24/06/2020
44	Clifton	The Adam And Eve Hope Chapel Hill Bristol BS8 4ND Extension and conversion of former public house to create 4no. self-contained flats with associated refuse storage and cycle parking (re-submissions of 19/01605F & 19/01606/LA). Appeal against refusal Delegated decision	24/06/2020
45	Knowle	Knowle Water Tower Talbot Road Bristol BS3 2NN The removal of 6 no. antennas and their replacement with 6 no. new antennas utilising existing support poles, the replacement of equipment cabinets within the existing internal equipment room and development works ancillary Appeal against refusal Delegated decision	25/06/2020

46	Knowle	Knowle Water Tower Talbot Road Bristol BS3 2NN The removal of 6 no. antennas and their replacement with 6 no. new antennas utilising existing support poles, the replacement of equipment cabinets within the existing internal equipment room and development works ancillary Appeal against refusal Delegated decision	25/06/2020
47	Clifton Down	Land To Side/rear Of 11 All Saints Road Bristol BS8 2JG Proposed detached two storey, 3no.bed single dwelling house with associated parking and amenity space. Demolition of walls and creation of access. Appeal against refusal Delegated decision	26/06/2020
48	Clifton Down	Land To Side/rear Of 11 All Saints Road Bristol BS8 2JG Proposed detached two storey, 3no.bed single dwelling house with assoicated parking and amenity space. Demolition of walls and creation of access. Appeal against refusal Delegated decision	26/06/2020
49	Central	9A Union Street Bristol BS1 2DD Change of use of first and second floors from a Class A1 use (Retail) to a House in Multiple Occupation, with 7no. bedrooms (sui generis). Proposed solar panel array at roof level. Appeal against non-determination	30/06/2020
50	Eastville	83 Stonebridge Park Bristol BS5 6RN Retention of raised rear deck/terrace, steps and pergola (not built in accordance with the consent granted under app.no. 19/00076/H). Appeal against refusal Delegated decision	03/07/2020
51	Eastville	83 Stonebridge Park Bristol BS5 6RN Enforcement notice appeals for extension works to rear (balcony and access steps to rear garden) not in accordance with plans approved as part of planning permission 19/00076/H. Appeal against an enforcement notice	03/07/2020
52	Southville	145 - 147 East Street Bedminster Bristol BS3 4EJ Proposed roof extension, with linking external enclosed staircase from the first floor. Appeal against refusal Delegated decision	21/07/2020

53	Henbury & Brentry	30 Charlton Mead Drive Bristol BS10 6LG Construction of a new dwelling on the existing site at 30 Charlton Mead Drive. Appeal against refusal Delegated decision	21/07/2020
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List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
54	Redland	19 Dundonald Road Bristol BS6 7LN Enforcement notice appeal for the erection of terrace/balcony without planning permission. Appeal against an enforcement notice	Appeal dismissed 24/07/2020
55	Hartcliffe & Withywood	15 Culverwell Road Bristol BS13 9EY Erection of a 2-bedroom dwelling to side 15 Culverwell Road, associated parking and amenity area. Appeal against refusal Delegated decision	Appeal dismissed 14/07/2020
56	Brislington West	31 Chatsworth Road Brislington Bristol BS4 3EX Change of use to a 7 Bedroom HMO. Appeal against refusal Delegated decision	Appeal dismissed 20/07/2020
57	Cotham	Land Adjacent To Kingsley House Kingsley Road Cotham Bristol BS6 6AF Erection of 1 no. garage with associated landscaping works. Appeal against refusal Delegated decision	Appeal dismissed 05/08/2020
58	Central	3 Marsh Street City Centre Bristol BS1 1RT Conversion of the existing 2no. third floor flats into 3no. flats. Appeal against refusal Delegated decision	Appeal allowed 28/07/2020
59	Westbury-on-Trym & Henleaze	The Coach House Grange Court Road Bristol BS9 4DP New dwelling (Self build). Appeal against refusal Delegated decision	Appeal dismissed 29/07/2020
60	Hartcliffe & Withywood	48 Sampsons Road Bristol BS13 0EL Removal of existing garage / annex, erection of 2No 2 bed dwellings (Self Build). Appeal against refusal Delegated decision	Appeal dismissed 29/07/2020

61	Westbury-on-Trym & Henleaze	11 Henleaze Park Bristol BS9 4LR Demolition of existing dwelling and erection of two storey 3no. bed single dwelling house. Appeal against refusal Delegated decision	Appeal allowed 29/07/2020
62	Hengrove & Whitchurch Park	142 Ridgeway Lane Bristol BS14 9PE Retrospective removal of trees and hedges and erection of 1.65 metre high front compound wall. Appeal against refusal Delegated decision	Appeal allowed 15/07/2020
63	Ashley	55 Newfoundland Circus Bristol BS2 9AP 2 x No internally illuminated fascia signs. Appeal against refusal Delegated decision	Appeal allowed 16/07/2020

DEVELOPMENT CONTROL COMMITTEE B

19th August 2020

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF ENFORCEMENT NOTICES SERVED

Item	Ward	Address, description and enforcement type	Date issued
1	Bishopston & Ashley Down	Unit 17 Merton Road Bristol External alterations and change of use of the building to residential without planning permission. Enforcement notice	06/08/2020
2	Clifton Down	17 Alexandra Road Clifton Bristol BS8 2DD Non-replacement of pillar and hardstanding that does not meet the permitted development criteria. Enforcement notice	06/08/2020
3	Cotham	24 Cotham Vale Bristol BS6 6HR Without planning permission the change of use of the property to a HMO. Enforcement notice	23/07/2020
4	Frome Vale	238 Frenchay Park Road Bristol BS16 1LD Formation of vehicular access and vehicle hardstanding. Enforcement notice	23/07/2020

Development Control Committee B 19 August 2020

Report of the Director: Development of Place

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Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Clifton Down	Refuse	20/01491/F - The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ Conversion of commercial building into single dwelling house, with upper floor extension.
2	Bishopston & Ashley Down	Grant	20/02274/F - Unit 7 Merton Road Bristol BS7 8TL Removal of temporary store and construction of 3 No. single storey business units Use Class B1 (c) - Light industrial.

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Development Control Committee B – 19 August 2020

ITEM NO. 1

WARD: Clifton Down

SITE ADDRESS: The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ

APPLICATION NO: 20/01491/F Full Planning

DETERMINATION DEADLINE: 3 June 2020

Conversion of commercial building into single dwelling house, with upper floor extension.

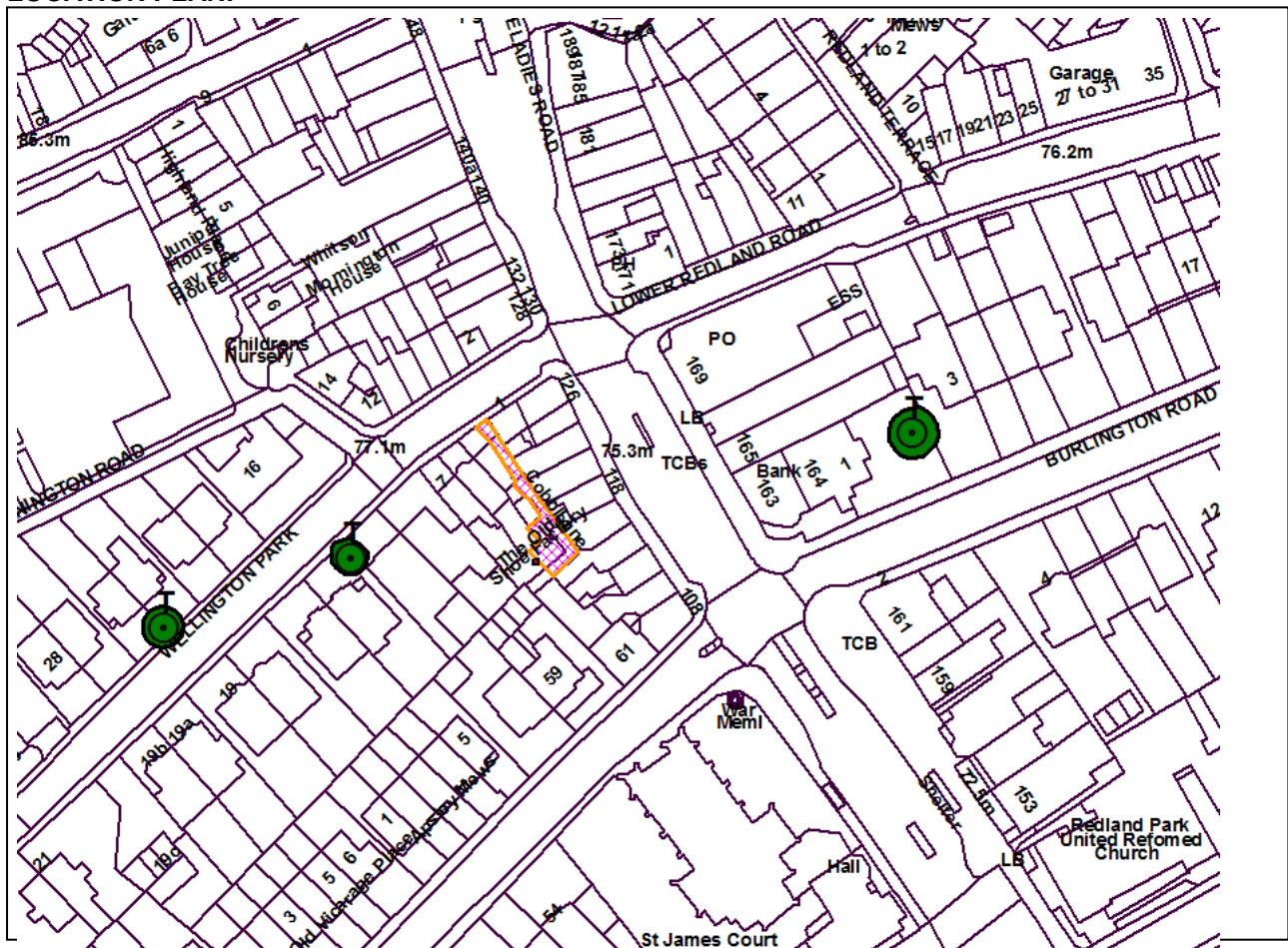
RECOMMENDATION: Refuse

AGENT: Quentin Alder Architects
The Undercroft
6 Church Road
Sneyd Park
Bristol BS9 1JU

APPLICANT: Mr Bennett
C/o Agent

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobblers Lane Bristol BS8 2AQ****SUMMARY**

This application for planning permission, ref: 20/01491/F is for the conversion of the Old Shoe Factory, a part single storey part two storey building on Cobblers Lane from office (B1a) use to residential (C3) use. The change of use would be accompanied by extensions to the first floor level of the building. The application has been referred to the Development Control Committee for decision by Councillor Denyer for consideration of issues including amenity and outlook.

This application represents the second resubmission of the current design approach, the previous two schemes having been refused, and these were preceded by the refusal and withdrawal of two similar schemes in 2015.

The host building is considered by officers to be principally unsuited to conversion for residential use as a result of the densely developed and poor quality backland setting of the site, as well as an overall poor quality of outlook which exacerbates a cramped and oppressive living environment for future occupiers, and a detrimental impact on the outlook to No. 118 Whiteladies Road.

It is not considered by officers that a satisfactory outcome for residential conversion can be reached on this site owing largely to the backland context and grain of existing development, however the applicant refutes these conclusions and has responded by submitting additional supporting documentation over the course of successive applications; notably an Impact Study and BRE Daylight Assessment.

Refusal reasons have evolved over the successive assessments of the previous applications for a similar form of development to that now proposed, with reasons being introduced or slightly altered in terms of amenity impact to surrounding residents as a result of a site visit, as well as review of the submitted Impact Study. Concerns on the grounds of lack of light were removed, following review of the submitted daylight study. Nevertheless, it has always been and continues to be upheld that marginal space standards combined with an overall poor quality of outlook in this physically constrained setting would cumulatively fail to deliver a high quality living environment for future occupiers. It is also maintained following assessment of the current application, that the first floor extension would have a detrimental impact on outlook from the first floor flat to No. 118 Whiteladies Road.

Overall and on this basis the scheme is brought to committee with a recommendation for refusal.

SITE DESCRIPTION AND APPLICATION

The application relates to a small brick unit found at the end of Cobblers Lane, a small service lane that runs from Wellington Park and has traditionally served the rear of commercial properties fronting Whiteladies Road. The unit appears to be in B1 use, but has been vacant for a substantial amount of time. The site also sits within the Whiteladies Road Conservation Area.

Consent is sought for the change of use from B1 office use to C3 residential (1 bedroom, 2 bed space) including a first floor extension. The application is considered to be essentially a resubmission of previously refused scheme 19/04989/F with no material changes to the proposals.

RELEVANT HISTORY

- 10/05075/F Application to retain the use as two units, one as ancillary garden room/office to 7 Wellington Park and one unit for office use (Use Class B1). 26 January 2011 PERMISSION GRANTED

Development Control Committee B – 19 August 2020

Application No. 20/01491/F : The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ

- 13/04112/COU Application to notify a proposed change of use from office use (Use Class B1) to residential accommodation (Use Class C3). 29 October 2013 PRIOR APPROVAL REFUSED
- 14/06270/F Change of use from Use Class B1 (Office) to Use Class C3 residential) 1-bed flat, with a first floor extension and associated external alterations. 16 March 2015 WITHDRAWN
- 15/01561/F Change of use from Use Class B1 (Office) to Use Class C3 residential) 1-bed flat, with a first floor extension and associated external alterations. 2 June 2015 REFUSED
- 18/03935/F Application for change of use from office use (Use Class B1) to residential accommodation (Use Class C3). 14 August 2018 WITHDRAWN
- 19/02194/F Conversion and extension of commercial building (Use Class B1 office) into a 1 bed single dwelling house. 2 August 2019 REFUSED
- 19/04989/F Conversion of commercial building into a dwelling with upper floor extension. 7 January 2020 REFUSED
- 20/01083/H Upper floor extension to existing dwelling. 6 April 2020 CANCELLED

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the refusal of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

STATEMENT OF COMMUNITY INVOLVEMENT

The proposed development is classed as 'minor' development; therefore there is no requirement for the applicant to demonstrate community engagement prior to submitting the application.

RESPONSE TO CONSULTATION

14 neighbouring properties were consulted, along with the display of a press and site notice, which elicited 3 letters of support for the scheme.

OTHER COMMENTS

A Pollution Control Officer was consulted and did not object to the scheme subject to safeguarding conditions.

KEYS ISSUES

(A) IS THE PRINCIPLE OF DEVELOPMENT ACCEPTABLE AT THIS SITE?

Loss of Employment Floorspace

Policy BCS8 of the Core Strategy (2011) and policy DM12 of Site Allocations and Development Management Policies (2014) state that employment floorspace/sites shall be retained where they

Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ**

make a valuable contribution to the economy and employment opportunities.

The loss of the office floorspace was deemed to be acceptable under previously refused application 15/01561/F and subsequent applications have upheld this conclusion. No supporting information has been submitted with the application that evidences marketing or sale of the unit as office space, however, it is clear that the unit has stood empty for a significant amount of time and, given its location, orientation, layout and age, the floor space to be lost cannot be considered as commercially valuable given the supply of more modern office accommodation available in the city centre.

In conclusion it is maintained that the loss of B1 floorspace is therefore acceptable in this instance.

- Proposed residential use

No objection is raised against residential use of the unit, given the diverse mix of uses found in the area.

- Mixed and balanced communities

Section 6 of the NPPF reflects the need to significantly boost the supply of housing and to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities. Policy BSC18 of the adopted Core Strategy reflects this guidance and states that "all new residential development should maintain, provide or contribute to a mix of housing tenures, types and sizes to help support the creation of mixed, balanced and inclusive communities" and notes that "developments should contribute to a mix of housing types and avoid excessive concentrations of one particular type". Core Strategy policy BCS5 aims to deliver new homes within the built up area to contribute towards accommodating a growing number of people and households in the city, while Policy BCS20 encourages the efficient use of land, subject to high equality well designed environments.

The site is located in the Clifton East Ward, where the 2011 census information indicates that the vast majority of housing accommodation comprises flatted accommodation, forming 81% of the housing stock in the area. The site also falls within the Whatley Road Lower Super Output Area (LSOA) 81% flats.

There is clearly a dominance of smaller flatted accommodation in the area and benefit should be given to development attempting to redress this imbalance, as per policy BCS18. However, even though the proposals do not provide a family sized unit, it does not propose the loss of a larger household and so there is not a risk of diminishing the amount of family sized accommodation in the area, only an increase in the amount of smaller units. Furthermore it is considered that this town centre location in close proximity to Whiteladies Road could support higher densities of development subject to favourable assessment against all other relevant policy considerations.

Given this consideration, although the introduction of a self-contained flat will add to the already high concentration of flats in the area, this is not to the detriment of other housing types and will contribute to the housing demands of the area.

The application is therefore acceptable on these grounds and the principle is acceptable, subject to further detailed assessment below.

Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ****(B) IS THE RESIDENTIAL AMENITY OF FUTURE AND NEIGHBOURING OCCUPIERS PROTECTED?**

- Section 17 of the NPPF outlines 12 'core planning principles' which should underpin both plan-making and decision-taking. One of these principles is that decision making should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- Policy BCS21 (Quality Urban Design) states that development in Bristol will be expected to safeguard the amenity of existing development and create a high-quality environment for future occupiers.
- Policy DM27 (Layout and Form) states that the layout and form of development, including the size, shape, form and configuration of blocks and plots, will be expected to enable active frontages to the public realm and natural surveillance over all publicly accessible spaces; and enable existing and proposed development to achieve appropriate levels of privacy, outlook and daylight.
- Policy DM30 (Alterations to Existing Buildings) of the Site Allocations and Development Management Policies (2014) states that Extensions and alterations to existing buildings will be expected to safeguard the amenity of the host premises and neighbouring occupiers.

There is a significant amount of recent planning history relating to the site. Concern in relation to the previously refused similar schemes has focussed on the living standards of future occupiers, as well as impact to the amenity of surrounding dwellings, neither of which has been satisfactorily overcome. A brief review of recent decisions in this regard is listed below:

- A full planning application (14/06270/F) seeking consent for conversion from office to residential use was withdrawn in 2015, following officer concern that the space provided would deliver a 'a cramped form of development with limited living environment together with restricted outlook, natural light and amenity space.'
- A full planning application (15/01561/F) seeking consent for conversion from office to residential use was refused in 2015 in which it was noted 'The proximity of the blank elevations with 2m of habitable living space windows, combined with a substandard level of internal floorspace, would result in a poor quality living environment for potential future occupiers by providing undersized rooms that have restricted access to natural light'
- A full planning application (19/02194/F) seeking consent for conversion from office to residential use was refused in 2019 in which it was noted 'the proximity of the blank elevations of the adjacent buildings to within 2 metres of windows to the ground floor habitable living space of the proposed dwelling combines with generally substandard internal floorspace and low ceiling heights to deliver a poorly lit, cramped, oppressive and overall low quality living environment for future occupiers and secondly as a result of the increased height, scale and massing of the proposed extensions, this would also detrimentally impact on the outlook of the first floor flat to No. 118 Whiteladies Road. Owing to the identified impacts to surrounding neighbours and future occupiers the physically constrained site is considered to be fundamentally unsuitable for residential conversion.'
- A full planning application (19/04989/F) seeking consent for conversion from office to residential use was refused in 2019 in which it was noted 'the proximity of the blank elevations of the adjacent buildings to within 2 metres of windows to the ground floor habitable living space of the proposed dwelling combines with awkwardly laid out internal floorspace and low ceiling heights to deliver a cramped, oppressive and overall low quality living environment for future occupiers and secondly as a result of the increased height, scale and massing of the proposed extensions, this would also detrimentally impact on the outlook of the first floor flat to No. 118 Whiteladies Road. Owing to the identified impacts to surrounding neighbours and future occupiers the physically constrained site is

Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ**

considered to be fundamentally unsuitable for residential conversion.'

- A householder application (20/01083/H) was submitted in early 2020 however this was cancelled following officer concern regarding there being no lawful use of the property as a house in the first instance.

There have been no materially significant alterations to either the siting, scale, massing or form of the proposed extension, nor to the proposed layout of building within any of the three most recent applications (including this scheme brought before committee). Instead, the applicant has chosen to challenge the previous reasons for refusal through provision of additional information and rebuttal.

- Living standards of Future occupiers

Minimum nationally described space standards prescribe that a two storey, single bedroom (2 bed-space) dwelling must provide at least 58 square metres of gross internal floor area, with an extra 1.5 square metres of built-in storage.

Upon measuring the plans electronically it is calculated that the ground floor, first floor and mezzanine would equate to 56sqm. Half the area of the cycle and bin store would be 1.2sqm and although fractionally short of the standard it is accepted that 58sqm is correct, however this does not account for the built in storage.

Concern has been raised regarding adequate floor to ceiling heights in previous applications. The standards prescribe in this regard that any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage, while any other area that is used solely for storage and has a headroom of 900-1500mm (such as under eaves) is counted at 50% of its floor area.

The mezzanine floor has been counted as part of the gross internal floor area and indeed the submitted section drawings show that the ceiling would be more than 1.5m above the floor level. Nevertheless with a minimum floor to ceiling height of 1.7m and maximum height of 2.3m in the ridge, this windowless space would be cramped.

Space standards prescribe that the minimum floor to ceiling height must be 2.3m for at least 75% of the Gross Internal Area. In the current scheme the floor level in the bedroom has been lowered by approximately 10cm to ensure the floor to ceiling height would be in excess of the 2.3m required.

Most elements of the space provided for permanent living accommodation would be marginal when assessed against nationally described standards, and it is considered that while in isolation each one of these elements may narrowly meet the requirements, it remains the case that the proposed dwelling would deliver a very poor quality of outlook owing to a dependence on high level or obscure glazing in response to its relative backland location and the close proximity of surrounding residential accommodation. While the pollution control officer did not ultimately object to the scheme subject to condition it is still noted that the commercial ground floor uses to units along Whiteladies Road have also resulted in a proliferation of plant equipment in relatively close proximity to the proposed dwelling, and although not included as a point of refusal in itself it is not considered this is ideal for the living conditions of future residents, particularly when considered in conjunction with the above concerns in relation to cramped living space.

The applicant has submitted a study to show that the house would receive adequate light when assessed against BRE standards. The report concludes that the bedroom figures are just within minimum standards (by 0.3%) and the living room and kitchen are 2.6% above the minimum standard. This is accepted; however significant parts of the house would still ultimately receive poor levels of light which exacerbates the above concerns which would remain points of objection to the scheme.

Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobble Lane Bristol BS8 2AQ**

While there have been incremental and modest improvements to the scheme over time, the issue of the backland setting and its impact on the building as existing cannot be overcome and so it has been concluded for the avoidance of any doubt that the site is considered to be 'fundamentally unsuitable for residential conversion'. Following officer assessment of the scheme brought before committee this view is upheld, and the proposal is not supported on this basis.

- Impact to neighbouring occupiers

An officer site visit was conducted prior to determination of refused scheme 19/02194/F, in which the spatial relationship between The Old Shoe Factory and adjacent flats 116 & 118 along Whiteladies Road was considered alongside pre-existing concern based on living standards.

As noted above, the general context is of a densely developed backland situation with substantial existing levels of overlooking and enclosure by surrounding buildings. The rear elevation to the flats along Whiteladies Road (116 and 118) is about 5.5m from the facing elevation of The Old Shoe Factory, and the extension would be about 8m from the rear elevation to No. 3 Wellington Park. The extension would be located to the south-west of rear windows to the aforementioned flats along Whiteladies Road, and due south-east of the rear windows to 3 Wellington Park. Owing to this arrangement and following the site visit it was concluded that in addition to the principle concern regarding living standards for future occupiers, the scheme as a result of its increased height, scale and massing would also detrimentally impact on the outlook of the first floor flat to No. 118 Whiteladies Road. The applicant sought to address this within subsequent application 19/04989/F through provision of a Daylight Aspect Study (also noted as 'Impact Study' under the current application), in which it is demonstrated that a 25 degree line taken from windows within the adjacent terrace would not cross any part of the extension, and also that the high level kitchen window in the extension would not allow views into the windows opposite. While this may be the case, the extension will be sited broadly due south of the subject window, which itself is enclosed to either side by ground floor extensions, and so the additional extension at a first floor level would act to further enclose and thus remove a reasonable quality of outlook from the rear of this flat. Considering the upper floors to surrounding buildings tend to be flats, the further loss of reasonable outlook to any surrounding unit is suggestive of overdevelopment of the site at the expense of the amenities of adjacent residents.

Overall it is concluded that while the additional information provided by the applicant demonstrates that loss of direct sunlight to surrounding residents may not in itself warrant refusal of the scheme, by means of its increased height, scale and massing the proposal would still restrict outlook from the rear window to the first floor flat of adjacent No. 118 Whiteladies road in particular, exacerbating an oppressive living environment for that property. This is contrary to adopted policy and the scheme is not supported on this basis.

The conclusions reached in terms of living standards for future occupiers as well as impact to the amenity of surrounding residents shows that the scheme would be contrary to Policy BSC21 of the Bristol Core Strategy (2009), as well as Policies DM27 and DM30 of the Site Allocations and Development Management Policies (2014), and Section 17 of the NPPF, and refusal is recommended on these grounds.

(C) ARE THE PROPOSALS DESIGNED SATISFACTORILY AND WILL THE VISUAL AMENITY OF THE WHITELADIES ROAD CONSERVATION AREA BE PROTECTED?

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The Authority is also required (under Section 72 of the Planning (Listed Buildings and Conservation

Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ**

Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.

Policy BCS21 of the Bristol Core Strategy and policies DM26, DM27, DM28 and DM29 demand high quality design from all development, while BCS22 and DM31 ensure the historic landscape is protected through well designed schemes.

In this case, no objection is raised to the design, scale, form and massing of the proposed building within its setting. The site is largely invisible from the public realm, minimising the visual impact to the conservation area and, the design of the extension broadly reflects the light industrial nature of Cobblers Lane.

(D) HAVE TRANSPORT AND MOVEMENT ISSUES BEEN ADDRESSED?

There is no objection to the creation of one flat without car parking in this location, as this is an area where residents can easily live without a car. The local area is subject to a Residents Parking Zone, and this dwelling would not receive a permit should consent be forthcoming.

A bin store has been shown at ground floor level and, while this would be convenient for day to day use it would be hard to take a wheelie bin out for collection. It is noted that there are bins left on the kerb already, although it is not clear whether these belong to a user of the service lane or not. In spite of this the alley is clear and although narrow, it would not be impossible to wheel a bin along it. It is noted that the condition of the alley is much improved and more secure since a previous scheme for a residential unit was considered and refused, and it is not considered the current scheme would warrant refusal on this basis.

Likewise, while access is narrow and not ideal, it is not considered impossible for a person to walk a bike down the access lane. The bin and bike storage would also be clearly separated from one another.

It is still maintained as for the previously refused scheme that the cramped bin and bike storage is indicative of more general concerns over whether the site is appropriate for residential use overall, however it is concluded in this instance that the bin and bike storage would not on its own warrant refusal of the scheme.

(E) DOES THE SCHEME ACCOUNT FOR CLIMATE CHANGE AND SUSTAINABILITY?

Policies BCS13-15 has significantly increased the requirements placed upon developers in respect of both the information required to support applications and give clear guidance on sustainability standards to be achieved in any new development, setting a target of a 20% reduction in residual energy emissions.

The scheme includes a sustainability statement and energy strategy stating solar PV panel will be used on the roof to achieve a total of 20% residual energy saving. This is acceptable.

Given the nature of the site and the unsure history, there may also be a risk of contamination at the site, but this can be dealt with through a condition that requires the reporting and remediation of any unexpected site contamination.

CONCLUSION

While the principle of the change of use of the building may be acceptable, the unit is not considered to be appropriate for residential use and these conclusions have not changed since refusal of the previous application for a similar form of proposed development.

Development Control Committee B – 19 August 2020**Application No. 20/01491/F : The Old Shoe Factory Cobbler Lane Bristol BS8 2AQ**

The proximity of the blank elevations with 2m of habitable living space windows, combined with marginal adherence to minimum space standards would result in cramped, oppressive and claustrophobic living conditions for potential future occupiers.

Furthermore it is considered that the height, scale and massing of the enlarged building would detrimentally impact on the living conditions of the occupants of the first floor flat to No. 118 Whiteladies Road.

This is contrary to Policy BCS21 of the Bristol Core Strategy (2011); Policy DM27 and DM30 of the Site Allocation and Development Management Local Plan (2014) as well as Section 17 of the NPPF.

For these reasons, refusal is recommended.

RECOMMENDED REFUSE

The following reason(s) for refusal are associated with this decision:

Reason(s)

1. As a result of the physically constrained site the development would result in detrimental residential amenity impacts. Firstly, in that the proximity of the blank elevations of the adjacent buildings to within 2 metres of windows to the ground floor habitable living space of the proposed dwelling combines with awkwardly laid out internal floorspace and marginal space standards to deliver a cramped, oppressive and overall low quality living environment for future occupiers and secondly as a result of the increased height, scale and massing of the proposed extensions, this would also detrimentally impact on the outlook of the first floor flat to No. 118 Whiteladies Road. Owing to the identified impacts to surrounding neighbours and future occupiers the physically constrained site is considered to be fundamentally unsuitable for residential conversion. This is contrary to the NPPF, Policy BCS21 of the Bristol Core Strategy (2011) and Policies DM27 and DM30 of the Site Allocation and Development Management Local Plan (2014).

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ITEM NO. 2

WARD: Bishopston & Ashley Down

SITE ADDRESS: Unit 7 Merton Road Bristol BS7 8TL

APPLICATION NO: 20/02274/F Full Planning

DETERMINATION DEADLINE: 29 July 2020

Removal of temporary store and construction of 3 No. single storey business units Use Class B1 (c) - Light industrial.

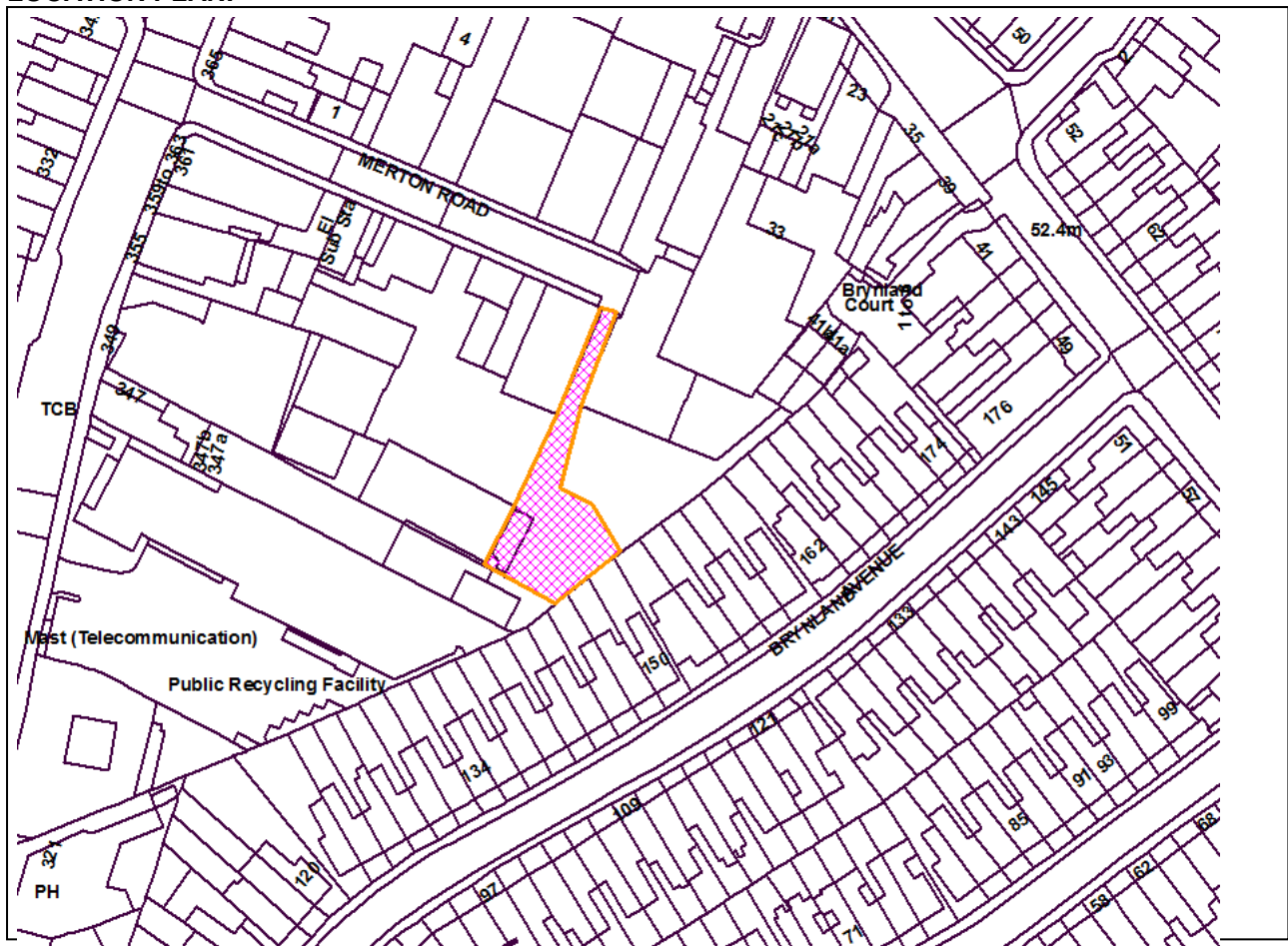
RECOMMENDATION: Grant subject to Condition(s)

AGENT: Alexander & Thomas Architects
8 Willway Street
Bristol
BS3 4BG

APPLICANT: Mr R Blessitt
Pool House
Dryers Lane
Iron Acton
BS37 9XU

The following plan is for illustrative purposes only, and cannot be guaranteed to be up to date.

LOCATION PLAN:



Development Control Committee B – 19 August 2020
Application No. 20/02274/F : Unit 7 Merton Road Bristol BS7 8TL

SUMMARY

The proposed development of 3no. light industrial units upon a well-established industrial park is considered to be consistent and acceptable in land use terms. The proposed development would be of a scale and design which is informed by the constraints of the site and would remain both visually subservient and in keeping with the existing site. While within the locality of residential properties, the proposed units would not cross a 25° line drawn from the mid-point of ground floor rear windows of properties situated at Brynland Avenue and therefore would not give rise to unacceptable overlooking, overbearing or overshadowing. Concerns relating to noise, air and light emissions have been dealt with through pre-commencement and post occupation conditions, such as limiting working hours, ventilation and sound insulation. Flood risk and sustainability issues are considered to be acceptable and proportionate to the nature of the development. As such, this application has been recommended for approval, subject to conditions.

SITE DESCRIPTION

This application relates to the property known as Unit 7, accessed via Merton Road in Bishopston, north Bristol.

The application site occupies an area of approximately 700m² within a wider light industrial site. Although not designated a Principle Industrial Warehousing Area (PIWA), the existing use is well-established. The site exhibits a number of light industrial units and yard which is currently used for automotive breaking/storage.

The site is accessed via Merton Road, approximately 100m east of Gloucester Road. There are residential properties situated to the rear of the industrial site at Brynland Avenue approximately 1m lower than the application site and visually screened by boundary hedges and fencing measuring approximately 2.1m in height.

Properties and associated gardens at Brynland Avenue are situated at a lower elevation (approximately 1m) from the application site.

The application site is not situated within a flood risk area.

There are no designated heritage assets associated with the application site.

APPLICATION

This application seeks full planning permission for the construction of a 3no. industrial units (Use Class B1(c) - light industrial) with associated car parking, bike parking and waste collection.

A site visit was undertaken on 16 July 2020 to understand the site context and surrounding uses.

Units 1 and 2 would each measure 6.4m in width and 12.6m in depth with a dual pitch roof measuring 4m and 6.4m to the eaves and ridge respectively. Each unit would provide 71.3m² and 70.0m² in area respectively with internal toilet facilities.

Unit 3 would demonstrate a tapered width due to its setting upon the shared boundary with the rear gardens appurtenant to properties at Brynland Avenue. The proposed unit would measure 7.5m in width and 12.6m in depth. The development would comprise a mono-pitch/lean-to roof upon the boundary measuring 2.5m and 3.9m to the eaves and ridge respectively. Unit 3 would be set approximately 1.5m from the shared residential garden boundary to reduce residential amenity issues.

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1no. parking space for each of the light industrial units would be provided within the application site (2.4m width x 4.8m depth) and capacity for 2no. bikes per unit. In addition, the application site would accommodate 5no. 1100l refuse bins which would be collected via private collection.

The proposed light industrial units would operate from 0800-1800 Monday to Friday, 0800-1300 on Saturdays and no business operations on Sundays or Bank Holidays.

The proposed units would be constructed of blockwork walls with rendered facades, steel sheet roofing and steel roller doors. The boundary treatments appurtenant to the site would remain as existing.

For further information, please see documents appurtenant to the application.

RELEVANT PLANNING HISTORY

18/04705/F Demolition of existing business unit and construction of new larger building consisting of three B1 or B3 units. Granted, Subject to Conditions – 8 March 2019.

EQUALITIES ASSESSMENT

During the determination of this application due regard has been given to the impact of this scheme in relation to the Equalities Act 2010 in terms of its impact upon key equalities protected characteristics. These characteristics are age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation. There is no indication or evidence (including from consultation with relevant groups) that different groups have or would have different needs, experiences, issues and priorities in relation this particular proposed development. Overall, it is considered that the approval of this application would not have any significant adverse impact upon different groups or implications for the Equalities Act 2010.

PUBLIC COMMENTS

A Site and Press Notice was posted on 17 June 2020 and expired on 8 July 2020.

Neighbour notification letters were issued to residential properties fronting Brynland Avenue in which 12no. objections were received. The main material issues included:

- Concerns raised in regards to noise, light and air pollution from proposed light industrial uses;
- Concerns raised to ongoing burning of materials on the existing application site;
- Concerns raised to overshadowing of the proposed units upon properties at Brynland Avenue; and,
- Suggestion raised that pre-commencement conditions limiting working hours, sound proofing and ventilation should be provided to limit the impacts of the proposed development.

INTERNAL CONSULTTEES

BCC Transport Development Management – No Objection (subject to revisions provided).

BCC Air Quality – No Objection

BCC Pollution Control – No Objection (pre-commencement conditions provided).

BCC Flood Risk Management – No Objection

BCC Sustainability and Climate Change Service – No Objection

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WARD MEMBERS

The application was referred to Committee by Councillor Tom Brook on 25 June 2020 for the following reason:

‘This application represents overdevelopment of an already congested and problematic industrial estate in what is an otherwise residential area.

The proposed development encroaches extremely close to residential properties, and impacts on residents’ visual amenity through the application’s proximity, overbearing nature and overall poor design. The proposed industrial use is not appropriate so close to residential dwellings, especially given the noise and light pollution which are almost certain to result from such a development. Air pollution due to chemical fumes, burning, etc. is also highly likely thanks to the development’s industrial use and the precedent set by other industrial properties in the area’.

RELEVANT POLICIES

National Planning Policy Framework – February 2019

Bristol Local Plan comprising Core Strategy (Adopted June 2011), Site Allocations and Development Management Policies (Adopted July 2014) and (as appropriate) the Bristol Central Area Plan (Adopted March 2015) and (as appropriate) the Old Market Quarter Neighbourhood Development Plan 2016 and Lawrence Weston Neighbourhood Development Plan 2017. In determining this application, the Local Planning Authority has had regard to all relevant policies of the Bristol Local Plan and relevant guidance.

KEY ISSUES

A. IS THE PRINCIPLE OF DEVELOPMENT APPROPRIATE AND ACCEPTABLE?

Policy BCS8 states that the economic performance of the city will be strengthened through the provision of employment land. Up to 10 hectares of industrial and warehousing land is to be provided within the city.

Although the application site is not situated within a designated Principle Industrial and Warehousing Area (PIWA), the site is situated within a well-established light industrial area and therefore the continued use is considered to be consistent and acceptable. Notwithstanding the above assessment, the proposed development would provide further employment uses upon the site in which would be in accordance with policy BCS8 and is acceptable.

The principle of light industrial units upon the application is therefore considered to be consistent with the existing use and therefore acceptable in land use terms.

B. WOULD THE PROPOSED DEVELOPMENT BE OUT OF SCALE OR CONTEXT WITH THE SURROUNDING AREA?

Policy BCS20 sets out the development should be exhibit densities informed by characteristics of the site and local context.

Policy BCS21 states that new development should deliver high quality urban design which contributes toward an area’s character and identity.

Policies DM26-29 (inclusive) of the Site Allocations & Development Management Policies requires new developments to contribute to the character of an area through its layout, form and building design.

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Units 1 and 2 of the development would measure 12.6m in depth, similar to that of the adjacent industrial units and would not undermine the existing principle building line, demonstrating a built form consistent with the application site. The proposed development would measure 4m to the eaves and 6.4m to the ridge, 0.9m lower than the existing units. It is considered that the proposed height and massing would be consistent with the existing industrial site. In addition, Unit 3 would measure 7.5m in width at the front elevation and 1.9m at the rear due to the constraint of the residential garden boundary appurtenant to properties at Brynland Avenue. The proposed development would be sited 1.5m from the boundary and exhibit an eaves height of 2.5m demonstrating a design which is informed by the constraints of the site and would serve to safeguard residential amenity impacts. The proposed development is considered to be informed by the existing built form of the industrial site and boundary treatments and is therefore in accordance with policies BCS20, BCS21 and DM26-DM29 and is therefore acceptable.

The proposed development of 3no. light industrial units (Use Class B1(c)) would constitute a cumulative area of approximately 193.8m² (unit 1: 71.3m²; unit 2: 70.0m²; and, unit 3: 52.5m²). The development would remain visually subservient to the existing site and the built form unit 7 through a ridge height approximately 0.9m lower than the existing development. Notwithstanding the above assessment, the application site covers an area of approximately 700m², significantly smaller than the wider undeveloped site at Merton Road abutting the rear gardens of Brynland Avenue. As such, it is considered that the proposed works demonstrate a density and scale in which respects the existing site and would be acceptable in terms of design. The proposals therefore accord with policies BCS20, BCS21 and DM26-29.

As stated above, the application seeks to use materials including; blockwork walls with rendered facades, steel sheet roofing and steel roller doors. The boundary treatments appurtenant to the site would remain as existing. It is considered that the proposed development would aesthetically consistent with the existing light industrial units at Merton Road and would not undermine the existing design or appearance of the site. As such, the proposed development accords with policy BCS21 and DM26-29 and is therefore acceptable.

Based upon the information provided to the Local Planning Authority, it is considered that the revised development is acceptable in terms of design subject to relevant conditions as set out below.

C. WOULD THE PROPOSED DEVELOPMENT GIVE RISE TO ANY UNACCEPTABLE IMPACTS ON RESIDENTIAL AMENITY?

Policy BCS21 states that new developments should safeguard the amenity of existing developments.

Policy DM29 states that development proposals should not prejudice the existing and future development potential of adjoining sites.

Overbearing, Overshadowing and Privacy

As described, the application site abuts the fence boundary shared with the rear gardens of Brynland Avenue. The Building Research Establishment (BRE) Guidance Note 209 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice' sets out that developments should fall below a 25° line taken from ground level, to ensure that proposed works do not materially alter natural daylight existing buildings. The proposed development would not cross a 25° line taken from the ground floor rear windows and therefore would not give rise to an unacceptable degree of overshadowing upon dwellings at Brynland Avenue. Notwithstanding the above assessment, Unit 3 would be sited 1.5m from the boundary and exhibit an eaves height of 2.5m, 0.4m greater than the existing boundary fencing. As such, it is considered that the construction of unit 3 would give rise to an inconsequential impact in terms of overshadowing. Due to the presence of boundary treatments between Brynland Avenue and Merton Road industrial units, it is considered that there would not be an unacceptable degree of overbearing in which would undermine the residential amenity of adjacent residents. As

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such, it is considered that the proposed development would accord with policies BCS21 and DM29 and is therefore acceptable.

The proposed development would be a single storey light industrial unit and would not benefit from any side windows in which would afford occupants to overlook properties at Brynland Avenue. As such, it is considered that the proposed development would accord with policies BCS10 and DM29 and is acceptable.

Based upon the information provided to the Local Planning Authority, it is considered that the proposed development is acceptable in terms of residential amenity impacts.

Noise and Air Quality

Policy BCS23 states that development proposals should be designed to avoid adverse impacts on noise, vibration, dust air and water pollution.

Policy DM33 states that development which has the potential for significant air quality issues should include suitable onsite measures to mitigate adverse impacts.

Policy DM34 states that existing contamination of land should be addressed by appropriate mitigation measures to ensure there is no contamination of the site of surrounding areas.

Policy DM35 sets out the development which would have an unacceptable environmental amenity or biodiversity impact will be expected to provide sufficient scheme of mitigation.

Both Bristol City Council Air Quality and Pollution Control were consulted on the proposed development in which both consultees did not raise an objection.

Neighbour consultation responses have outlined that there are concerns regarding noise, light and air pollution from the existing site and proposed development. As previously discussed, the site is currently used as a car storage and breaking area. The proposed development seeks to construct 3no. light industrial units on an open site in which would enclose proposed activities and reduce the likelihood of fires on site. As such, it is considered that the proposed development, by formalising and enclosing activities, would mitigate the residential amenity issues outlined in neighbour concerns.

Conditions relating to sound insulation, ventilation systems, plant noise emissions, refuse/recycling, deliveries and hours of operation are also proposed as set out below to minimise potential conflict between residential properties and light industrial uses on the site. The operational hours of the application site would be limited to 0800-1800 on weekdays, 0800-1300 on Saturdays and no operations permitted on Sundays/Bank Holidays. It is considered that the operational hours of the 3no. units are acceptable and would not jeopardise the residential amenity of occupants at Brynland Avenue or give rise to unacceptable noise during unsociable hours. As such, it is considered that the proposed development would accord with policies BCS23, DM33, DM34 and DM35 and is therefore acceptable in terms of pollution control.

In considering the neighbour notification responses, it was noted that concerns relating to air quality and burning of materials was outlined. The Air Quality Team was consulted and raised no objections. It is considered that the proposed works would formalise the use of existing yard through the construction of 3no. light industrial units and would minimise the likelihood of onsite fires in which impact upon the residential amenity of adjacent occupants. It is considered that the proposed development and conditioned extraction/ventilation systems would suitably mitigate air pollution concerns and therefore would accord with policies BCS23, DM33, DM34 and DM35.

Subject to conditions set out below and based upon the information provided to the Local Planning Authority; it is considered that the proposed development is acceptable in terms of residential amenity impacts including air quality of pollution impacts and is therefore acceptable.

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D. IS THE IMPACT OF THE PROPOSED DEVELOPMENT UPON TRANSPORT AND HIGHWAYS ACCEPTABLE?

Policy BCS10 states that development should be designed and located to ensure safe streets where traffic and other activities are integrated.

Policy DM23 outlines that development should not give rise to unacceptable traffic conditions and would be expected to provide safe and adequate access onto the highway.

Appendix 2 of the Site Allocations and Development Management Policies states that off street car parking provision should measure 2.4 metres by 4.8 metres as to avoid overhanging upon footways.

The BCC Transport Development Management team (TDM) were consulted on the proposed development and sought further confirmation that a 6m gap between proposed parking spaces and the proposed 3no. units could be achieved in the interest of access. In addition, plans indicative of bike storage and private bin collection was required and subsequently provided. Each 3no. car parking spaces would be provided on site measuring 2.4m in width and 4.8m in width, according with the provisions of Appendix 2 of the Site Allocations and Development Management Policies Document while providing 6m to the rear for suitable ingress and egress. The proposed car spaces would be provided upon the application site and would not obstruct pedestrian access or the access for private refuse collection. In addition, the proposed development would include Sheffield stands suitable to accommodate 6no. bikes, as requested by TDM. The proposed development is not considered to give rise to an unacceptable increase in transport movements to and from the site in which would undermine the existing road network. As such, it is considered that the proposed development would accord with policies BCS10, DM23 and SADMP Appendix 2 and is therefore acceptable.

The proposed development would include a bin storage area suitable for 3no. 1100l refuse bins and supplementary bin storage depending upon the proposed tenants operational needs upon the boundary shared with Brynland Avenue. Due to the sites location away from Merton Road, private bin collection arrangements by the applicant will be sought and maintained. The proposed siting of the refuse area is situated within the application site and could be easily accessed. The proposed refuse area would not jeopardise pedestrian footways or give rise to any unacceptable impacts upon the highway network and is therefore considered to be in accordance with policies BCS10 and DM23 and is therefore acceptable.

The proposed development is acceptable in terms of highways and transport impacts.

E. WOULD THE PROPOSED DEVELOPMENT CAUSE AN INCREASED RISK OF FLOODING?

Policy BCS16 states that development in areas at risk of flooding will be expected to be resilient to flooding through design and layout, and/or incorporate sensitively designed mitigation measures.

The BCC Flood Risk Management team was consulted on the proposed development and raised no objections to the works by virtue that the site is not within an area of flood risk and the change in impermeable surfaces is below 250smq. While the change in impermeable surfaces would be below 250sqm, a scheme of Sustainable Urban Drainage (SUDs) is conditioned below to ensure there are no adverse impacts on standing water and properties situated at Brynland Avenue which demonstrate a topographic deferential of approximately 1m. Subject to the provision of a SUDs strategy, it is considered that the proposed development would accord with policy BCS16 and is acceptable.

As such, it is considered that the proposed development would be acceptable in terms of flood risk, subject to the provision of conditioned information.

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G. DOES THE PROPOSED DEVELOPMENT GIVE SUFFICIENT CONSIDERATION OF SUSTAINABLE DESIGN AND CONSTRUCTION?

Policy BCS13 sets out that development should contribute to mitigating and adapting to climate change, and to meet targets to reduce CO₂ emissions.

Policy BCS14 sets out that development in Bristol should include measures to reduce carbon dioxide emissions from energy use by minimising energy requirements, incorporating renewable requirements, incorporating renewable energy sources and low-energy carbon sources. Development will be expected to provide sufficient renewable energy generation to reduce carbon dioxide emissions from residual energy use in the buildings by at least 20%.

Policy BCS15 sets out that sustainable design and construction should be integral to new development in Bristol. Consideration of energy efficiency, recycling, flood adaption, material consumption and biodiversity should be included as part of a sustainability or energy statement.

BCC Sustainability and Climate Change Services was consulted on the proposed development and raised no objections to the scheme. It is acknowledged that the proposed development seeks to provide an unheated light industrial unit with a steel roof in which would demonstrate an annual energy consumption of <150kw per unit per year. As such, opportunities to provide onsite renewables such as air source heat pumps and solar photovoltaic panels would not be viable or represent an expedient or realistic addition to the proposed units given their anticipated usage and design. The submitted sustainability statement outlines that the proposed development would exhibit a waste heat boiler to provide electric water heating and motion and ambient light censored low energy lighting of 54 lamp lumens per watt lighting to reduce residual energy emissions, as conditioned within this recommendation. While the proposed development would not provide onsite renewables, it is considered that energy saving measures proposed would be proportionate and expedient to the nature of development in this instance and anticipated energy demands. As such, the proposed development is considered to be acceptable in regards to sustainable design.

CONCLUSION

Based upon the information provided and the site visit undertaken on 16 July 2020, the principle of light industrial uses (Use Class B1(c)) on site is well established and acceptable. The proposed design is informed by the site context and would remain aesthetically in keeping with the wider site whilst safeguarding the residential amenity of properties to the rear at Brynland Avenue. The proposals would not give rise to any unacceptable transport or highways impacts and conditions would be adequately utilised to manage any noise and air pollution originating from the 3no. units.

As such, it is considered that the proposed development is acceptable and is therefore recommended for approval, subject to conditions.

COMMUNITY INFRASTRUCTURE LEVY

The CIL liability for this development is £18,622.25

RECOMMENDED GRANT subject to condition(s)

CONDITIONS

Time Limit for commencement of development

1. Full Planning Permission

The development hereby permitted shall begin before the expiration of three years form the date of this permission.

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Reason: As required by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Pre-Commencement Conditions

2. Details of Extract/Ventilation System - Not Shown

No development shall take place until details of the means of ventilation for the extraction and dispersal of fumes, including details of its method of construction, odour control measures, noise levels, its appearance and finish have been submitted to and been approved in writing by the Local Planning Authority. The approved scheme shall be installed before the use hereby permitted commences and thereafter shall be permanently retained.

Reason: These details need careful consideration and formal approval and to safeguard the amenity of adjoining properties and to protect the general environment. The details are needed prior to the start of work so that measures can be incorporated into the build.

3. Noise from Development

No development shall take place until an assessment on the potential for noise from the development affecting residential or commercial properties in the area has been submitted to and been approved in writing by the Local Planning Authority.

If the assessment indicates that noise from the development is likely to affect neighbouring residential or commercial properties then a detailed scheme of noise mitigation measures shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

The noise mitigation measures shall be designed so that nuisance will not be caused to the occupiers of neighbouring noise sensitive premises by noise from the development.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of BS 8233: 2014 Guidance on sound insulation and noise reduction for buildings.

The approved scheme shall be implemented prior to the commencement of the use and be permanently maintained thereafter.

Reason: In order that noise levels may be agreed prior to the commencement of works on site which may require changes to the design and to safeguard the amenities of nearby occupiers.

4. Noise from plant and equipment

No development shall take place until an assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the background level has been submitted to and been approved in writing by the Local Planning Authority.

The assessment must be carried out by a suitably qualified acoustic consultant/engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: In order to safeguard the amenities of adjoining residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build.

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5. Sustainable Drainage System (SuDS)

No development shall take place until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

Pre Occupation Conditions

6. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the Environment Agency's 'Land Contamination: risk management' guidance and BS 10175:2011 + A2:2017: Investigation of Potentially Contaminated Sites - Code of Practice. Where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. This is in line with paragraph 170 of the National Planning Policy Framework.

7. Implementation/Installation of Refuse Storage and Recycling Facilities- Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the refuse store and area/facilities allocated for storing of recyclable materials, as shown on the approved plans have been completed in accordance with the approved plans.

Thereafter, all refuse and recyclable materials associated with the development shall either be stored within this dedicated store/area, as shown on the approved plans, or internally within the building(s) that form part of the application site. No refuse or recycling material shall be stored or placed for collection on the adopted highway (including the footway), except on the day of collection.

Reason: To safeguard the amenity of the occupiers of adjoining premises; protect the general environment; prevent any obstruction to pedestrian movement and to ensure that there are adequate facilities for the storage and recycling of recoverable materials.

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8. Completion and Maintenance of Car/Vehicle Parking – Shown on Approved Plans

No building or use hereby permitted shall be occupied or use commenced until the car/vehicle parking area (and turning space) shown on the approved plans has been completed and thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

9. Completion and Maintenance of Cycle Provision – Shown on Approved Plans

No building or use hereby permitted shall be occupied or the use commenced until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason: To ensure the provision and availability of adequate cycle parking.

10. Sustainability and Energy Efficiency Measures

The building or use hereby permitted shall be occupied until approved energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures outlined in The Energy and Sustainability statements (Climate Change and Sustainability Statement, by Alexander & Thomas Architects on 19 May 2020) have been completed. Measures outlined to reduce carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy shall be achieved through improved building fabric and energy efficient lighting achieve a reduction in carbon dioxide emissions below residual emissions.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate.

Post Occupation Management

11. Restriction of noise from plant and equipment

The rating level of any noise generated by plant & equipment as part of the development shall be at least 5 dB below the background level as determined by BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: To safeguard the amenity of nearby premises and the area generally.

12. Restriction of the use of open area of the site

No open storage or display of goods, materials, finished or unfinished products or parts, crates or refuse shall take place on any open area of the site without the written permission of the council.

Reason: To ensure that vehicle movements are not obstructed and to ensure that the appearance of open areas of the site is acceptable.

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13. Hours of operation

The approved development hereby permitted shall operate between the hours of 0800-1800 Monday to Friday and 0800-1300 on Saturdays only with no business operations on Sundays.

Reason: To safeguard the residential amenity of nearby occupiers.

14. Restriction of parking level on site

Parking within the development site is to be restricted to the areas allocated on the approved plans and shall not encroach onto areas allocated on the plans for other uses.

Reason: To control the level of parking on the site and to safeguard the uses of other areas.

15. Use of Refuse and recycling facilities

Activities relating to the collection of refuse and recyclables and the tipping of empty bottles into external receptacles shall only take place between 08.00 and 20.00 Monday to Saturday and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenities of nearby occupiers

16. External works to match

All new external work and finishes and work of making good shall match existing original work adjacent in respect of materials used, detailed execution and finished appearance except where indicated otherwise on the approved drawings.

Reason: In the interests of visual amenity and the character of the area.

List of approved plans

17. List of approved plans and drawings

The development shall conform in all aspects with the plans and details shown in the application as listed below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

639-24A Construction and Operational Management Plan, received 30 July 2020

639-1A Location plan, received 3 June 2020

639-19A Block plan, received 3 June 2020

639-21C Proposed Floor Plans and Site Layout, received 22 July 2020

639-22B Proposed elevation, received 3 June 2020

Design and access statement, received 3 June 2020

Energy strategy, received 3 June 2020

Sustainability statement, received 3 June 2020

Reason: For the avoidance of doubt.

Supporting Documents

2. Unit 7, Merton Road

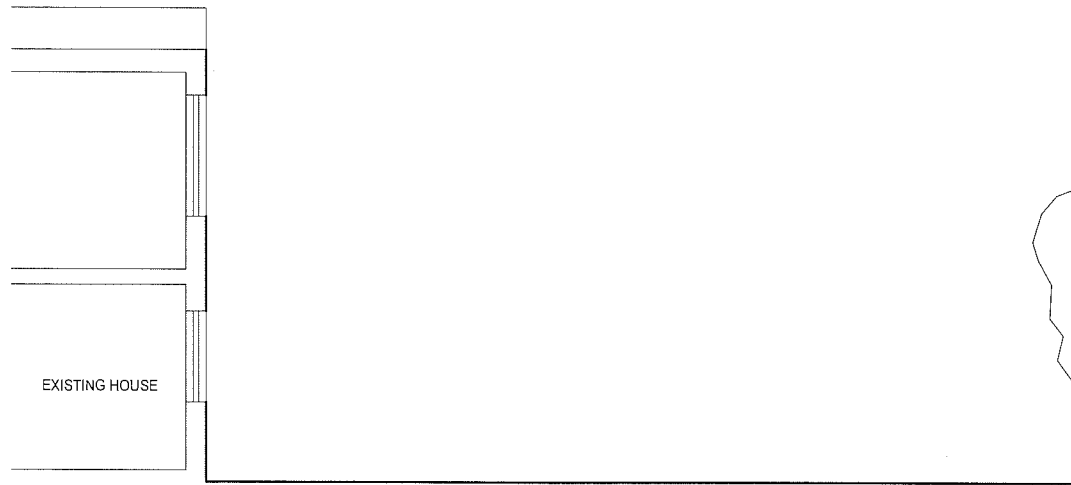
1. Assorted Site Visit Photos;
2. 639-22B - Proposed Elevations - Received 3 June 2020;
3. 639-21C - Proposed Floor Plans and Site Layout - Received 22 July 2020; and,
4. 639-24A - Management Plan - Received 30 July 2020.





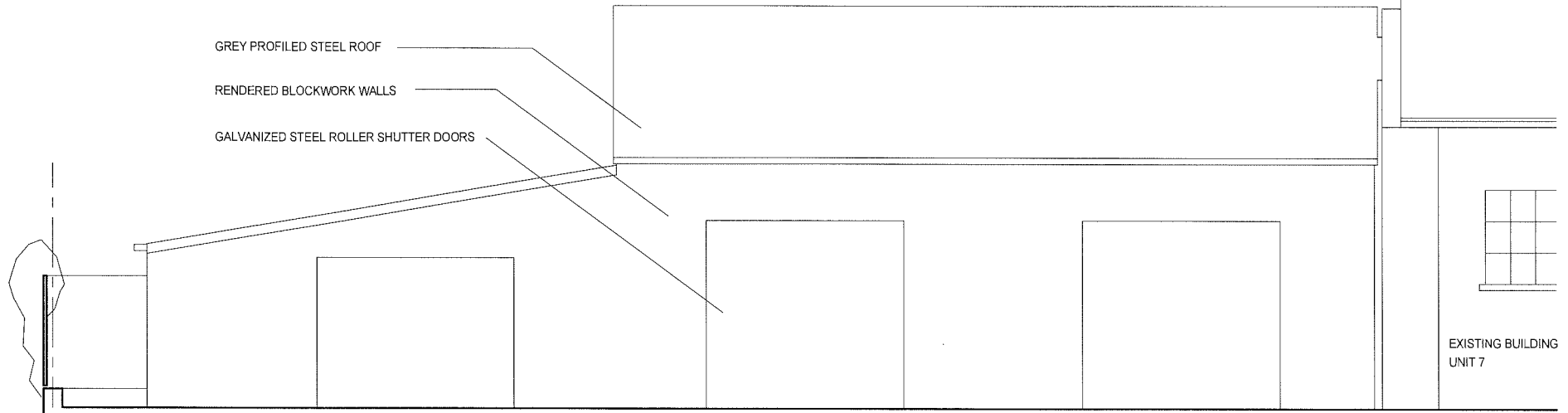






EXISTING HOUSE

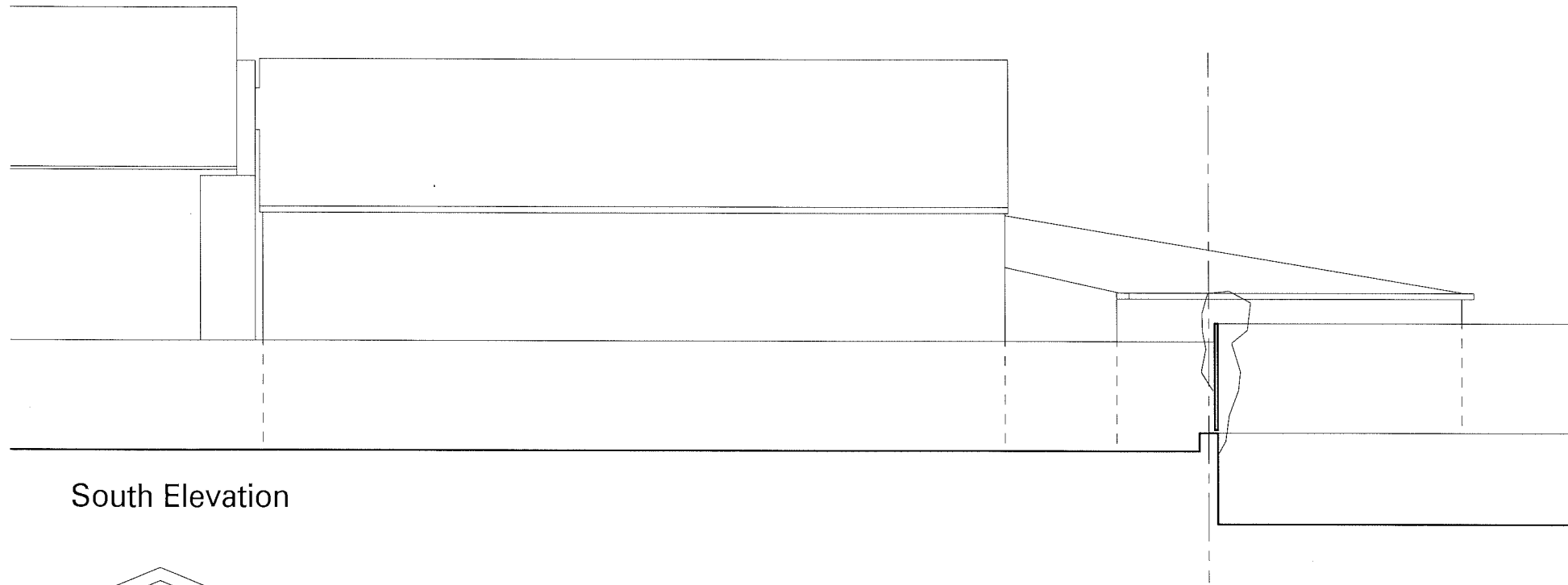
GREY PROFILED STEEL ROOF
 RENDERED BLOCKWORK WALLS
 GALVANIZED STEEL ROLLER SHUTTER DOORS



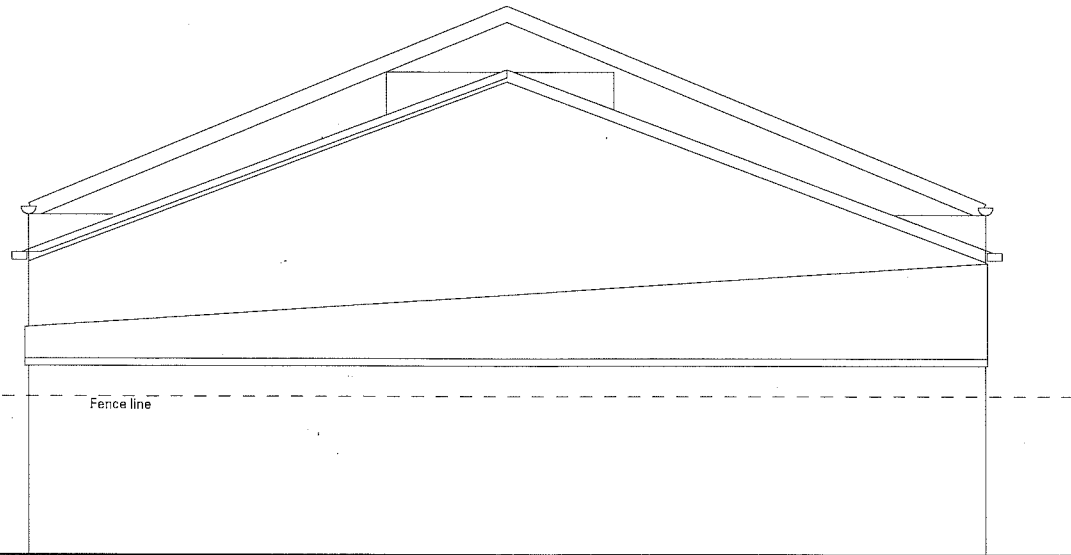
EXISTING BUILDING
 UNIT 7

North Elevation

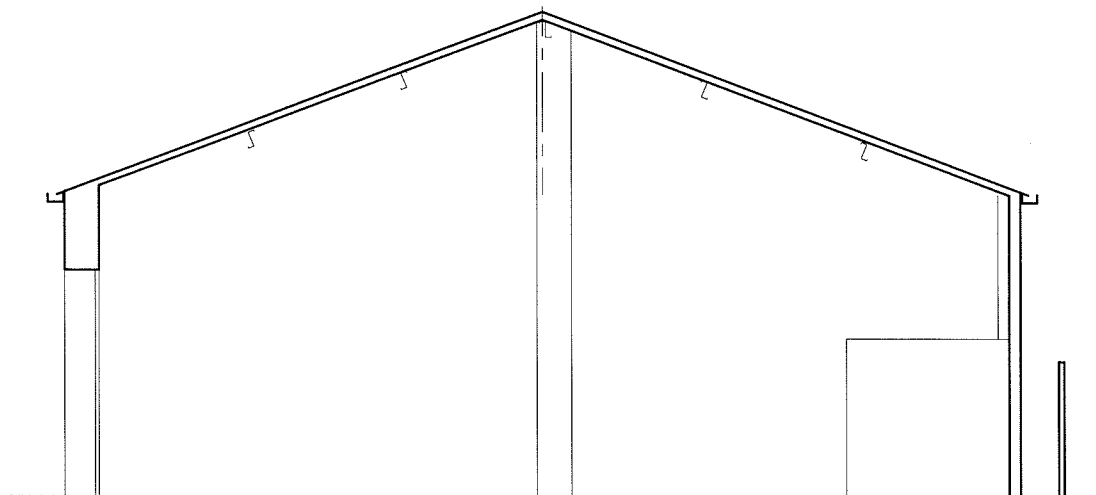
Page 52



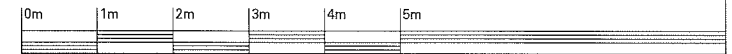
South Elevation



East Elevation



West Elevation / Section



REV. B - UNIT 3 AMENDED 15.5.2020
 REV. A - UNITS FLUSH WITH UNIT 7, NOTES ADDED 6.5.2020

Alexander & Thomas
ARCHITECTS

Tel 0117 904 6160

8 Willway Street, Bristol, BS3 4BG mail@alexanderthomas.co.uk

Drawing
 ELEVATIONS UNITS 1-3 - PROPOSED

Drawing No. Rev.
639 / 22 B

Project
 MERTON ROAD IND. ESTATE Nr Unit 7

Scale@A3 Date Drawn
 1:100 25.03.20 HA

Gross Int. Floor Areas m2

Unit 1 71.3

Unit 2 70.0

Unit 3 52.5

Total 193.8

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EXISTING
UNIT 7

Unit 1

P1

P2
4800

P3

CAR PARKING
3 No. SPACES

Unit 2

EXISTING
METAL FENCE

Unit 3

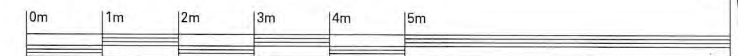
SHEFFIELD
CYCLE STANDS
6 No. CYCLES

SITE
BOUNDARY

BIN & RECYCLING
AREA (1100litre bins shown)

RETAINING WALL
AND FENCE

LEYLANDII HEDGE



REV. C - BOUNDARY AND PARKING AMENDED, BIN 7 CYCLES SHOWN 22.7.2020
REV. B - MINOR AMENDMENTS 15.5.2020
REV. A - PLANS AND AREAS OF UNITS AMENDED 6.5.2020



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Drawing
FLOOR PLANS - PROPOSED

Drawing No. Rev.
639 / 21 C

Project
MERTON ROAD IND. ESTATE Nr. UNIT 7

Scale@A3 Date Drawn
1:100 17.03.20 HA

SITE ENTRANCE WITH GATES

EXISTING UNIT 7

Unit 1 71.3

Unit 2 70.0

Unit 3 52.5

BUILDING CONSTRUCTION AREA

SITE ACCOMMODATION

STORAGE AREA

TURNING AREA

RETAINING WALL AND FENCE

ENSURE FENCE AND WALL ARE IN SOUND CONDITION PRIOR TO CONSTRUCTION REPAIRING / REPLACING AS REQUIRED

PROTECTION BARRIER to BS 55837-2012

LEYLANDII HEDGE

Maximum Hours of Operation

Mon-Fri	8:00am to 6pm
Saturday	8am to 1pm
Sunday	none

Access

Via Gloucester Road and Merton Road to access point only
 Deliveries outside rush hours as practically possible
 No unloading on public highway
 Banksman for HGV's within Estate
 Storage within site only
 Allow for wheel inspection at exit and washing if required

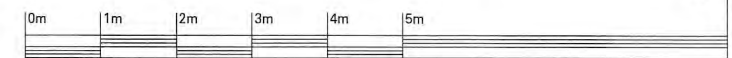
Site

Maintain secure site perimeter until completion or as required for external works
 Building Service locations to be determined before construction
 Spoil heaps are not to be amassed against perimeter, fences or other structures

Nuisance Avoidance

Provide 24h emergency contact no. and repond to potential complaints with action plan to avoid repetition
 Noise to be kept to minimum levels within BS 5288-1 Clause 9.3
 No burning of rubbish on site
 Keep dust and dirt to a minimum by dampening down as required
 Playing of music audible to neighbouring properties is not permitted

EXISTING METAL FENCE TO REMAIN DURING CONSTRUCTION AS SITE PERIMETER



REV. A - HOURS AND OPERATIONAL DETAILS AMENDED 29/07/2020

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Drawing	Drawing No.	Rev.
CONSTRUCTION MANAGEMENT PLAN	639 / 24 A	
Project	Scale@A3	Date Drawn
MERTON ROAD IND. ESTATE Nr. UNIT 7	1:100	22.07.20 HA