

# Development Control B Committee Agenda



**Date:** Wednesday, 14 October 2020

**Time:** 6.00 pm

**Venue:** Virtual Meeting - Zoom Committee Meeting  
with Public Access via YouTube

## **Distribution:**

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

**Copies to:** Gary Collins, Jeremy Livitt

**Issued by:** Jeremy Livitt, Democratic Services

City Hall, PO Box 3167, Bristol, BS3 9FS

Tel: 0117 92 22237

E-mail: [democratic.services@bristol.gov.uk](mailto:democratic.services@bristol.gov.uk)

**Date:** Tuesday, 6 October 2020



# Agenda

## 1. Welcome, Introduction and Safety Information

(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 held on 16th September 2020

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

(Pages 7 - 12)

## 5. Appeals

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

(Pages 13 - 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 8<sup>th</sup> October 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 13<sup>th</sup> October 2020.**

The statement should be addressed to the Service Director, Legal Services, c/o



The Democratic Services Team, City Hall, 3<sup>rd</sup> Floor Deanery Wing, College Green, P O Box 3176, Bristol, BS3 9FS or email - [democratic.services@bristol.gov.uk](mailto: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 12<sup>th</sup> October 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.**

Please note, your time allocated to speak may have to be strictly limited if there are a lot of submissions. This may be as short as one minute.

## **8. Planning and Development**

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

- a) **20/03288/VP - Stoke Lodge Sports Ground, Shirehampton Road** **(Pages 26 - 32)**
- b) **20/01930/F - Police Dog and Horse Training Centre, Clanage Road** **(Pages 33 - 76)**

## **9. Date of Next Meeting**

The next meeting is scheduled to be held at 2pm on Wednesday 11<sup>th</sup> November 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](mailto: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

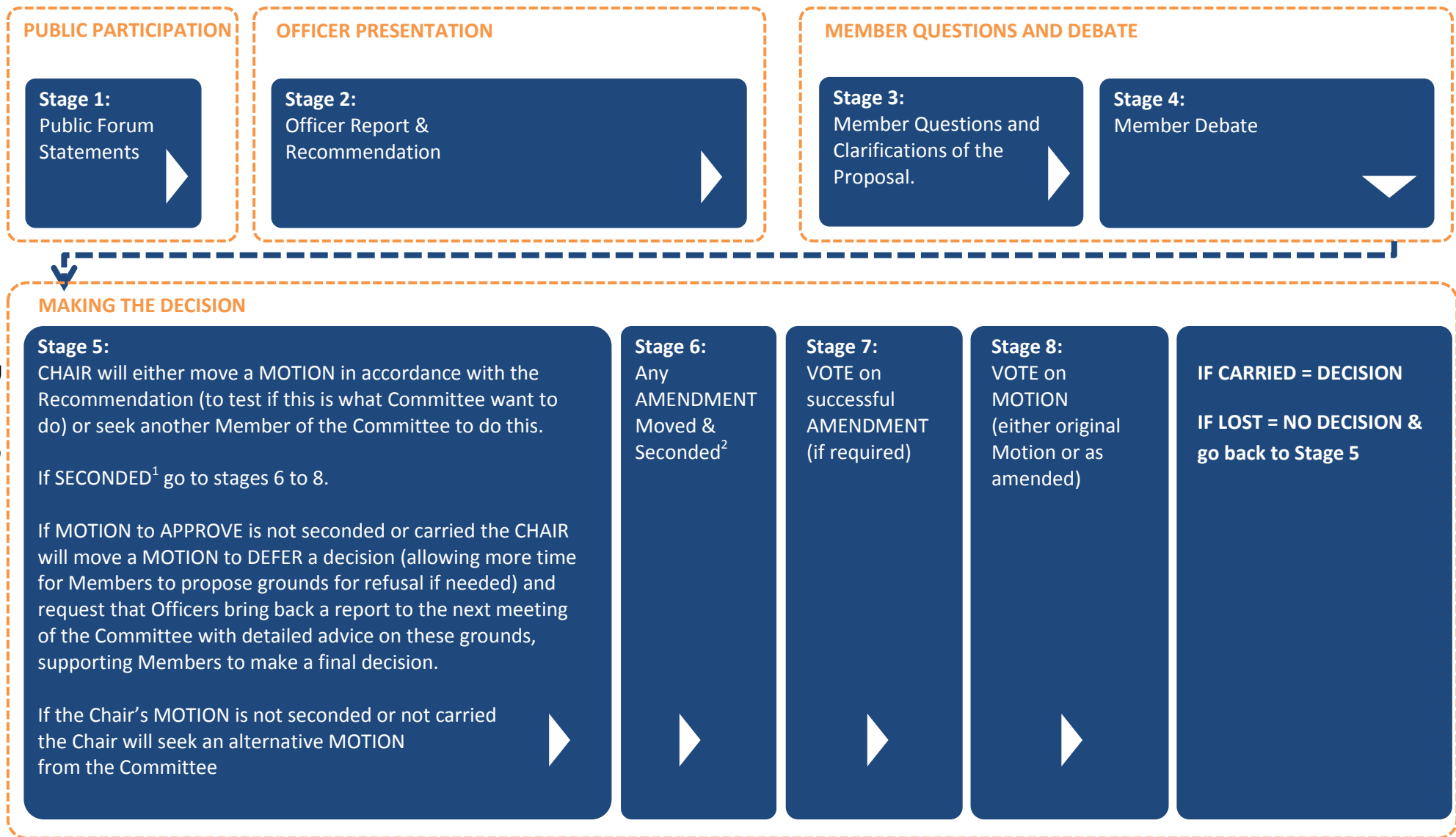
Members of the public attending meetings or taking part in Public forum are advised that all virtual public meetings including Full Council and Cabinet meetings are now broadcast live via the council's [webcasting pages](#). The whole of the meeting will be broadcast (except where there are confidential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



Page 6

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

<sup>2</sup> 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**

**16 September 2020 at 2.00 pm**



**Members Present:-**

**Councillors:** Lesley Alexander, Nicola Bowden-Jones, Tom Brook (Chair), Mike Davies, Sultan Khan, Olly Mead, Jo Sergeant and Clive Stevens

**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 and (post-meeting) from Councillor Fi Hance.

**3. Declarations of Interest**

Councillor Clive Stevens declared a pecuniary interest as a result of being an author to a book concerning Local Democracy. He also declared an interest as a member since 2017 of the HMO SPD Working Group . However, neither of these interests precluded him from participating in and voting at the meeting since he was not predetermined on any issues.

Councillor Olly Mead stated that he had an interest in Planning Application Number 20/01595/F6 Filton Avenue & 2A Filton Grove as a Ward Councillor for Horfield in which the site was located. However, he was not predetermined on this matter.

Councillor Tom Brook stated that he had an interest in Planning Application Number 20/01595/F6 Filton Avenue & 2A Filton Grove as a Ward Councillor for the neighbouring Ward of Bishopston that was located very near the site. However, he was not predetermined on this matter.



#### 4. Minutes of the previous meeting held on Wednesday 19th August 2020

The minutes were agreed as a correct record and signed by the Chair.

#### 5. Appeals

Officers made the following comments concerning this report:

- There had been some backlogs in Planning Inspectorate decisions with some decisions having come through in the last few days and these were verbally updated:
- Items 13 and 14 – Planning Permission and Listed Building Consent – Clifton, 26 to 28 The Mall: Proposal to Create a Mansard Roof for a Single Bedroom Flat – This had been refused due to its impact on its status as a listed building. However, the Inspector felt that the impact on the Listed Building Consent was acceptable and allowed the appeal. Listed Building consent was also granted for that proposal
- Items 16 and 17 – General Hospital Site – Permission was granted some time ago for the development and conversion of the main site – Proposal was to add in 2 further residential properties. BCC refused this application under delegated powers. The Inspector agreed and felt that the proposal should be refused on the grounds put forward concerning harm to heritage assets and the resulting poor living conditions for both existing residents and the proposed occupiers of the units
- Items 38 and 39 – Application to Replace Existing Telecommunications Equipment on Knowle Water Tower on Talbot Road – Request for Planning Permission and Listed Building Consent – This was refused by the officer under delegated powers. The Inspector had to weigh up the public benefits of the enhanced telecommunications with the harm to heritage assets. The Inspector felt that the harm was not outweighed by the proposal and dismissed the appeal. Therefore, planning permission and listed building consent was refused.
  - Confirmation of these decisions would be set out in the report for the next Development Control B Committee meeting
- Various appeal decisions were listed from Item 58 onwards

In response to questions from Councillors, officers made the following comments:

- If costs were applied for by the appellant, officers would always report the outcome – whether costs were awarded or not awarded
- There is a fast track householder appeal process. These applications were always listed at the beginning of the report. Following these, Public Inquiries were listed, then informal hearings, and finally written representations. Planning Inspectors always carried out a Site Visit before making a decision.
- The vast majority of appeals were dealt with through written representations with a tight timescale. The appellants were required to submit evidence under strict absolute deadlines
- The Planning Inspectorate programmed in this work. Whilst sometimes this was turned around quickly, on other occasions it was not
- Regular updates were provided on decisions. However, some were several months old.





- In the case of written representations, the Inspectors always visited the site. They were often from another part of the country so that they are free from any conflicts of interest and are neutral. They were usually only accompanied to the site to provide access to it and to take photos prior to making their decision
- Appellants often suggested which route they wished to take – public Inquiry, informal hearing or written representations

Officers stated that they would investigate the reason for the dismissal of Item Number 66 and e-mail Councillor Clive Stevens to advise him accordingly. **Action: Gary Collins**

## 6. Enforcement

There were no enforcement items reported to this meeting.

## 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 set out below:

### 9. Planning Application Number 20/00433/F - The Hawthorns, Woodland Road

Officers confirmed that this report had been withdrawn from the agenda by the Director – Development of Place and apologised that this had been necessary.

The Committee were advised that:

- Since the Committee report had been published, there had been further representations from stakeholders questioning whether the proposed transport mitigation was adequate to deal with the impacts of the development
- Following this, there had been some internal discussions and it was felt that the proposed mitigation package should be re-examined and should provide the Committee and interested parties as to how the works would integrate with the emergency active travel fund and plans for the clean air zone
- Therefore, the report would now be considered at the next meeting on Wednesday 14<sup>th</sup> October 2020



Some Committee Members expressed concern at the very late withdrawal of this item and made the following comments:

- It could be perceived as giving the impression that the planning process had been interfered with
- This gave a bad impression to members of the public some of whom may have taken time off work to attend in order to speak to the Committee for this item
- It was important that this should be avoided for future applications

Officers agreed with the sentiment of Committee members and confirmed that this had been a very difficult decision in this instance. He apologised to Councillors and Stakeholders for this decision.

## **10 Planning Application Number 20/01595/F - 56 Filton Avenue and 2A Filton Grove**

Officers introduced this report and made the following comments:

- This site was currently occupied by two buildings
- The application was for the demolition of the existing site and to construct a 3 storey building with dual frontage on both Filton Ave and Filton Grove with 6 HMOs.
- Existing approval existed for 9 flats on the site and was for 3 storeys similar to the current application
- The application was for a more modern approach and materials. It was noted that each floor would feature 2 HMO's
- There had been 30 comments received across 2 consultations
- The application had been referred to committee by Councillor Clair Hiscott
- There was only 5% of housing stock currently registered for HMO's within 100m of the application site. If this application was approved, it would increase to 9.63%
- At the moment, officers were reliant on the data collected through mandatory HMO licensing and historic planning applications in making their recommendation. This would not account for small HMOs or other shared/subdivided homes.
- The proposed height of 3 storeys was acceptable from the junction. The impact from over shadowing was similar to the existing site
- This proposed development would be purpose built and separate from adjoining properties
- There was unlikely to be a negative impact in terms of possible sandwiching of properties as 4 Filton Grove was not a HMO but had been separated into a ground floor and first floor flat and therefore wouldn't constitute a sandwiching effect.
- There were sufficient on-street parking spaces to meet demand
- Cycle and refuse arrangements would meet the required standards

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

- The survey of parking spaces had used BCC's Parking Survey Methodology and took place over two dates in February 2019 between 10pm and 11pm.



- Noise complaints had to be persistent to be formally categorised in the assessment of this development.  
Individual complaints would not be recorded.
- Whilst under the previous regimes, HMO licences would not need planning permission. However, following the extension of Article 4, they would need to be apply for planning.
- The number of HMOs was checked against the Bristol City Council register. It was noted by Cllr Brook that the additional licencing (i.e. the need to licence small HMOs) included Bishopston but not Horfield.
- The data was taken from 27<sup>th</sup> July 2020 and so did not account for changes from August. It was acknowledged that Development Control A Committee had noted that there had been a 5% increase in HMO's in August 2020 for another area of Bristol.
- Officers could build a condition into planning approval requiring that the telephone number of the landlord or his agent is provided to manage any complaints relating to noise or the inappropriate use of the refuse and recycling store.
- All bedrooms are a single bedspace.
- Whilst it was acknowledged that all houses in this area were not particularly large and identification of HMO's was therefore harder, further HMO's for future applications would be assessed as to whether or not they provided a tipping point
- Article 4 removed development rights for conversion to small HMOs and therefore all future development would require planning permission. A change of use from a dwelling house to a small HMO would normally be a permitted development. However, this had now been removed. Therefore, in Horfield or elsewhere in the Article 4 Areas, planning permission will be required for small or large HMO's.
- Whilst there may be a increase in planning applications in the future, this can continue to be controlled through the planning process
- The role of licensing of HMO's was an important one. Therefore, the 10% limit should be treated with care and used as a tool for assessing over concentration. The wider evidence of harm was important – for example, problems with parking, noise, waste storage would be planning considerations. Whilst the 9.5% limit was approaching the 10% limit, the scheme didn't result in any unacceptable impacts as listed in Policy DM2. This could continue to be managed as no further HMO's could be approved without individual planning permission
- There is a landscaping scheme for the development and its implementation is secured via condition.

Committee Members made the following comments:

- There were currently a large number of HMO's in this area. With the requirement that there is a condition to provide a contact number for any complaints, this application should be supported
- Not all HMO's in the area were known and there had been a significant change in the area over the last 6.5 years
- A refusal of this application might be difficult to defend on appeal and so may have to be supported
- An application recently submitted to DC A Committee had been turned down on the grounds that it would create a harmful concentration of HMO's. The data was a bit out of date. There was a potential "sandwich" at 1 Filton Grove. A lot of Horfield HMO's don't need licensing and so the numbers were likely to be higher than indicated by the data. Environmental Health did not allow one off complaints but there was evidence of disturbance from other HMO's from Councillors and residents. Therefore, the Committee should vote against this proposal



- Since this is a effectively like a Student’s hall of residence, it was not a bad quality of home. Whilst it was a large development, this was allowed by the plot size. Whilst parking could be difficult, most residents were likely to be students who may not all have cars and who may travel to the University of the West of England but live and socialise in Bristol

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

**RESOLVED: (4 For, 4 Against, the Chair exercising his casting vote For) – that the application be approved.**

The Chair explained the reasons for his casting vote in favour of the application:

The Design was acceptable and the situation in terms of the number of HMO’s was also acceptable with the data currently available. Although he had concerns over parking, on balance he felt that the proposed development was acceptable.

## 11 Date of Next Meeting

It was noted that the next meeting was scheduled to be held at 6pm on Wednesday 14<sup>th</sup> October 2020 as a remote zoom meeting.

Meeting ended at 3.25 pm

**CHAIR** \_\_\_\_\_



## DEVELOPMENT CONTROL COMMITTEE B

14th October 2020

### REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

#### LIST OF CURRENT APPEALS

##### Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	Eastville	27 Baileys Mead Road Bristol BS16 1AE Erection of a two storey extension, roof alteration and rear dormers roof extension. Appeal against refusal Delegated decision	18/08/2020
2	Windmill Hill	72 Bedminster Road Bristol BS3 5NP Two storey side and single storey front and rear extension with part two storey rear element and rear dormer extension. Appeal against refusal Delegated decision	25/08/2020
3	Avonmouth & Lawrence Weston	6 Springfield Lawns Station Road Shirehampton Bristol BS11 9TY 6 x Lawson Cypress - Felling including stubbing out to the rear of 6 Springfield Lawns. TPO 097. Appeal against refusal Delegated decision	28/09/2020
4	Bishopston & Ashley Down	11 Beloe Road Bristol BS7 8RB Demolition of existing garage and replacement with new double storey side extension. Appeal against refusal Delegated decision	01/10/2020

## 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
12	Southville	Former Pring And St Hill Ltd Malago Road Bristol BS3 4JH Redevelopment of the site to provide 74 No. student cluster units and 40 No. affordable housing units (social rented), flexible ground floor community/commercial use (Use class A1-A5/D1/B1). Landscaping , access and public realm works and associated works to the Malago Road. (Major Application) Appeal against refusal Committee	TBA
13	Southville	Former Pring And St Hill Ltd Malago Road Bristol BS3 4JH Redevelopment to provide student accommodation across four development blocks, landscaping, access, public realm works and associated works to the Malago River. Appeal against non-determination Delegated decision	TBA

### Written representation

Item	Ward	Address, description and appeal type	Date lodged
14	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
15	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
16	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

17	Central	<p>Slug &amp; Lettuce 26 - 28 St Nicholas Street Bristol BS1 1UB</p> <p>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.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	12/05/2020
18	Easton	<p>77 - 83 Church Road Redfield Bristol BS5 9JR</p> <p>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).</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	12/05/2020
19	Clifton Down	<p>104 Pembroke Road Clifton Bristol BS8 3EQ</p> <p>Enforcement notice appeal for replacement windows without planning permission.</p> <p>Appeal against an enforcement notice</p>	14/05/2020
20	Frome Vale	<p>67 Symington Road Bristol BS16 2LN</p> <p>One bedroom single storey dwelling in the rear garden of the existing property.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	19/05/2020
21	Stockwood	<p>2 Harrington Road Bristol BS14 8LD</p> <p>Erection of detached house and associated parking on land to the rear of 2 &amp; 4 Harrington Road, Stockwood. (Self build).</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	19/05/2020
22	Stockwood	<p>2 Harrington Road Bristol BS14 8LD</p> <p>Erection of 2-bed detached house and associated parking on land to the rear of 2 &amp; 4 Harrington Road, Stockwood. (Self Build).</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	19/05/2020
23	Brislington West	<p>Wyevale Garden Centre Bath Road Brislington Bristol BS31 2AD</p> <p>Creation of hardstanding for the purpose of ancillary storage.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	22/05/2020



24	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
25	Hartcliffe & Withywood	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
26	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
27	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
28	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
29	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
30	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

31	Frome Vale	110 Oldbury Court Road Bristol BS16 2JQ Demolition of an existing garage and erection of 3 new houses within the garden of an existing end of terrace property. Appeal against refusal Delegated decision	11/08/2020
32	Clifton Down	41 Alma Vale Road Bristol BS8 2HL Enforcement notice appeal for use of ground floor and basement levels of building as domestic storage. Appeal against an enforcement notice	14/08/2020
33	Hillfields	21 Moorlands Road Fishponds Bristol BS16 3LF Detached dwelling. Appeal against refusal Delegated decision	17/08/2020
34	Southmead	533 Southmead Road Bristol BS10 5NG To extend and modify an existing structure to provide a new 1-bedroom house on a plot fronting Felstead Road. Appeal against refusal Delegated decision	18/08/2020
35	Avonmouth & Lawrence Weston	50 Church Leaze Bristol BS11 9SZ Erection of one dwelling house, parking and associated development. Appeal against refusal Delegated decision	20/08/2020
36	Ashley	Land Between 95 & 103 North Road Bishopston Bristol BS6 5AQ Retention of shipping container. Appeal against refusal Delegated decision	21/08/2020
37	Bishopston & Ashley Down	Land At 281A-D & 283A Gloucester Road Bishopston Bristol BS7 8NY Enforcement notice for the erection of canopy structure without planning permission. Appeal against an enforcement notice	28/08/2020
38	Clifton	Clifton Heights Triangle West Bristol Application for variation of Condition Nos. 3 (Operating Hours) following grant of planning permission - 12/03026/X - to extend the hours of use of the terrace associated with The Brass Pig. Appeal against refusal Delegated decision	01/09/2020

39	Redland	36 Woodstock Road Bristol BS6 7EP Erection of a structure on garage roof. Appeal against refusal Delegated decision	01/09/2020
40	Redland	36 Woodstock Road Bristol BS6 7EP Enforcement notice appeal for installation of timber/glazed structure at end of rear garden without planning permission. Appeal against an enforcement notice	01/09/2020
41	Avonmouth & Lawrence Weston	Giant Goram Barrowmead Drive Bristol BS11 0JT Demolition of the former Giant Goram public house and the development of 7 dwellings with associated private amenity space and parking. Appeal against refusal Delegated decision	03/09/2020
42	Ashley	79 Effingham Road Bristol BS6 5AY Enforcement notice appeal for formation and use of roof as outdoor amenity area/roof terrace including installation of railings. Appeal against an enforcement notice	03/09/2020
43	Ashley	79 Effingham Road Bristol BS6 5AY First floor balcony over flat roof rear extension, with part roofed area and privacy screening. Appeal against refusal Delegated decision	03/09/2020
44	Henbury & Brentry	The Lodge Carriage Drive Bristol BS10 6TE Sycamore Tree T3 - Crown reduce canopy by a maximum of 30%. TPO 1148 Appeal against refusal Delegated decision	07/09/2020
45	Avonmouth & Lawrence Weston	8 St Andrews Road Avonmouth Bristol BS11 9EU Change of use from single dwelling house, to two self-contained 2no. bed flats (Retrospective). Appeal against refusal Delegated decision	14/09/2020
46	Avonmouth & Lawrence Weston	26 Woodwell Road Bristol BS11 9UW Erection of extension to create a single dwellinghouse with associated works. Appeal against refusal Delegated decision	14/09/2020

47	Eastville	2 Welsford Road Bristol BS16 1BS Two storey side extension to form a 3 bedroom separate dwelling. Two storey rear extension and loft conversion and landscaping in the rear garden with log cabin. Appeal against refusal Delegated decision	15/09/2020
48	St George West	Land At Junction Of Church Road And Chalks Road Bristol Erection of a four-storey building comprising a cafe bar (A4) at ground floor level and 9no. self-contained flats at first, second and third floor level. Appeal against refusal Delegated decision	15/09/2020
49	Westbury-on-Trym & Henleaze	47 Henleaze Avenue Bristol BS9 4EU Retrospective application for removal of wall and formation of vehicular access and hardstanding. Appeal against refusal Delegated decision	16/09/2020
50	Westbury-on-Trym & Henleaze	47 Henleaze Avenue Bristol BS9 4EU Enforcement notice appeal for the removal of boundary wall and formation of parking space. Appeal against refusal	16/09/2020
51	Southville	Car Park To Rear Of 68 To 82 Essex Street Bristol BS3 1QX Redevelopment of part of car park to provide 8no flats (Class C3). Provision of secure cycle parking, refuse storage and associated hard and soft landscaping. Appeal against non-determination	21/09/2020
52	Central	Telecoms Installation St Clements House Marsh Street City Centre Bristol Application to determine if prior approval is required for a proposed - Telecommunications equipment. Appeal against refusal Delegated decision	24/09/2020
53	Avonmouth & Lawrence Weston	122 Portview Road Bristol BS11 9JB Proposed demolition the existing buildings, erection of a three storey building to accommodate 6 no. flats. Appeal against refusal Delegated decision	30/09/2020

## List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
54	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	Appeal allowed 10/09/2020
55	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	Appeal allowed 10/09/2020
56	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	Appeal dismissed 07/09/2020
57	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	Appeal dismissed 09/09/2020
58	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	Appeal dismissed 24/09/2020
59	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	Appeal allowed 24/09/2020
60	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	Appeal allowed 16/09/2020

61	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	Appeal allowed 24/09/2020
62	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	Appeal dismissed 09/09/2020
63	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	Appeal dismissed 08/09/2020
64	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	Appeal allowed 08/09/2020
65	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	Appeal dismissed 08/09/2020
66	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	Appeal dismissed 08/09/2020
67	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	Appeal allowed 28/09/2020

68	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	Appeal allowed 28/09/2020
69	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	Appeal allowed 15/09/2020
70	Southville	30 Greenbank Road Southville Bristol BS3 1RJ Removal of current roof and addition of one extra level of accommodation comprising of two bedrooms and one en-suite bathroom. Appeal against refusal Delegated decision	Appeal dismissed 18/09/2020
71	Stoke Bishop	28 Old Sneed Park Bristol BS9 1RF Application for variation of a condition no.4 (Approved Plans) following grant of planning permission 17/05670/H - Extension to existing double garage - now proposed increased extension to garage. Appeal against refusal Delegated decision	Appeal allowed 02/10/2020

**DEVELOPMENT CONTROL COMMITTEE B**

**14th October 2020**

**REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE**

**LIST OF ENFORCEMENT NOTICES SERVED**

<b>Item</b>	<b>Ward</b>	<b>Address, description and enforcement type</b>	<b>Date issued</b>
1	Eastville	15 Bridge Street Eastville Bristol BS5 6LN  Erection of a two storey rear extension with door access onto the roof from first floor level to rear without planning permission. Enforcement notice	24/09/2020
2	Hartcliffe & Withywood	57 Goulston Road Bristol BS13 7SD  Development not being undertaken in accordance with plans approved as part of planning permission 19/01897/H (which consented the erection of a replacement garage). Enforcement notice	17/09/2020



## Development Control Committee B 14 October 2020

### Report of the Director: Development of Place

#### Index

#### Planning Applications

Item	Ward	Officer Recommendation	Application No/Address/Description
1	Stoke Bishop	Grant	20/03288/VP - Stoke Lodge Sports Ground Shirehampton Road Sea Mills Bristol Ash (T8 on plan, part of G7 on TPO 1192) Crown lift to 8m on the Pavilion side . Remove the basal shoot and any hanging branches or deadwood in the crown. Remove the three lowest limbs that overhang the footpath outside of the playing fields.
2	Bedminster	Refuse	20/01930/F - Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY Proposed change of use from training centre (Use Class D1) to touring caravan site (Use Class D2), consisting of 62 pitches and associated buildings and works.

index  
v5.0514

**Development Control Committee B – 14 October 2020**

**ITEM NO. 1**

**WARD:** Stoke Bishop

**SITE ADDRESS:** Stoke Lodge Sports Ground Shirehampton Road Sea Mills Bristol

**APPLICATION NO:** 20/03288/VP Tree Preservation Order

**DETERMINATION DEADLINE:** 16 October 2020

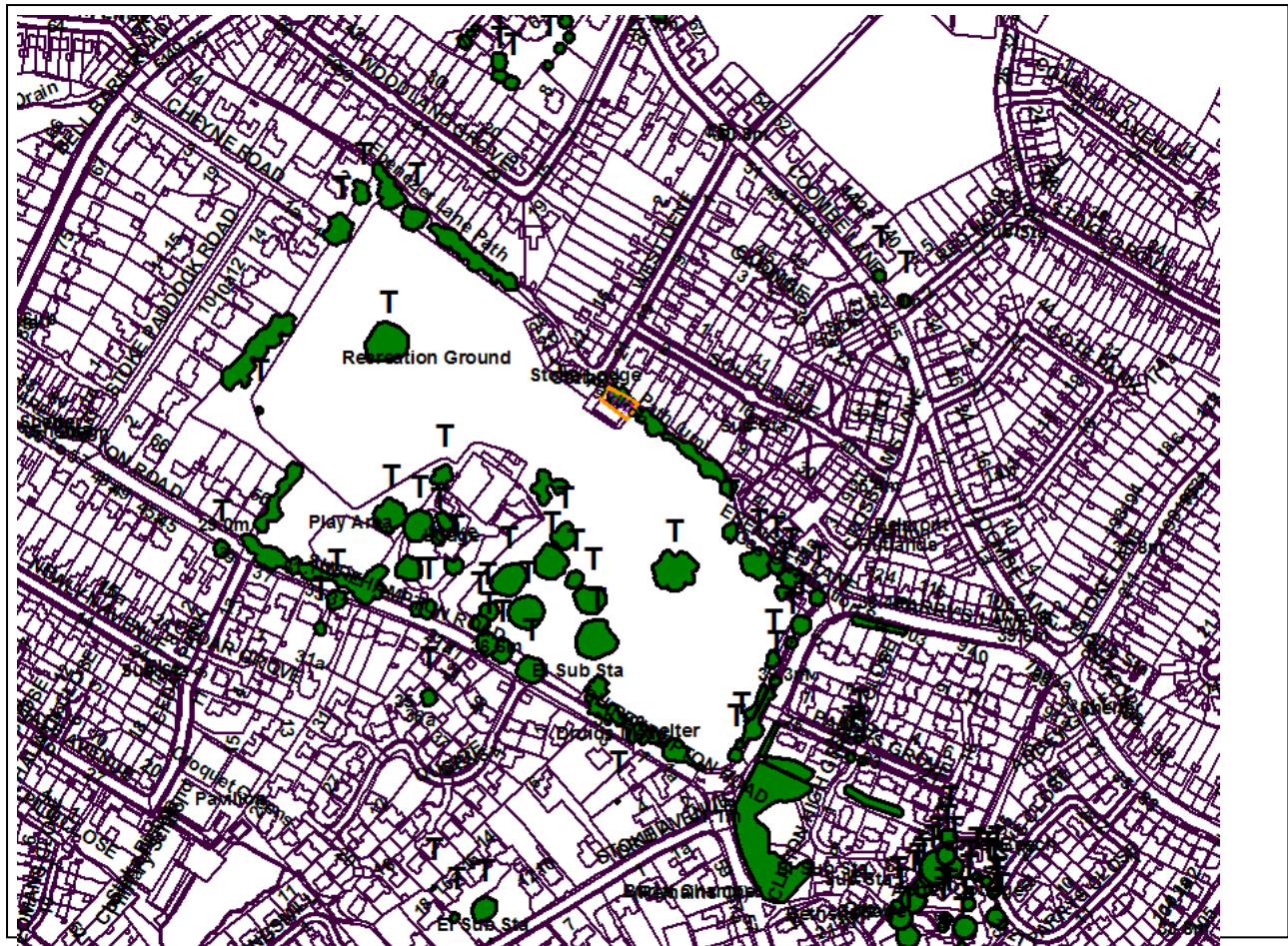
**Ash (T8 on plan, part of G7 on TPO 1192) Crown lift to 8m on the Pavilion side . Remove the basal shoot and any hanging branches or deadwood in the crown. Remove the three lowest limbs that overhang the footpath outside of the playing fields.**

**RECOMMENDATION:** GRANTED

**APPLICANT:** Cotham School  
Cotham Lawn Road  
Bristol  
BS6 6DT

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

**LOCATION PLAN:**



**Development Control Committee B – 14 October 2020****Application No. 20/03288/VP: Stoke Lodge Sports Ground Shirehampton Road Sea Mills Bristol****1.0 Recommendation**

- a. Due to the wide local interest, local ward member Councillor John Goulandris has referred this application to the Planning Committee.
- b. The application seeks to prune several branches of a mature ash tree away from a nearby built structure to avoid damage to building and tree – see Appendix A for images of encroachment and damaged branch. Additional pruning has been specified to ensure the tree remains balanced.
- c. From a professional arboricultural perspective, this pruning work is considered **necessary, reasonable** and will enhance the **health and balance** of the tree.
- d. Considering this, I recommend the application is approved.

**2.0 Site description**

- a. The site consists of a Grade II listed building, set within surrounding sports ground with a historic parkland character, and which is currently leased by Bristol City Council to Cotham School.
- b. The site consists of notable mature trees around the perimeter of the site, with several excellent, mature parkland trees within open grass. Numerous trees are covered by Tree Preservation Order on site. The tree which is the subject of this application is part of a group TPO (1192).
- c. This application location is on the northern boundary, between the footpath at Ebenezer Lane and the derelict sports pavilion.

**3.0 Description of the Tree**

- a. The mature ash is situated in a line of trees forming the north boundary of the sports grounds. It is approximately 4m north of the Pavilion and south east of Ebenezer Lane by approximately 11m (Image 1).
- b. The mature ash is approximately 18m in height with a stem diameter of 75cm. It is approximately 70-100 years old. The tree has a fine form with no structural defects evident. Physiologically the tree appears to be healthy, with no evidence of canopy dieback, pests or disease.
- c. The upper canopy is well formed and has out-grown the neighbouring hedgerow vegetation, enhancing the individual landscape value of this tree (App A - Image 4).

**Development Control Committee B – 14 October 2020****Application No. 20/03288/VP: Stoke Lodge Sports Ground Shirehampton Road Sea Mills Bristol**

- d. As the lower canopy has grown it has become intertwined with the adjacent vegetation. A large section of the southern lower canopy has grown around the Pavilion building (App A - Image 2), and one major branch now touches the corner of the building (App A- Image 3).
- e. As the tree has grown and been blown in the wind, the branch has rubbed against the corner of the building; causing an actionable nuisance (Town and Country Planning Act 1990, section 198, (6), (b)) & (Town & Country (Tree Preservation)(England) Regulations 2012, Exceptions, section 14, (1),(a),(II).
- f. Several other branches from the southern lower canopy have grown around this corner of the pavilion building; these branches appear overweighed and have the potential to droop and interact with the building and are likely to cause a future actionable nuisance.

**4.0 Application Background**

- a. Stoke Lodge site has wide local interest and this application has prompted the chair of the Bristol Tree Forum and other interested local residents to submit objections.
- b. Following public consultation, 99 objections and 6 letters of support have been received. The majority of the objections reference the key Bristol Tree Forum objections. The comments received can be summarised as follows:

<b>Comment</b>	<b>Councils response</b>
Damage to amenity value of the ash	The pruning works will enhance the amenity value of the tree. See Image 4.
Loss of wildlife habitat	The branches chosen for removal do not have features appropriate for bat ingress.
Pruning is excessive	Pruning several branches back to the building (rather than the trunk) ensure the tree develops new growth which will immediately become damaged by the building – a poor outcome for the tree and building. The pruning specification states only branches directed towards the pavilion and minor branches with a northern aspect will be pruned.
CCTV Installation	No information has been provided about a CCTV camera. These pruning works are not designed to facilitate CCTV installation, but to clear branching from the pavilion brick structure.
Branches are encroaching the pavilion and causing risk to nearby residents	The proposed pruning will abate these issues.

## Development Control Committee B – 14 October 2020

Application No. 20/03288/VP: Stoke Lodge Sports Ground Shirehampton Road Sea Mills Bristol

## 5.0 Relevant Planning History

App. No	Date Closed	Specification	Decision	Reason
20/02228/VP	24.07.2020	Norway Maple "Crimson King" (NW1) Norway Maple (NW2) -light crown-lift and reduction (2m maximum) of the NE lower face of crown. TPO 1192.	Consent	Reasonable works
19/02046/VD	01.05.2019	White Poplar - fell -TPO 1192.	Consent	Dead tree
18/06369/VP	05.02.2019	T1 - <i>Acer platanoides</i> , T2 - <i>Acer pseudoplatanus</i> , T3 - <i>Fagus sylvatica</i> and T4 - <i>Acer platanoides</i> : reduce in length the lower branches by 3m (for all four trees up to a height of 8m) or to a suitable pruning point remaining within property boundary. Trees all subject of TPO 1192.	Refused	Pruning considered excessive

## 6.0 Tree Officers assessment

- a. The proposed pruning specification is to crown lift the canopy to 8m, by pruning several lower branches back to the main trunk of the tree. The approximate canopy proposed for pruning is illustrated in App A- Image 4. The hatched area shows the approximate extent of branches on the southern façade that will be pruned back to trunk.
- b. T8 has localised prominence in the vicinity of the sport pavilion, and is only partially visible from West Dene and the wider Stoke Lodge site. The amenity value of tree T8, and the landscape value of the wider TPO 1192 group will not be adversely impacted by the minor pruning works proposed to the lower canopy.
- c. Pruning of the damaged branch (App A - Image 3) is important. The interaction of the branch with the pavilion structure is an actionable nuisance which should be abated.
- d. If this branch is not pruned it will continue to act as an open wound on this tree, providing an entry point for decay and pathogens to propagate within the tree. This risks decay and failure of the branch with potential to reduce the long term health and longevity of the tree. As the branch overhangs a public footpath, there is a future risk of harm to person and property.
- e. The crown lifting works will essentially remove branches from the lower canopy which are interacting, or have the potential to in the near term, with the pavilion structure. A small number of branches will be pruned on the north side of the canopy to ensure the tree remains

## Development Control Committee B – 14 October 2020

## Application No. 20/03288/VP: Stoke Lodge Sports Ground Shirehampton Road Sea Mills Bristol

in balance. The pruning works will remove the whole branch, back to the branch collar at the main trunk.

- f. Objections have been raised to the principle of whole branches being removed. This work is necessary. If the branches were pruned to simply clear the pavilion, the branches can be expected to regrow into the pavilion structure, causing more damage and stress to the tree. However, the removal of a branch back to the 'branch collar' and branch bark ridge will encourage the trees natural defence mechanisms by promoting a decay compartmentalisation process helping the tree to recover (CODIT model, Modern Arboriculture; A.Shigo, 1991).

## 7.0 Conclusion

- a. It is important to note that whilst this specific application has received strong local objection, arboricultural pruning work of this type, in Bristol or elsewhere, is neither unusual nor controversial. It is important that trees are professionally assessed and managed through good arboricultural practice; to abate nuisance where necessary, to establish good tree forms, and to ensure their long term health.
- b. In my professional opinion the proposed pruning is both **necessary** and **reasonable**, and will improve the **health** and **balance** of the tree in its location.
- c. **Necessary:** A major branch is rubbing against the pavilion structure (see image 2) causing an actionable nuisance. Removal of the nuisance is an exemption under section 14 of the Town and Country Planning Act 1990, section 198, (6), (b)) & (Town & Country (Tree Preservation)(England) Regulations 2012, Exceptions, section 14, (1),(a),(II). Furthermore, In accordance with established best practice BS3998:2012, the branch should be managed and reduced back to the main trunk.
- d. **Reasonable:** the removal of the lower branches growing towards the pavilion is considered reasonable to abate the actionable nuisance being caused. Trees near built structures need management pruning to avoid damage to either feature. The proposed pruning only removes lower branches growing towards the pavilion. Note that this pruning specification will only remove over-weighted branches from the lower canopy, which considering the large size of the whole canopy, will constitute less than 15% of the tree's canopy. The crown lift will also enhance the visual amenity of the tree, but encouraging the upper canopy to develop up, away from the pavilion.
- e. **Health and Balance:** Branches rubbing on building façade creates an open wound on the branch, which is continuously re-opened as the branch rubs in the wind. This prevents the branch from closing (sealing) the wound and recovering, which provides an ingress point for pests and disease to propagate within the tree. It is important all branches growing towards the pavilion are reduced back to source (main trunk), as this will give maximum clearance between the building and avoid future open wounds through rubbing branches.

# Appendix A:

**Image 1:** Tree Location Plan



**Image 2:** A 2016 aerial image with the built structures highlighted in red, including a standalone brick structure. The canopy of T8 is outlined in green.



**Image 3:**  
Showing a branch rubbing against the corner of the standalone brick structure. Sapwood is visible in the image and shows the tree is not recovering from persistent damage.



**Image 4:**  
Photo looking north from southern boundary of the playing fields. The hatched area indicates the approximate branches to be cleared away from the Pavilion.





**Development Control Committee B – 14 October 2020**

**ITEM NO. 2**

**WARD:** Bedminster

**SITE ADDRESS:** Police Dog & Horse Training Centre Clange Road Bristol BS3 2JY

**APPLICATION NO:** 20/01930/F Full Planning

**DETERMINATION DEADLINE:** 14 September 2020

**Proposed change of use from training centre (Use Class D1) to touring caravan site (Use Class D2), consisting of 62 pitches and associated buildings and works.**

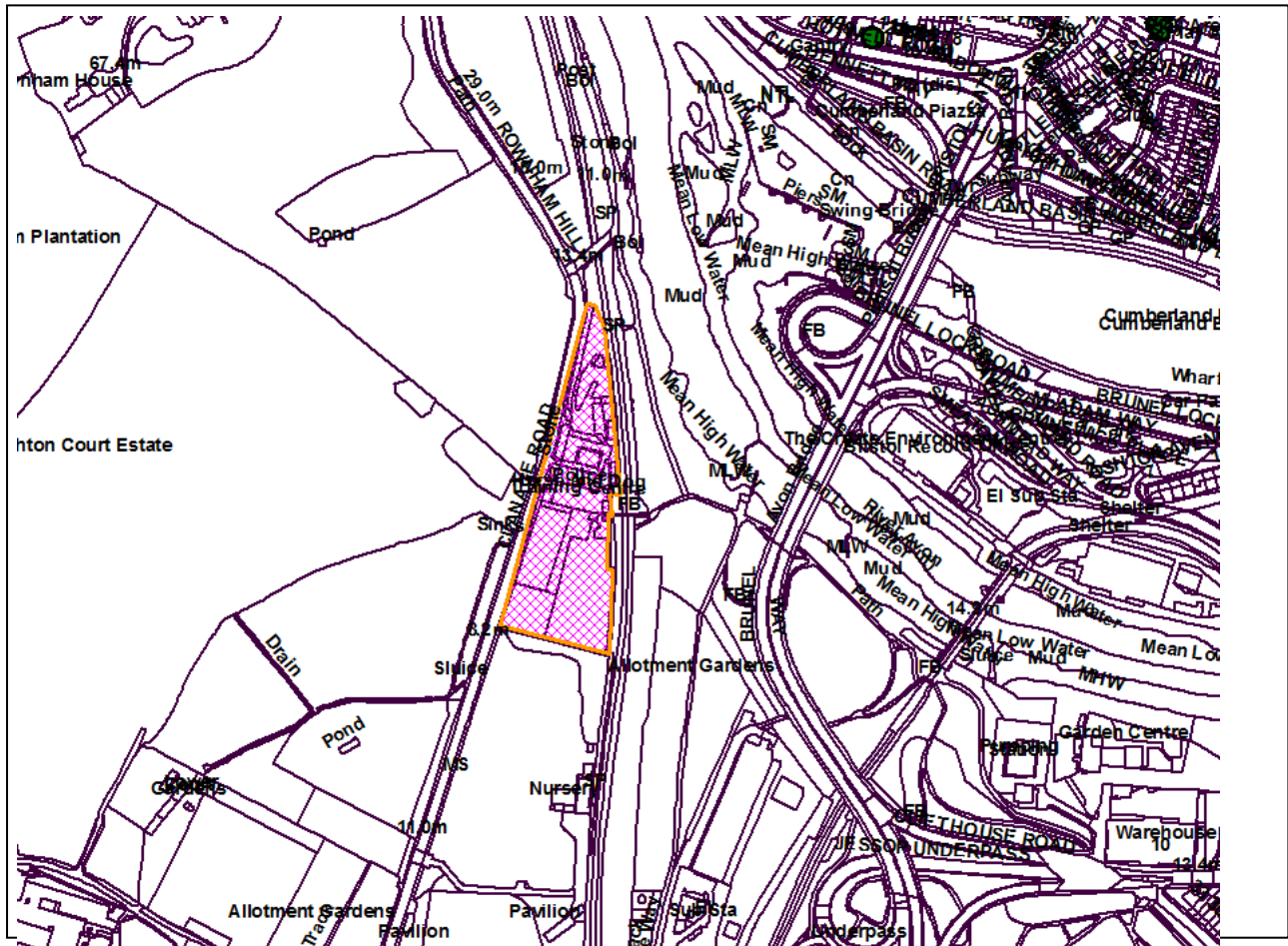
**RECOMMENDATION:** Refuse

**AGENT:** Rapleys  
33 Jermyn Street  
London  
SW1Y 6DN

**APPLICANT:** Caravan And Motorhome Club  
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 – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY****SITE DESCRIPTION**

The site is currently vacant and was previously occupied by Avon & Somerset Police as a centre for housing and training police dogs and horses. It is located on the east side of Clanage Road, to the north of the Bedminster Cricket Ground and Bright Horizons Day Nursery. The whole of the site lies within the Bristol Green Belt. The southern part of the site lies within the Bower Ashton Conservation Area. Immediately to the south and east of the site runs a public right of way. This crosses the adjacent freight railway line and links through to a network of paths and cycle routes serving the city centre, Pill and beyond.

The site is roughly triangular in shape and is bounded by Clanage Road to the west, a public footpath to the south and by a public footpath and railway line to the east. The road frontage along Clanage Road is bounded in part by a low pennant stone wall which affords views into the southern part of the site. The site is screened from foot and cycle paths to the east of the railway line by established trees and hedges. However, the site can be seen from an elevated position from 2 pedestrian bridges which cross the railway.

The site itself comprises a main block of low level buildings arranged around a courtyard stable area. To the north is staff and visitor parking. To the south of the building block lies a horse exercise yard and 3 open fields divided by post and rail fences, used for grazing horses.

There are a number of land use designations which affect land adjoining the site. The Ashton Court Estate to the west is a grade II\* listed building and a registered historic park and garden. The Avon Valley Special Area of Conservation is located to the north. The open areas to the south and east are Important Open Spaces.

The site lies in Flood Zone 3 which means that the site has a high probability of flooding, particularly from tidal inundation. The site also lies in a Coal Authority High Risk Area.

**APPLICATION**

Planning permission is sought for a change of use of the former Avon & Somerset Police Dog and Horse Training Centre to a touring caravan site comprising a total of 62 pitches. 4 of these pitches would be grass while the remaining 58 would be all weather pitches these pitches would be constructed using loose stone chippings and as their name suggest are designed to be used throughout the year.

The existing buildings and other structures on the site will be demolished and 3 new buildings are being proposed in their place. The three new buildings would be used for amenity uses, a reception and the warden's accommodation. Lighting is also proposed throughout the caravan park in form of 13x eyelids, 41 x 1.1m low level lights and 3 x lighting columns, details of these lights and their locations can be viewed on the submitted lighting plan.

Access to the site will be taken from a new access onto Clanage Road, in a similar position to the existing southern access. The existing middle and northern access points will be closed off. It is proposed to improve the existing main access into the site by lowering a 15 metre section of stone wall to 600mm in height.

This application is a re-submission of 16/03774/F which was refused on Green Belt, Heritage, Flood and Transport grounds, therefore key considerations for Officers is whether these reasons for refusal have been overcome.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

## RELEVANT PLANNING HISTORY

Most relevant to this application is 16/03774/F, which was for a very similar application to the proposal. This application was refused by members at Committee B on 9th November 2016 for the following reasons:

1. The proposed development will detract from the openness of the Bristol Green Belt and, in the absence of very special circumstances, constitutes inappropriate development in the Green Belt. The proposal conflicts with Bristol Core Strategy Policy BCS 6 (adopted June 2011) and Paragraphs 87-89 of the National Planning Policy Guidance (March 2012).
2. The proposed development would fail to preserve or enhance heritage assets, namely the Bower Ashton Conservation Area and the Ashton Court Estate, a Registered Historic Park and Garden, and its setting. The proposal would conflict with Bristol Core Strategy Policy BCS 22 (adopted June 2011) and Policy DM 31 of the Site Allocations and Development Management Policies (adopted July 2014).
3. The application fails to demonstrate that the proposed development will be safe from flooding or that it will not adversely increase flood risk elsewhere. It would therefore conflict with Policy BCS 16 of the Bristol Core Strategy adopted in 2011.
4. The proposal is contrary to Policy DM23 of the Bristol Local Plan Site Allocations and Development Management Policies (adopted July 2014) and Paragraph 32 of the National Planning Policy Guidance (March 2012) since the proposed means of access with its restricted visibility is considered unsuitable to serve the increase in traffic that would be associated with the proposed development. It would result in the scheme being prejudicial to highway safety.

15/04665/PREAPP In November 2015, a pre-application enquiry for a “Change of use to a small, touring caravan site” concluded that such a proposal could not be supported on green belt grounds. The applicants were advised that if they wished to pursue an application, then a strong case would need to be made on any ‘very special circumstances’.

In 2008, planning permission was granted for the construction of a sewage pumping station and new rising sewer main (08/03444/F).

## COMMUNITY INVOLVEMENT

## i. Process

A statement of community involvement was submitted at part of the application. The community involvement was undertaken by the applicant’s planning consultants Rapleys and is explained in detail in the Statement of Community Involvement (SCI) and will not be summarised within this section. According to the SCI, the application relies on the consultation that took place by the developers as part of the previous application (16/03774/F) where 74 letters were sent out to 74 local residents. In addition to this community groups were going to be notified.

## ii. Outcomes

No further correspondence has been submitted on the community group responses. The SCI also states letters were sent on 3 February 2020 to Mayor Rees and 7 Members, again no information has been submitted outlining their responses. Although a wide range of stakeholders have been consulted there has been limited information on responses, however the LPA have carried out a thorough consultation exercise as detailed below.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

## RESPONSE TO CONSULTATION – MEMBERS OF THE PUBLIC

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, the application was advertised via site and press notice, and neighbours were notified by letter. As of the date at which this report was written, 33 comments have been received with the majority being supportive of the development. Summary of the points made in the comments are listed below, full comments can be viewed on the councils website:

- Concerns raised regarding access into and out of the site.
- Support the use of the site for tourism and the club is a valuable asset.
- The site is in a god location with good links to Bristol.
- Further trees should be planted around the site to screen the development.
- The development would provide economic and community benefits benefit.

## RESPONSE TO CONSULTATION – AMENITY / NEIGHBOURHOOD GROUPS

## i. Bristol Civic Society

Bristol Civic Society supports the proposal. We suggest that the applicants do all they can to encourage those who stay at the site to use public transport, cycling and walking as much as possible to access the city.

## ii. The BS3 Planning Group

We have a concern that in order to ensure safety that the site and its access may require further lighting. Given that this is an area of the city that it accustomed to less light pollution we would not wish to see this changed.

However, we do realise that the Caravan Club site needs to find a new home in Bristol if it cannot be allowed to stay in its current location and would be happy to see it on this site.

It would also be preferable to be able to reuse the current structures rather than build new

## iii. Bristol Chambers Of Commerce &amp; Initiative At Business West

Bristol Chambers of Commerce & Initiative at Business West is the main business representation and leadership organisation for the West of England with over 22,000 members from the smallest to the largest businesses. As a business organisation we are not representing any specific business interests or sector, but are writing to strongly support this application based on our independent view of the long term economic interests of the region and the whole spectrum of businesses and employers who operate here. We jointly own and run Destination Bristol, the destination management and tourism organisation for the city and wider region, and so directly understand and recognise the importance of our visitor economy to the city.

We recognise that this is an important application for Bristol that will bring c.£1- £1.5million of spend pa into the local economy. Following Bristol City Council's decision to serve notice on the club's existing site on Bristol's Harbourside there is a need to ensure that the city, as part of its offer to visitors, retains this facility in a quite central, but also discrete, location. We are aware that there is strong support for the application with many letters of support received, most notably from the SS Great Britain, Bristol Civic Society and site neighbours.

The existing caravan site at Baltic Wharf has proven over many years to be an important, high performing asset for Bristol's visitor economy, enabling visitors to stay in walking distance of the city centre and thus providing significant levels of custom for local businesses. It has played a part of the regeneration and enhancement of Bristol's Harbourside, now such a jewel for our city, enabling more

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

and more people to live, work, visit and enjoy the city. The importance of locating such a site centrally is evident when looking at the comments on this planning application from those who regularly stay at the Baltic Wharf site and is reflected in the consistently high levels of occupation of the site. As the existing site is being redeveloped by Bristol City Council it is important that an alternative is provided close to the city centre or we risk losing such visitors and the benefits that they bring to our local economy. Further to that, JLL's comprehensive site search for the caravan club showed there are no other suitable options. There is no obvious better use for the Clanage Road site and if refused the site will continue to be a problem in terms of attracting anti-social behaviour, thereby creating an ongoing eye sore for the city as well as a lost opportunity.

We consider the site to be very well positioned and suitable for this use as it is close to both the city centre the countryside, in a discreet position, is easily accessed from the motorway network without needing visitors to access or drive through the city centre, and replaces a vacant eye sore that is currently creating a negative visual impact on the Greenbelt and the setting of Ashton Court. We feel that the use as a caravan site, with the proposed landscaping, will considerably improve the character and appearance of the area compared to its current condition. Indeed, visitors will be very well placed to visit many parts of the city by foot, bicycle and by Metrobus.

We have noted with the applicant that there has been a material change in the context of the application since the previous refused application in 2016 and we are satisfied that they have addressed the reasons for the previous refusal. To be more specific, the access, green belt, heritage and flood risk issues are ones we believe the applicant has suitably addressed in the application. We consider that the very substantial social and economic case for this application will help strengthen the city's economy, offering an important facility for visitors on a brownfield site and thus that this application should be given consent to proceed.

At a time of huge challenge to our local and national economy as a consequence of the impact of Covid-19 it is very important that Bristol and its local economy is able to move forward and enable investment into areas of growth. Our visitor economy is very much part of this and this replacement site for the caravan club will enable the city to offer visitors to the city a very good solution in a very well placed location.

On behalf of the business and employer community of the city and wider region we strongly encourage this application to be brought forward to the planning committee and given consent.

#### iv. Destination Bristol

In my role of Chief Executive of Destination Bristol, I would like to confirm my support for this application. There are significant financial benefits for Bristol due to the year round supply of visitors to their current caravan site.

We know that the current Bristol site at Baltic Wharf has been one of the most popular and successful central sites in the UK.

The imminent closure of the existing site has become even more important following COVID-19.

The national interest in camping and caravanning has risen out of all proportion.

The closure of the current site is happening at a time when Bristol needs to send a really positive message to potential visitors and we must support the new application. Relocation in the near future is critical.

To recover effectively post COVID-19 is going to be incredibly difficult for our sector, we need to give as much support as we can.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

It is vital that Bristol has a replacement central site for the Caravan and Motorhome Club. Failure to do so will result in visitors looking for alternative sites to visit in other cities and locations.

The proposed new site is relatively close to Ashton Court, Clifton, Harbourside and the city centre and will allow easy access to Bristol's long list of great attractions.

Bristol needs to be sure that all aspects of the tourism sector are adequately provided for and Destination Bristol fully support this application.

v. SS Great Britain Trust

I write on behalf of the SS Great Britain Trust (SSGB) to express strong support for the planning application to convert the old Police Horse training centre into a new home for the Bristol caravan site. SSGB believes that the applicant has now addressed the reasons for the previous refusal of an application in 2016, and we can now support this application wholeheartedly.

The SSGB plays an important part of the cultural life of Bristol as a major tourist destination, and it has long been clear to us that the Baltic Wharf caravan site is a highly significant driver of tourist visits to the city centre in a sustainable way, and for people of many differing backgrounds. A high quality caravan site within easy walking of the city centre is a virtually unique asset to Bristol and its visitors and should be strongly encouraged for its social and economic benefits to the city. We were sorry to hear that the Baltic Wharf site must be redeveloped, and have argued strongly that a suitable alternate site is a very important part of the visitor economy for the city. This derelict site on Clanage Road is that site, and it offers sustainable and readily accessible travel to the SSGB and on to the city centre.

In our view the benefits of the proposals significantly outweigh any negative impacts, and furthermore now result in an overall improvement in the character and appearance of this area of Green Belt. We believe it will enhance the area and will help define clearly the green edge of the built up area of the city as it transitions to the countryside and Ashton Court.

#### RESPONSE TO PUBLICITY – INTERNAL AND OTHER STATUTORY CONSULTTEES

The majority of these comments are summarised and discussed further within the Key Issue Section of the report, to review full comments, please see the online case file.

i. City Design Conservation:

There is little difference between what has previously been refused and the current proposals. There are few visual impact views included at the end of the landscape impact assessment document that illustrate clearly that the proposals will result in incongruous visual clutter in this location. The proposals require a good deal of lighting which is a particular problem in this context at night where it will stand out as visually prominent in views towards, and from the suspension bridge. Whilst some of the effects during daylight will be mitigated by distance the isolated island of light on this site will be obvious and jarring. The proposed lighting plan identifies a large number of new light sources, and the caravans themselves will add further to levels of illuminance. Views from Brunel Way, Ashton Court, and to and from Clifton and the Suspension Bridge will all be adversely affected by visual clutter of caravans, hardstanding and built features, with particularly bad intrusion after dusk.

Whilst only part of the site is within a Conservation Area it is all within a sensitive heritage setting. The special character of this corner of the Ashton Conservation Area would not be preserved or enhanced, and its setting would be negatively impacted and eroded. Therefore the proposals pose harm to the designated Conservation Area under the definitions of the National Planning Policy Framework. The applicant asserts that there's no harm in the proposals on heritage grounds; this is an incorrect assessment based on the submitted visuals, and negates to assess the impact on the site at night. In

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

refusing to acknowledge any harm the applicant has omitted to provide any “clear and convincing justification” for harm where it is identified as required by the NPPF. As such any purported public benefits cannot be demonstrated and the harm is not outweighed in the planning balance. The meagre enhancements associated with the removal of existing buildings and landscape features of low value are unconvincing when the proposed development would have greater negative impact.

We do not feel that the proposals have resolved the issues raised with the previous refusal and would recommend that these form the basis for a further refusal for this site. We would also ask that, unless it's already been done, that Historic England are approached for comments considering the extreme sensitivity of the location adjacent to Ashton Court, the Clifton Suspension Bridge, and the setting of Listed buildings on the Clifton escarpment.

ii. City Design Landscape:

In conclusion, the merits of the revised scheme do not outweigh the reasons for the previous refusal. However, the application can be viewed more favourably in the light of the Network Rail compound the visual harm from which renders the harm from the touring park almost irrelevant.

iii. Arboricultural Officer:

I strongly object to the proposed due to the loss of age trees and important green infrastructure assets in accordance with the National Planning Policy Framework (175) and DM17: Development Involving Existing Green Infrastructure; the lack of a Green Infrastructure - Sustainability Statement to address the loss of ash in the short term that will significant change the character and appearance of the southern section of the site within the Bower Ashton Conservation area in accordance with DM15: Green Infrastructure Provision.

iv. Nature Conservation:

Satisfied with the additional ecological surveys and reports submitted and have no objection subject to conditions. However, planning permission cannot be granted until the Habitats Regulation Assessment has been approved by Natural England.

v. Historic England:

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraph 193 of the NPPF.

vi. The Garden's Trust:

Further to our response dated 23rd June 2020, we have noted the contributions from other statutory consultees and the subsequent response notes from Rapleys LLP. The Gardens Trust and also Avon Gardens Trust, are still of the opinion that the proposed development would affect not only the extensive Green Belt area, but in our opinion, cause unjustified harm to the nationally-significant, Grade II\* Registered Ashton Court Park and Garden, the setting of the Grade I registered Ashton Court mansion and stables, the Avon Gorge, the Grade I Clifton Suspension Bridge as well as the setting of two local historic parks and gardens, Greville Smyth Park and Bower Ashton. Our colleagues in the AGT know the site well and their local knowledge informs this joint response.

In an attempt to progress to a solution that does not ignore Flood Risk warnings and the status of Registered Parks and Gardens, we have studied the site selection process which started in 2014.

That study produced 59 possible sites. According to the spreadsheet submitted, three sites are no longer available.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

Of the 56 remaining sites; 34 were classed as DM 58 sites which means that they were within the Greenbelt, so were removed from the list and no further consultation was attempted.

Out of the 22 remaining sites, the reason for not investigating their possibilities is/was “We have not had sight of the official policy guidance relating to caravans and campsites’ but have assumed that this use on undeveloped Greenbelt land would not be permitted by the local authority”.

Incidentally, given that Clanage Road site is in a Zone 3 Flood Risk area, it is still, against expert opinion, being pursued as the preferred site option by your good self, on behalf of the Caravan Club. Fifty of the original list of 59 sites are all in ‘low flood risk’ areas. Furthermore, of the 5 sites identified by the Caravan Club in 2014 for developing, only one was in a low flood risk area.

By 2018, the search for a site was narrowed to 10 sites, 8 were dismissed because it was assumed that: “use on undeveloped Greenbelt land would not be permitted by the Local Authority”. One site in Greville Smyth Park; not in Greenbelt; not part of the Joint Spatial Plan; and was a Low Flood risk area, was dropped from the search with no explanation.

By 2019, three ‘Site Options’ were identified by JLL. The only one with a High Flood risk was taken forward. That is the present Clanage road site.

The Gardens Trust and Avon Gardens Trust consider that three things could be done to progress matters.

1. Respectfully remind the applicants of what the significance of a Grade II\* Registered Park and garden means.
2. Ask for proper photomontage images of the two examples submitted:

Visualisation type 1 – showed no montage of proposed buildings and caravans.

Also, photo 26, view from Princes Lane towards the site is a ‘site location’ photo, not a photo montage indicating the height and breadth 3D image of the proposed buildings and caravans, planned for the site.

Incidentally, “For the benefit of this report, the assessment of visual impact is based on the assumption of approx. 50% pitch occupancy”. Local comment suggests the Spike Island site is closer to 100% occupancy.

3. We would also suggest that the applicant researches the Greenbelt Policy changes that have recently occurred and suggest a new site search which would avoid Registered Parks and Gardens and High Flood Risk areas.

Ashton Court is unusual in celebrating its relationship with Bristol in terms of views over the city as the Smyths wanted to embrace the view from their estate over the city that supported their wealth. Most landowners/estates at the time were much more concerned with privacy and containing/controlling their views. In addition the wonderful ‘wedge’ of green (mainly trees, but also open fields/parkland) from the Suspension Bridge down to the river on the west of the gorge, is part of the setting and iconic arrival views of Bristol itself, with the Clifton terraces on the opposite side.

In summary, the GT/AGT strongly OBJECT to the proposed change of use to a touring caravan site of 62 pitches with associated buildings and works. We respectfully encourage the applicants to revisit their search for a suitable site that does not harm the Grade II\* Registered Park and Garden.



**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

## vii. Environment Agency:

We maintain our objection to this application on flood risk grounds because it poses an unacceptable risk to life and fails the second part of the flood risk exception test. We recommend that planning permission is refused on this basis.

## viii. Flood Risk Manager:

The Lead Local Flood Authority objects to the proposals on flood risk grounds because it fails to satisfy part two of the exception test. Paragraph 39 of the NPPF flood risk guidance states that access routes should allow occupants to safely access and exit their dwellings in design flood conditions. Vehicular access to allow the emergency services to safely reach the development during design flood conditions will also normally be required. We also note the Environment Agency objection, for clarity our consultation response is limited to surface water drainage matters and access / egress only.

## ix. Transport Development Management:

No objection following the receipt of additional information.

## x. Public Rights of Way:

It is noted that a new fence boundary and native hedgerows are proposed alongside the public footpath to replace the current mesh fencing. This will potentially open up the current enclosed nature of the footpath and improve its visual feel, although the developer will need to ensure that the hedge is regularly maintained so that vegetation does not encroach across the path. The new perimeter will also be an opportunity to improve the line of sight at the blind corner on the path at the southeast of the site.

As the Transport Statement confirms, the public footpath affords pedestrian access to the wider path network alongside the river and into the city centre within easy walking distance. Although the development documents do not indicate any link path directly from the site to the public footpath, the developer may wish to consider this to improve pedestrian access.

Consideration would also need to be given to public access and safety for users of the PROW during construction work (see section 3.5 Bristol City Council Highways – planning conditions, 1028 below). If construction works are likely to require the temporary closure or diversion of the PROW, a Temporary Traffic Regulation Order (TTRO) will be required for the duration of the works on the grounds of safety of the public

## xi. The Public Protection Team (Land Contamination):

The proposed development is sensitive to contamination and is situated on or adjacent to land which has been subject to land uses which could be a potential source of contamination. Significant soft landscaping works are proposed.

A minimum of a phase 1 desk study looking into contamination must be submitted to the local planning authority and where deemed necessary (or instead of) a phase 2 intrusive investigation shall take place. If any information is already prepared submission prior to determination is encouraged to reduce the burden of pre-commencement conditions.

If not available, it is recommended the standard conditions B11, B12, B13 and C1 are applied to any future planning consent.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

## xii. Economic Development

The Economic Regeneration Service recognises the contribution that the development of this site as proposed would make to the visitor economy. Additional figures underpinning the indirect and induced effects multiplier (3-9) economic impact figure stated would be helpful.

## xiii. Sustainability:

The proposals appear to follow the energy hierarchy, prioritising energy efficiency measures to minimise energy demand however the table above will need to be completed to confirm this.

## xiv. Network Rail

Network Rail has no objection in principle to the above proposal but due to the proposal being next to Network Rail land and our infrastructure and to ensure that no part of the development adversely impacts the safety, operation and integrity of the operational railway we have included asset protection comments which the applicant is strongly recommended to action should the proposal be granted planning permission.

## xv. Designing Out Crime Officer

I have viewed the planning application and have the following comments.

Caravans are high value items and as such security measures should be put in place to address this risk.

- The site does lack natural surveillance, we generally find that areas which are not overlooked can suffer from crime and anti-social behaviour. Whilst it is acknowledged that there will be 2 full time wardens living on site, it could not be expected that they act as capable guardians on a 24 hour basis.
- The site entrance does lend itself to cctv. Any system should be capable of capturing 'identification' quality as defined in the Surveillance Commissioners document The CCTV Buyers Toolkit. The lighting scheme must work in conjunction with any cctv system.
- A level 2 intruder alarm should be fitted to the reception office building.
- Management practices should be in place to advise users of the site on how to secure their caravan and belongings prior to arrival at the site.

## EQUALITIES IMPACT 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. 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. In this case the design and access to the development have been assessed with particular regard to disability, age and pregnancy and maternity issues.

## KEY ISSUES

## (A) IMPACT ON THE GREEN BELT

As described above, the whole of the site lies within the Green Belt; there has been little change in terms of Green Belt policy since the last submission in 2016 therefore the assessment of this key issue remains unchanged as discussed below.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clange Road Bristol BS3 2JY**

Government policy within the National Planning Policy Framework (NPPF) and Bristol Core Strategy Policy BCS6 seek to protect Green Belts from inappropriate development. “Inappropriate development is, by definition, harmful to the Green Belt” (Section 13 of the NPPF).

The construction of new buildings in the Green Belt is considered to be inappropriate development unless it meets one of six exceptions set out under Paragraph 145 of the NPPF:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.”

It is considered that the last criterion is the only one relevant to this particular case. As there are existing buildings on part of the site, Officers consider that part of the site may be described as previously developed land. However, the majority of the site is open and undeveloped, used for the grazing and exercising of horses. In coming to this conclusion, regard has been paid to the NPPF definition of previously developed land as “land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.”

Officers consider that the new buildings to be sited within the existing built up area of the site may be considered to constitute appropriate development. This is on the basis that the demolition of the existing buildings and replacement of 310 sqm of new buildings will result in a reduction in the building footprint and similar heights of the existing buildings. The new buildings will also be sited in the area of the existing buildings. Whilst the new toilet/amenity block will be higher than the buildings it replaces, it will be set further back from the road frontage behind a new boundary fence. Thereby the new built element on the existing built up area of the site will not have a materially greater impact on the openness of the Green Belt than the existing use.

However, as discussed above little has changed in terms of Green Belt policy since the previous refusal 16/03774/F, and it is still considered that the siting of caravans within the open part of the site constitutes inappropriate development. It is acknowledged that the caravans will not be permanently pitched on the land but regard has been made to established case law and appeal decisions that caravans are inappropriate development in the Green Belt.

It is argued by the applicant that the caravans will not be a permanent feature of the site for most of the year, however 58 of the pitches would be ‘all weather’ meaning they are intended for use all year round and the caravan park is intended to be open all year (maximum stay of 28 days for every caravan). Therefore, Officers do not accept the argument that the impact would be less due to the mobile nature of the caravans.

It now needs to be considered whether there are any “very special circumstances” that would outweigh any harm to the Green Belt. The applicants have put forward two main arguments, the first being the redevelopment of the existing Baltic Wharf site and lack of alternative suitable sites. One of the main changes in circumstances since the previous refusal (16/03774/F) is that the current site

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

where the caravan club operates is due to be redeveloped and the club have been instructed to find an alternative site. Whilst Officers acknowledge the economic and tourism benefits of the club, having to move the club is not considered to be very special circumstances as such circumstances are not unique, the applicants have also identified other sites outside of the Green Belt. The lack of alternative sites shall be discussed further in Key Issue B below.

**(B) LACK OF SUITABLE ALTERNATIVE SITES**

The applicants have carried out a site search to identify sites within a 5-mile radius of Bristol City Centre within a certain criteria which can be viewed in the submitted report by JLL. The report builds upon the previous searches between 2015 and 2018 which identified 74 sites, the updated search submitted identified an additional 3 sites. The club identified 4 sites which they felt were most suitable, which were Capital One, St Annes, Greville Smyth Park, Cumberland Basin and Clanage Road which is the selected site. The other 3 sites were not selected due to various reasons including being in Flood Zone 3, being adjacent to an industrial estate, economic, community opposition and insufficient infrastructure.

Whilst Officers acknowledge the constraints of the other sites identified, the selected site also has significant constraints with regards to Green Belt, Flood Risk and heritage concerns and the planning history of a recently refused application, it is unclear why this site was not discounted as the others were for the same reasons. Furthermore, committee members considered this issue as part of the assessment of the previous refusal (16/03774/F) and considered it to not outweigh the impacts on the Green Belt, Flood Risk and heritage; Officers take the same view for this application and find no material reason to change the recommendation of refusal.

Therefore, the proposal is not acceptable in terms of impact on the Green Belt.

**(C) VISUAL/LANDSCAPE IMPACT ON THE SETTING OF THE ASHTON COURT ESTATE AND THE BOWER ASHTON CONSERVATION AREA**

The southern part of the site lies within the Bower Ashton Conservation Area. Although the Conservation Area Appraisal carried out in 1993 is largely out of date, it describes this area as “Clanage Road bounded by dramatic pennant boundary walls encloses flat open ground to the east laid out as sports grounds or allotments”. The southern part of the site is visible from local views. Its open and undeveloped appearance contributes to the openness of this part of the Conservation Area and also to the setting of the adjoining Ashton Court Estate, a registered park and garden.

Section 16 of the national guidance within the National Planning Policy Framework (NPPF) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The NPPF also states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In addition, Bristol Core Strategy Policy BCS22 seeks to ensure that development proposals safeguard or enhance heritage assets in the city with Policies DM30 and DM31 in the Site Allocations and Development Management Policies expressing that alterations to buildings should preserve or enhance historic settings. Policy BCS21 also requires new development in Bristol to deliver high quality urban design and sets out criteria to measure developments against including the need for development to contribute positively to an area's character and identity, creating or reinforcing local distinctiveness.

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

The Council's Conservation Officer along with the Garden's Trust have objected to the application on heritage grounds and Historic England have raised concerns. It is considered there is little difference between what has previously been refused and the current proposals.

The development will harm the designated heritage assets of the Conservation Area and the adjoining registered Park and Garden as set out in the Council's Landscape and Conservation comments. Objections have been raised on the grounds that the proposal will have an adverse effect on the landscape character, Conservation Area and openness of the Green Belt. This is particularly the case on the southern part of the site, from local viewpoints, such as the various public rights of way that surround the site.

The proposal also introduces total of 57 lights and the caravans themselves will add further to levels of illuminance. It is argued by the applicants that the existing training centre operated flood lights; however these lights did not spread across the whole site and the impact therefore was not as severe. The lighting is a particular issue in this context at night where it will stand out as visually prominent from short and long range views.

Furthermore, the Council's Conservation Officer considers that views from Brunel Way, Ashton Court, and the Suspension Bridge will all be adversely affected by visual clutter of caravans, hardstanding and built features with particularly bad intrusion after dusk.

In addition, the development will erode the openness and visual quality of this site which acts as a landscaped buffer to the city to the east. This view is shared by the Conservation Officer, Landscape Officer and the Garden's Trust. The proposal will result in demonstrable harm to the character of the Bower Ashton Conservation Area and the setting of the Ashton Court Estate, both important heritage assets.

However, consideration should be given to the proposal for the Network Rail Portishead Branch compound, located south of the application site. This development will introduce a number of elements impacting both the Green Belt and Conservation Area; a large gravel surface and loading ramp, new stone boundary wall, security fencing, planting to screen views from both north and south. However, these proposals have yet to be developed and the current status of the proposals is that they will be examined by the Planning Inspectorate starting on 6th October. Therefore, Officers do not agree this overrides the harm described above.

Accordingly, the proposal is considered to conflict with NPPF guidance and Policies BCS22 and DM31 which seek to conserve and enhance heritage assets and their settings.

**(D) TRANSPORT AND ACCESS**

The application has been assessed by Traffic Development Management (TDM) Officers who initially objected to the application highway safety grounds in relation to the access and formed part of the refusal reasons for the previous application. Further information has been submitted to address these concerns by the applicants, in particular a swept path analysis of vehicles towing caravans exiting/entering the site.

Assessment of the submitted Swept path analysis demonstrates the ability of a vehicle towing a caravan manoeuvring from the site in both directions and accessing the site from both directions whilst another vehicle is waiting on site. Widening of the access to 7.3m is also proposed to improve access. It is also proposed to link the site onto the existing Public Right of Way to the east which is supported by TDM and improves links to the caravan park, if the application were to be approved it would be subject to a contribution of £5,913 towards a Traffic Regulation Order.

In view of this, the proposal is considered to be acceptable with regards to transport and movement matters and complies with Policy BCS10 of the Core Strategy, Policy DM23 of the SADMP and

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

Chapter 9 of the NPPF.

(E) FLOOD RISK

The site is located in close proximity of the River Avon within Flood Zone 3 which means that the site has a high probability of flooding. It should be noted that caravans for holiday/short-let use are a 'more vulnerable use' under the flood risk use class vulnerability classification. Development classified as "more vulnerable" is only appropriate in these areas if the exception test is passed alongside the sequential test.

Therefore, the principle of the development in Flood Zone 3 is only acceptable provided no sequentially preferable sites are available in areas at a lower risk from flooding (i.e. sites within Flood Zones 1 or 2 – as directed by policy BCS16 and section 14 of the NPPF.

Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. As discussed in Key Issue B, the applicants have carried out a search of alternative sites within a 5-mile radius of Bristol, the document identified 74 sites, a high number of these sites are located within Flood Zones 1 & 2, therefore demonstrating there are sites at a lower risk of flooding. However, the applicants have argued many of these sites are not considered to be reasonably available due to various constraints, with many being dismissed due to being in the Green Belt, although the proposed site is bound by the same constraint. Therefore, as a number of sites have been identified outside of Flood Zone 3, Officers do not consider the sequential test to be satisfied.

As discussed above, the proposal also has to pass the exceptions test. Para 160 of the NPPF states that the application of the exception test should be informed by a strategic or site-specific flood risk assessment, which the applicants have submitted. Also, for the exception test to be passed it should be demonstrated that:

- a) the development would provide wider sustainability benefits to the community that outweigh the flood risk; and
- b) the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

With regards to part a) the benefits of the scheme have been put forward by the applicant within the submitted planning statement, which are mainly based around the economic and tourism benefits of the scheme and have argued the scheme would improve the landscape and general condition of the land. However, there is nothing specific regarding the 'wider sustainability benefits to the community', Officers do not consider the economic and tourism benefits of the scheme alone to outweigh the risk of flooding to life and property, the landscape benefits are debatable which has already been discussed in Key Issue C. Therefore, Officers do not consider this part of the exceptions test to be passed.

With regards to part b) of the exceptions test, the Council's Flood Risk Officer and the Environment Agency (EA) have objected to the application, they have reviewed the submitted Flood Risk Assessment & Evacuation Plan and consider the development does not satisfy the exceptions test and therefore does not demonstrate the site would be safe from flooding.

The EA have raised concerns that the site will be subject to considerable, hazardous flood depths. This risk increases further when consideration is given to the predicted impacts of climate change over the lifetime of the development. The Flood Risk Officer and the EA have also raised concerns regarding the emergency evacuation plan submitted, particularly over the 6 hour lead time and issues around emergency access and evacuating large vehicles off the site in a timely manner. Therefore, the risk to life and property from tidal inundation would be unacceptable if the development

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

were to be allowed. The development is contrary to Section 14 of the NPPF and Policy BCS16 (flood risk) of the adopted Bristol Core Strategy and should be refused on this basis.

**(F) NATURE CONSERVATION**

The southern part of this proposal forms part of a Wildlife Corridor Site, Bower Ashton Playing Fields and therefore ecological mitigation in accordance with policy DM19 in the Local Plan is required.

The application is supported by an Ecological Impact Assessment; the assessment refers to the requirement for further bat and reptile surveys to be undertaken; these surveys and assessments were not initially submitted as part of the application, however during the application process further reports and surveys have been submitted.

Furthermore, the site is in close proximity to European sites as detailed below:

- Avon Gorge Woodlands Special Area of Conservation (SAC) (c.280 metres north)
- Severn Estuary SAC (c. 3.6 miles north-west)
- Severn Estuary Special Protection Area (SPA) (c. 3.6 miles north-west)
- Severn Estuary Ramsar site (c. 3.6 miles north-west)
- North Somerset and Mendip Bats SAC (c. 7.4 miles south-west)

As such a Habitats Regulations Assessment (HRA) is also required by law.

The Council's Ecologist has assessed the submitted updated reports and surveys and does not raise an objection to the proposed development and has suggested a number of conditions to safeguard protected species. However, if members are minded to approve the application the submitted Habitats Regulation Assessment (HRA) needs to be signed off by Natural England before consent can be granted. The HRA has been sent to Natural England for comment and at the time of writing no response has been received, a further update will be provided at the committee meeting on this issue.

**(G) IMPACT ON TREES**

Bristol Core Strategy 9 (BCS9) Seeks to conserve existing green infrastructure assets; where the loss of green infrastructure is acceptable mitigation for the loss is addressed with DM17.

The proposed seeks to remove 9 individual trees, 1 group and a line of 34 trees forming a linear feature on the south western corner of the site. Officers accept the loss of the majority of these trees through mitigation as required by Policy DM17. However, the Council's Tree Officer has objected to the removal of 2 trees which shall be discussed in detail below.

Trees T18, T19, T20 & T21 are located within the grass verge between the back of the footway and the current site boundary. Three of the four trees are category B trees and should be considered a material consideration to the proposal; all of the trees have been identified for removal. Whilst Officers accept not all of these high quality trees can be retained the Tree Officer accepts the loss of T18, T20 & T21 to facilitate the proposal.

However, Officers strongly object to the loss of T19 and T9 as they are high quality trees that contribute positively to the green infrastructure of the area and sufficient justification has not been provided for their removal as detailed below:

T19 is an early mature birch tree that provides a significant amenity contribution to the site when viewed from Clanage road. It is native and therefore provides nature conservation value and maturity. It has been identified for removal due to the proposed Warden Compound. Neither the trees canopy spread or Root Protection Area (RPA) are affected by the proposed development of the wardens compound and therefore the Tree Officer objects to the proposed removal; the tree should be

**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY**

retained, protected and arboricultural methodologies implemented to secure the trees retention as a key green infrastructure asset.

T9 Sycamore is a large mature specimen that provides a significant visual amenity to the northern portion of the site. As a naturalised species the tree has nature conservation as well and amenity value due to the volume of edible biomass in the form of aphids that helps support wildlife. The tree invertebrate population is not species rich but provides a significant wildlife benefit. As per the Council's Tree Officer Comments, this tree is noteworthy due to its age and is considered an 'aged specimen of note'. It is argued by the applicants that this tree cannot be retained due to the position of the proposed pitches, however it should be noted that the spacing between Pitches 10 & 11 have been modified to accommodate trees T16 & T17 and the Tree Officer considers there to be little apparent reason not to accommodate T9 in the same way.

Para 175 of the NPPF specifically states that development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists. Therefore, the application is not acceptable in this respect and should be refused on this basis.

In terms of the mitigation, the mitigation required to facilitate the proposed development (Excluding Trees T9 & T19) is 74 trees of a pro rata financial contribution of  $74 \times 765.21 = \text{£}56,625.54$  (Including T9 & T19 =  $86 \times 765.21 = \text{£}65,808.06$ ).

The proposed Detailed Landscape Plan identifies 54 replacement trees. If conditioned the final financial contribution is £15,304.20 or if committee allow the proposal in its current form losing (T9 & T19) the final contribution is £24,486.72.

However Officers, do not consider this mitigation outweighs the unnecessary loss of T9 & T19. The proposal is therefore contrary to Policies DM15 and DM17 support Bristol Core Strategy in which green infrastructure is an important material consideration to any new development.

**(H) SUSTAINABILITY**

Themes of sustainability, carbon reduction and climate change underpin national planning policy. Policies BCS13-15 of the Core Strategy relates to the Council's expectations with regard to sustainable construction of new buildings and emissions in respect of climate change. These policies must be addressed and the guidance within the Council's Climate Change and Sustainability Practice Note followed. Core Strategy Policy requires new buildings are also incorporate an element of renewable energy to reduce carbon emissions by a further 20% above energy saving measures.

The application is supported by a sustainability statement which outlines various sustainability measures to be used in the building fabric, solar panels and air source heat pumps are also proposed, this approach is supported by officers. An updated statement has been submitted providing calculations of the 20% energy saving measures. Therefore, the application is acceptable in this respect and complies with Policy BCS13-15.

**(I) CONTRIBUTION TO LOCAL ECONOMY/EMPLOYMENT AND TOURISM**

Within the submitted supported statement it is stated that the proposed caravan use would create jobs and generate £1 million off site spending into the city each year. Whilst Officers accept the economic and contribution to tourism from the development this does not outweigh the harm to the Green Belt, Heritage Assets, trees and flood risk.



**Development Control Committee B – 14 October 2020****Application No. 20/01930/F : Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY****CONCLUSION**

Although there has been a small change in circumstances since the previous refusal (progression for the plans to redevelop Baltic Wharf) this does not override the previous assessment. The proposed development would detract from the openness of the Green Belt and, in the absence of very special circumstances, would constitute inappropriate development. The proposal would also fail to preserve or enhance the Bower Ashton Conservation Area and the setting of the Ashton Court Estate, a registered historic park and garden. Furthermore, the development would be at high risk from flooding. Finally, the proposed use would have a detrimental impact on trees. Therefore the application is recommended for refusal.

**COMMUNITY INFRASTRUCTURE LEVY (CIL)**

In this case, as the proposed development does not result in an increase of floor space no CIL is payable.

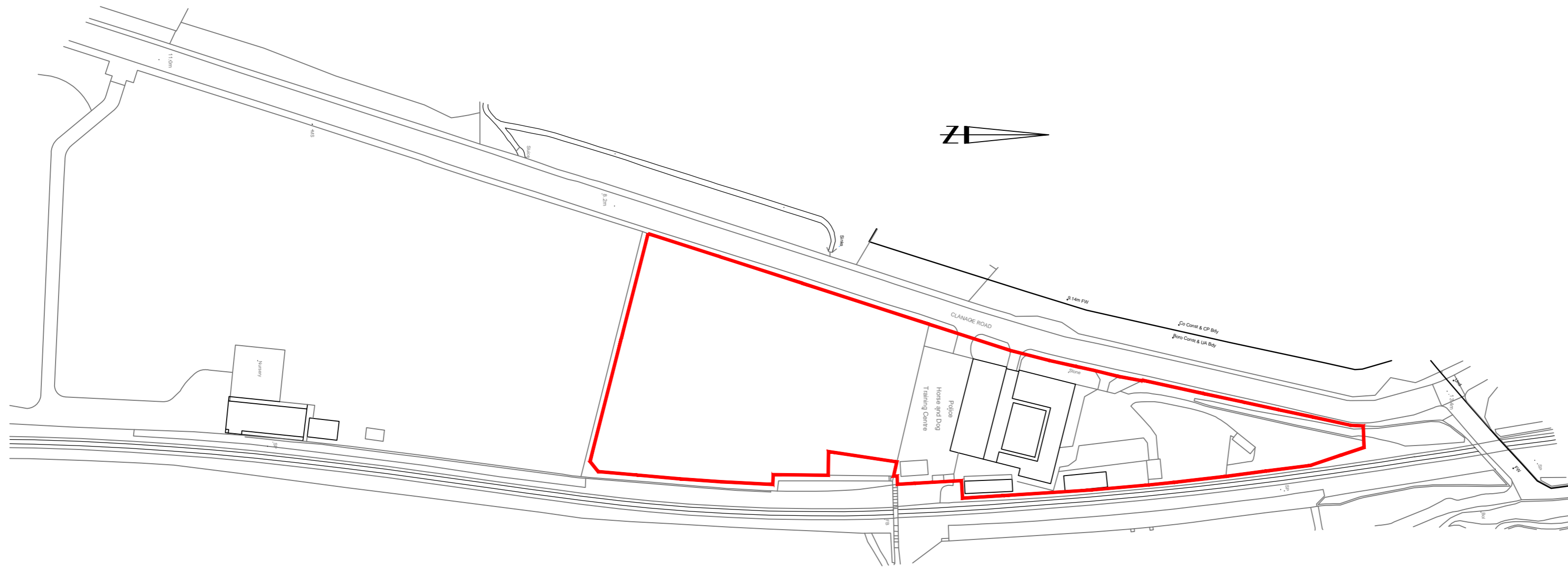
**REFUSAL REASONS**

1. The proposed development due to the number of caravan pitches will harm the openness of the Bristol Green Belt and in the absence of very special circumstances as required by Para 144 of the NPPF constitutes inappropriate development in the Green Belt. The proposal is therefore contrary to policy BCS6 of the Bristol Local Plan: Core Strategy (2011) and the advice within section 13 of the National Planning Policy Framework.
2. The proposed development would fail to preserve or enhance heritage assets, namely the Bower Ashton Conservation Area and the Ashton Court Estate, a Registered Historic Park and Garden, and its setting. The proposal would conflict with Bristol Core Strategy (2011) Policy BCS22 and Policy DM31 of the Site Allocations and Development Management Policies (2014).
3. The application fails to pass the sequential and exceptions tests as and fails to demonstrate that the proposed development will be safe from flooding or that it will not adversely increase flood risk elsewhere. It would therefore conflict with Policy BCS16 of the Bristol Core Strategy (2011).
4. The unnecessary removal high quality trees (T9 & T19) results in detrimental impacts to the character and biodiversity value of the area and therefore contrary to policies DM15 and DM17 of the Bristol Local Plan: Site Allocations and Development Management Policies 2014.

## Supporting Documents

### 2. Police Dog & Horse Training Centre, Clanage Road

1. Site Location Plan
2. Proposed Site Layout - BRT-2016-S-150 REV G
3. Detailed Landscape Proposals – CSA/2751/107 REV D
4. Proposed Lighting Layout
5. Clanage Road Elevation – BRT-2016-S-500B
6. Proposed Reception Building – BRT-2016-R-201
7. Proposed Amenity Building – BRT-2016-TB-301
8. Landscape and Visual Impact Assessment – Not attached - See Link - <https://planningonline.bristol.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q9V5VUDNJDA00> – Dated 5<sup>th</sup> May 2020 under Supporting Documents (1 of 2 & 2 of 2)
9. Committee Report for previous application (16/03774/F)

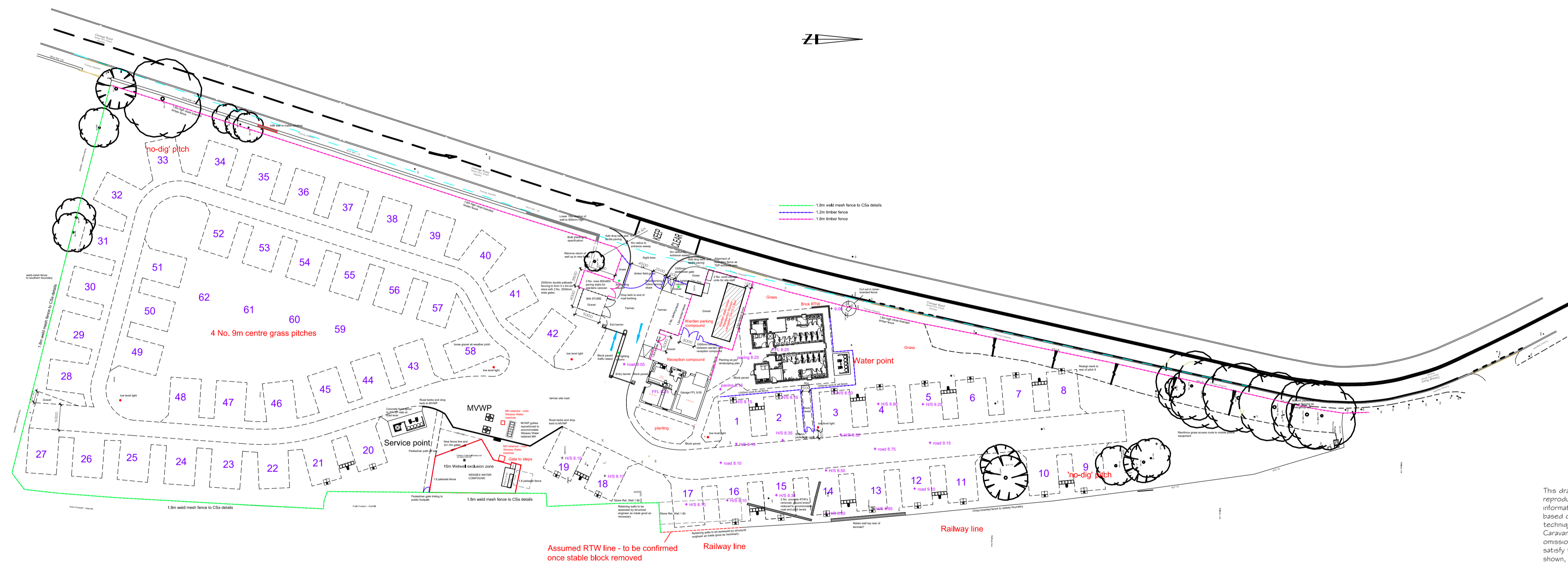


This drawing is the copyright of The Caravan Club Limited and may not be reproduced in whole or in part without its express permission. Whilst information contained in this drawing is provided in good faith, being based on available records and where applicable, electro detection techniques in location of underground electrical & telephonic services, The Caravan Club Limited will not be held responsible for errors in or omissions from the information shown. Contractors and other parties must satisfy themselves as to the accuracy and completeness of the information shown, to determine the existence of services which might cause danger, be damaged or need replacement in connection with their engagement.

Status	PLANNING		
Revisions			
Project/Site	CLUNAGE ROAD BRISTOL		
Title	SITE LOCATION PLAN		
Drwg no.	OS EXTRACT	Date	MAR 2016
		Checked by	
Scale	1/1 250 @ A2	CAD Ref.	OS EXTRACT
Drwn. by			



Estates Department, East Grinstead House  
 East Grinstead, West Sussex, RH19 1UA.  
 Tel. (01342) 336772  
 Fax. (01342) 327653



This drawing is the copyright of The Caravan Club Limited and may not be reproduced in whole or in part without its express permission. Whilst information contained in this drawing is provided in good faith, being based on available records and where applicable, electro detection techniques in location of underground electrical & telephonic services, The Caravan Club Limited will not be held responsible for errors in or omissions from the information shown. Contractors and other parties must satisfy themselves as to the accuracy and completeness of the information shown, to determine the existence of services which might cause danger, be damaged or need replacement in connection with their engagement.

Status	<b>CONSTRUCTION</b>		
Revisions			

Project/Site: BRISTOL  
CARAVAN CLUB SITE

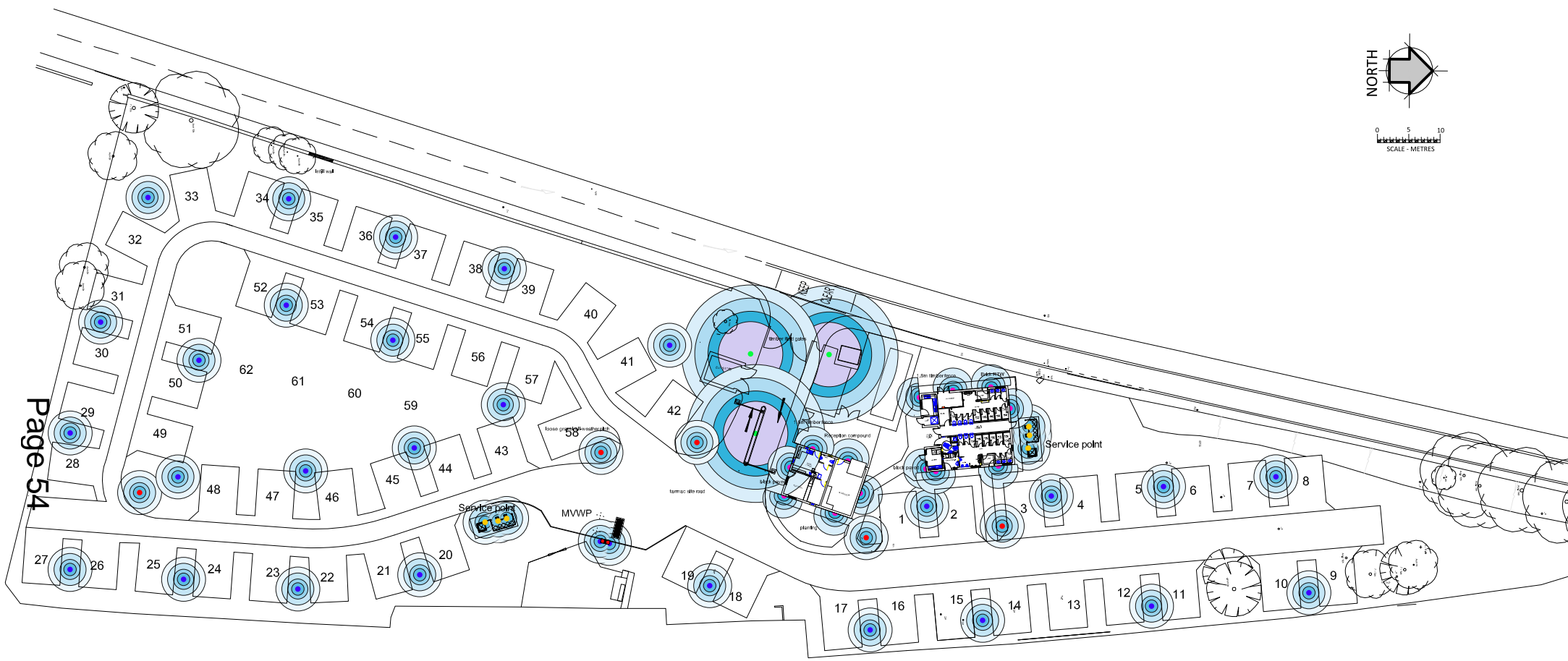
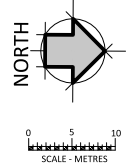
Title: PROPOSED  
SITE LAYOUT  
57 + 4 GRASS PITCHES

Drawn by: JAN 16  
Date: JAN 16  
Checked by:  
Drwn. by:  
Scale: 1/500  
CAD Ref: BRT-2016-5-150G




Estates Department, East Grinstead House  
East Grinstead, West Sussex, RH19 1UA.  
Tel. (01342) 336772  
Fax. (01342) 327653





Page 54

<p>The lighting information provided on this drawing is for planning purposes only. The specified product manufacturer must be contacted for a comprehensive design and limited warranty information prior to product procurement. Emergency and Escape Lighting (not shown) is to be installed and compliant with BS5266-1 and The Regulatory Reform (Fire Safety) Order 2005 respectively.</p>	<p>TITLE: Proposed Lighting layout - Clanage Road          FILE REF: DM118      CLIENT: Caravan &amp; Motorhome Club</p>	<p><b>THE GRAHAM WHITE LIGHTING CONSULTANCY</b>          Ivy Cottage, 4 Rosemary Lane, Farnham, Surrey. GU10 4DB          Telephone/Facsimile: 01252 266559    Mobile: 07778 523667          e-mail: enquiries@gwlc.co.uk    www.gwlc.co.uk</p> 
--	--	---



Wall light with eyelid



Low level light at electrical hook-up



Low level light

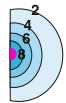


3m light at site entrance

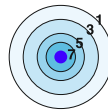


Low level lights at water point

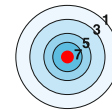
Page 55



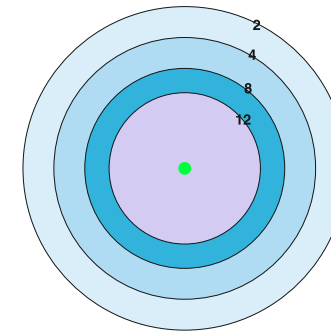
A. 13 x Dextra Amex 8.4w LED luminaire wall light with eyelid.



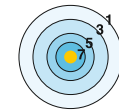
B. 30 x 1.1m high low level bollard light with 3w LED luminaire.



C. 5 x 1.1m high low level light with 3w LED luminaire.



D. 3 x 3m lighting column. G400 42w LED luminaire.



E. 6 x 1.1m high low level light with 3w LED luminaire.

	1 lux		9 lux
	2 lux		10 lux
	3 lux		11 lux
	4 lux		12 lux
	5 lux		13 lux
	6 lux		14 lux
	7 lux		15 lux
	8 lux		16 lux

The lighting information provided on this drawing is for planning purposes only. The specified product manufacturer must be contacted for a comprehensive design and limited warranty information prior to product procurement. Emergency and Escape Lighting (not shown) is to be installed and compliant with BS5266-1 and The Regulatory Reform (Fire Safety) Order 2005 respectively.

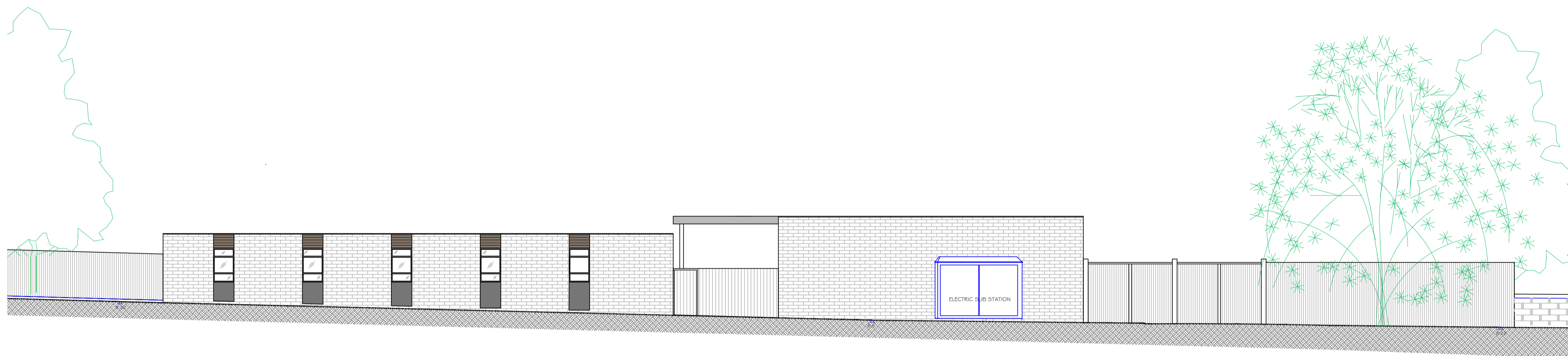
TITLE: Proposed Lighting layout - Clanage Road

FILE REF: DM118

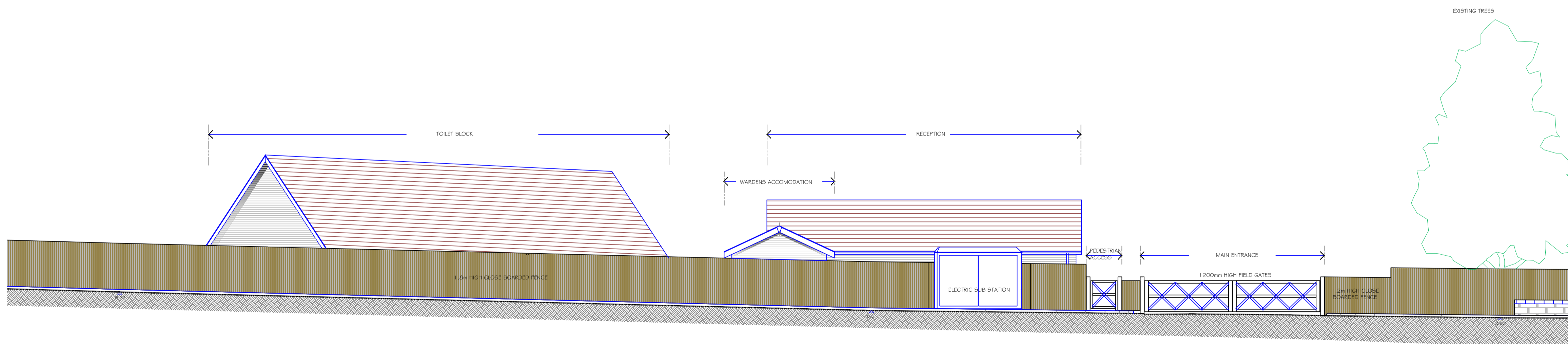
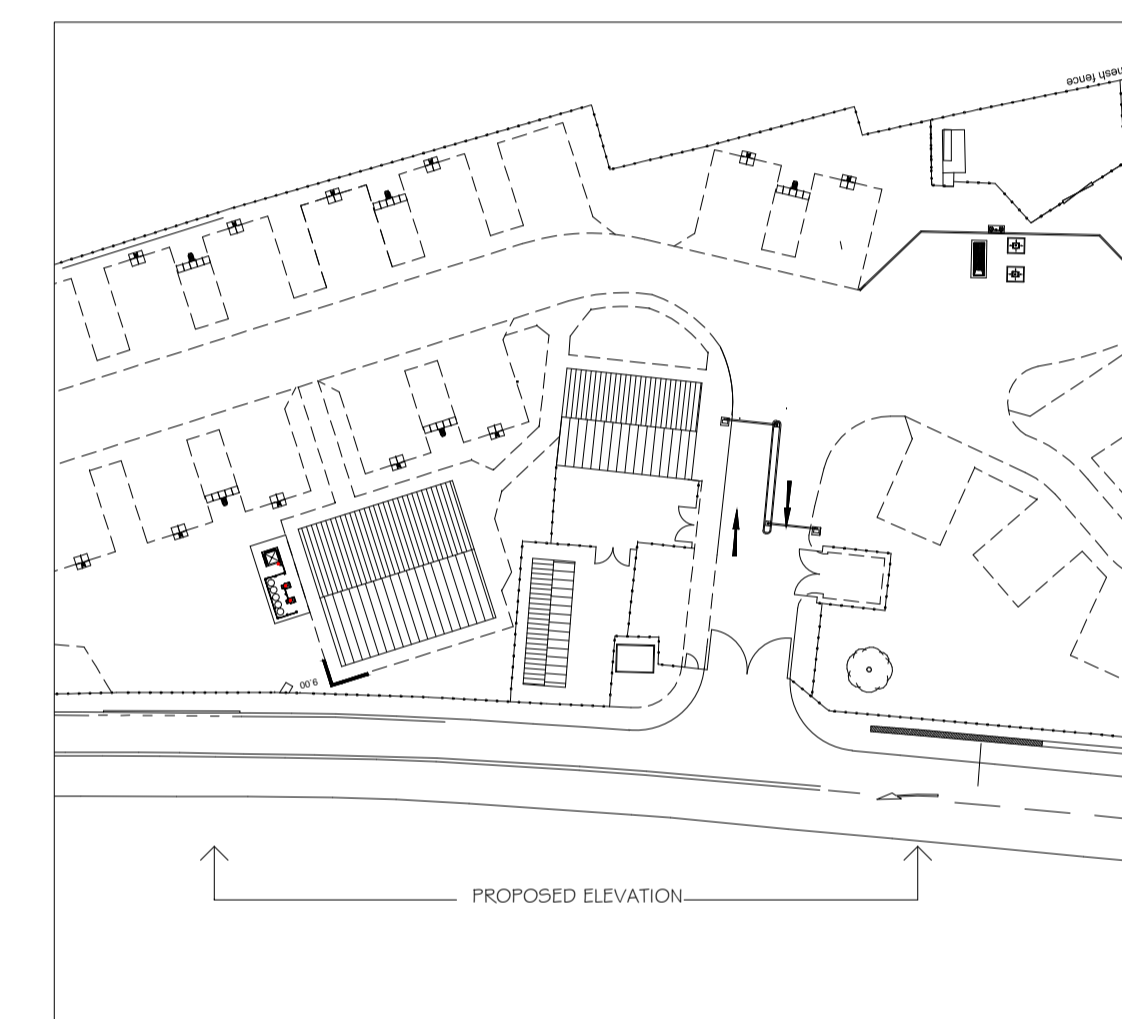
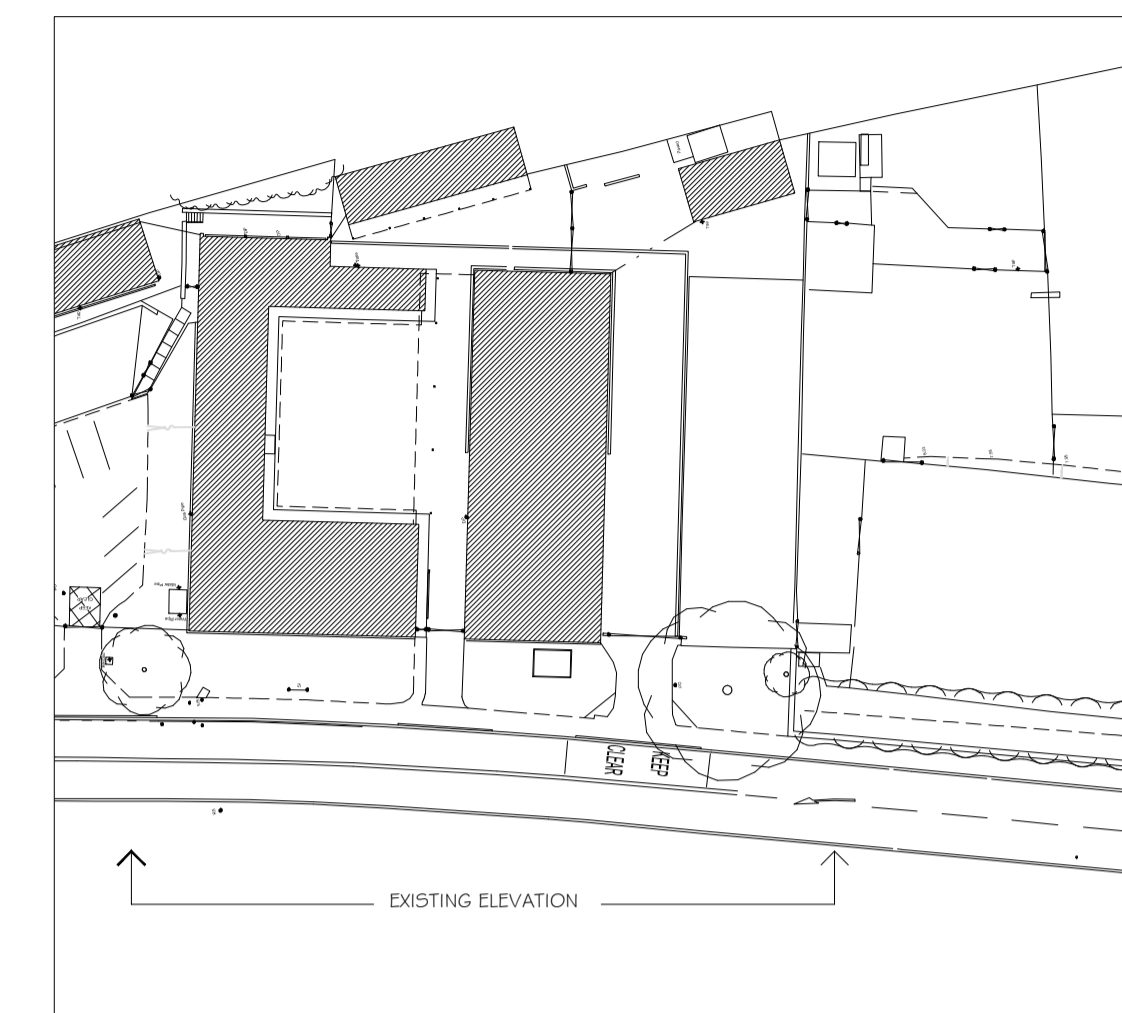
CLIENT: Caravan & Motorhome Club

**THE GRAHAM WHITE LIGHTING CONSULTANCY**  
 Ivy Cottage, 4 Rosemary Lane, Farnham, Surrey. GU10 4DB  
 Telephone/Facsimile: 01252 266559 Mobile: 07778 523667  
 e-mail: enquiries@gwlc.co.uk www.gwlc.co.uk





CLANAGE ROAD EXISTING PART ELEVATION 1:100



CLANAGE ROAD PROPOSED PART ELEVATION 1:100

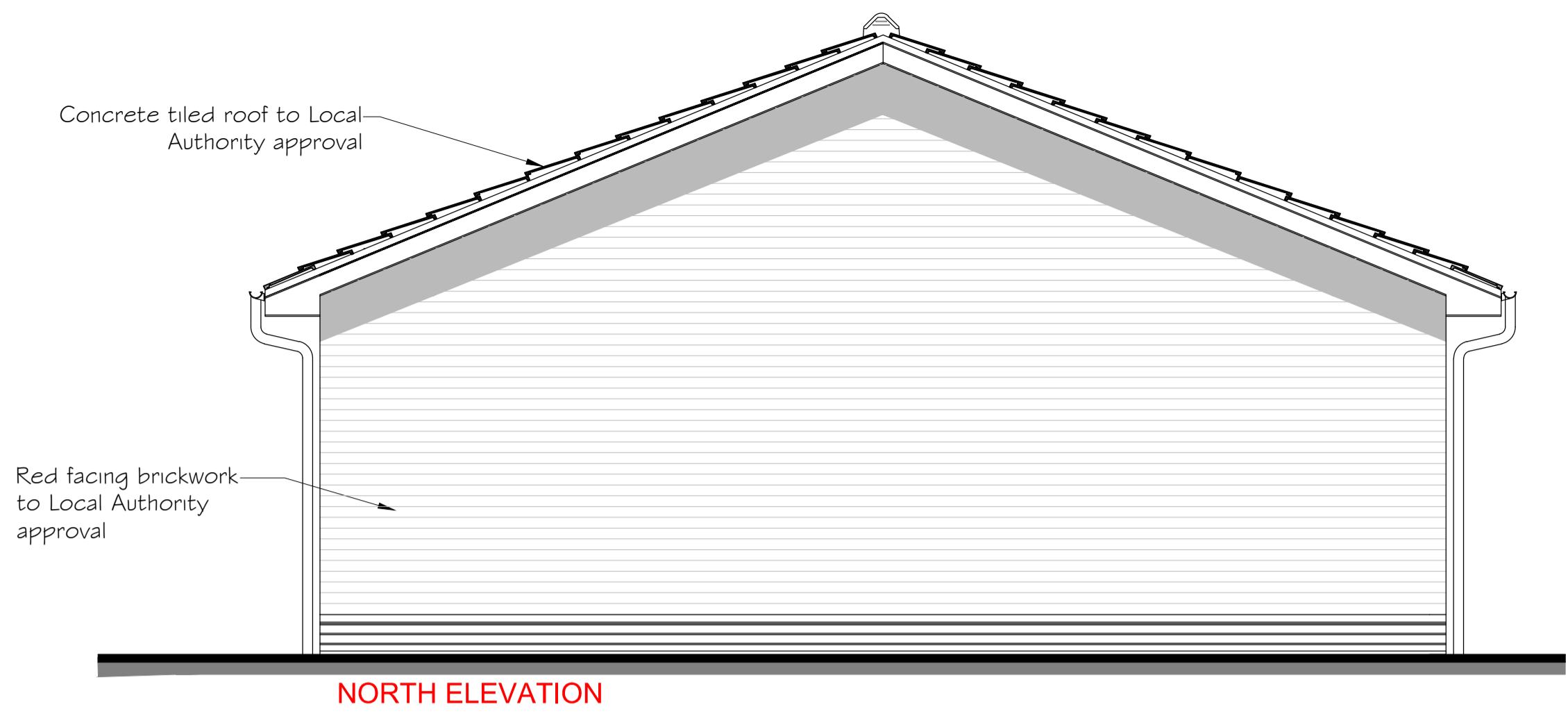
This drawing is the copyright of The Caravan Club Limited and may not be reproduced in whole or in part without its express permission. Whilst information contained in this drawing is provided in good faith, being based on available records and where applicable, electro detection techniques in location of underground electrical & telephonic services, The Caravan Club Limited will not be held responsible for errors in or omissions from the information shown. Contractors and other parties must satisfy themselves as to the accuracy and completeness of the information shown, to determine the existence of services which might cause danger, be damaged or need replacement in connection with their engagement.

Status	PLANNING	
Revisions		
Project/Site	BRISTOL CC SITE	
Title	PROPOSED CLANAGE ROAD ELEVATION	
Drwg no.	Date	Drwn. by
BRT-201 G-P-500	JAN 16	AN
	Checked by	
Scale	CAD Ref.	
1:500, 1:100@A1	BRT-201 G-P-500	

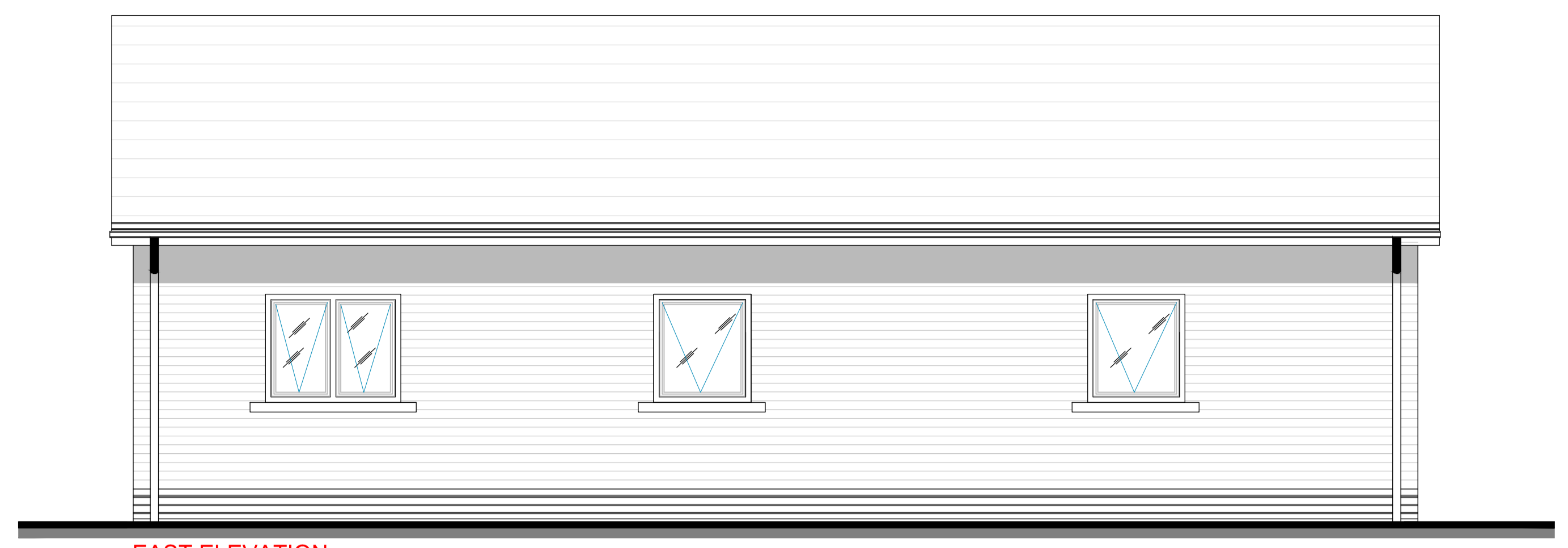


Estates Department, East Grinstead House  
 East Grinstead, West Sussex, RH19 1UA.  
 Tel. (01342) 336772  
 Fax. (01342) 327653

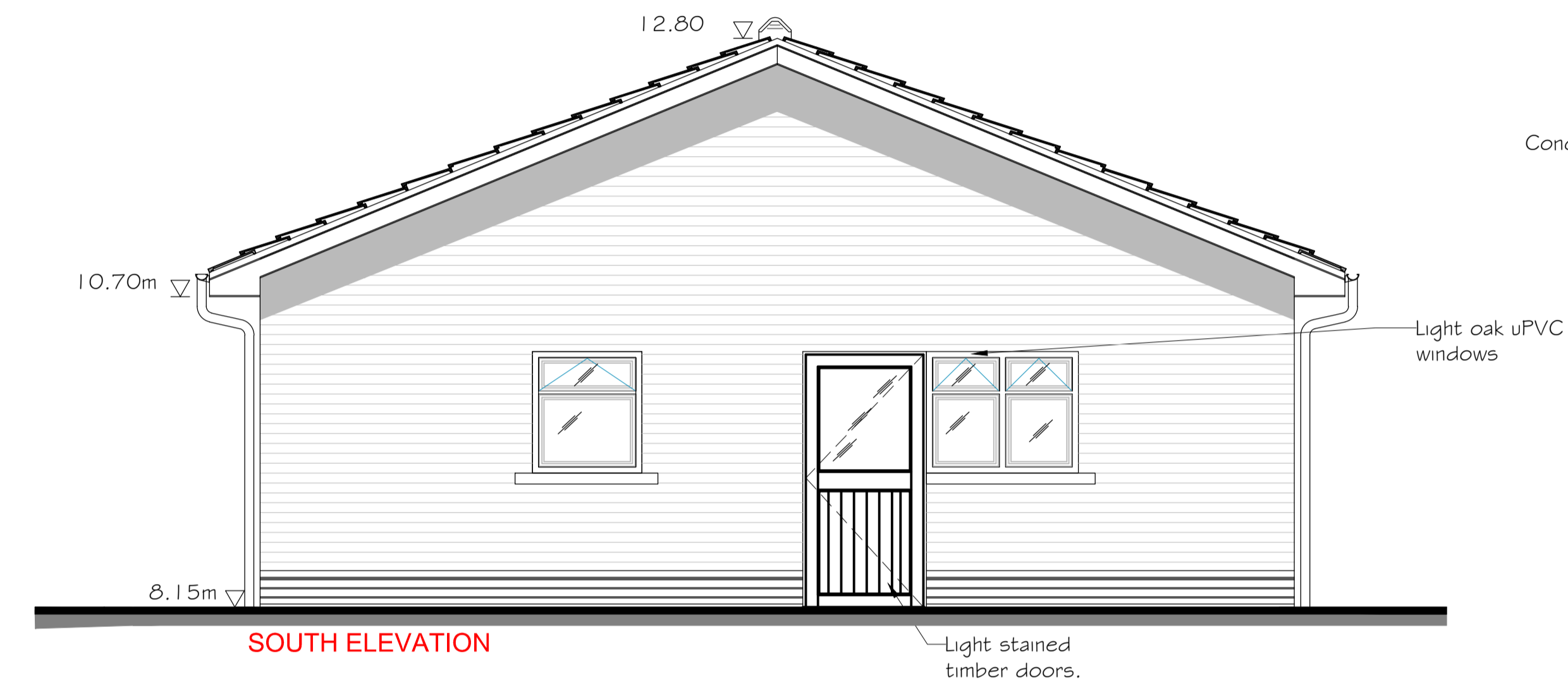




**NORTH ELEVATION**



**EAST ELEVATION**

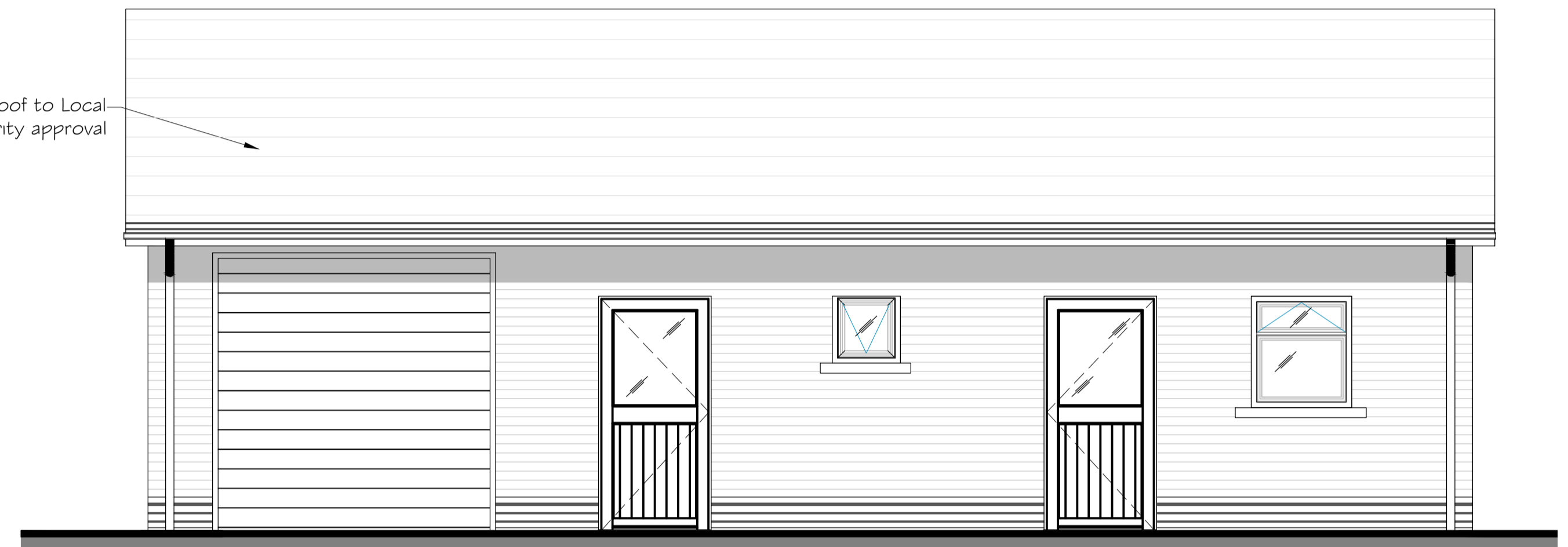


**SOUTH ELEVATION**

Concrete tiled roof to Local Authority approval

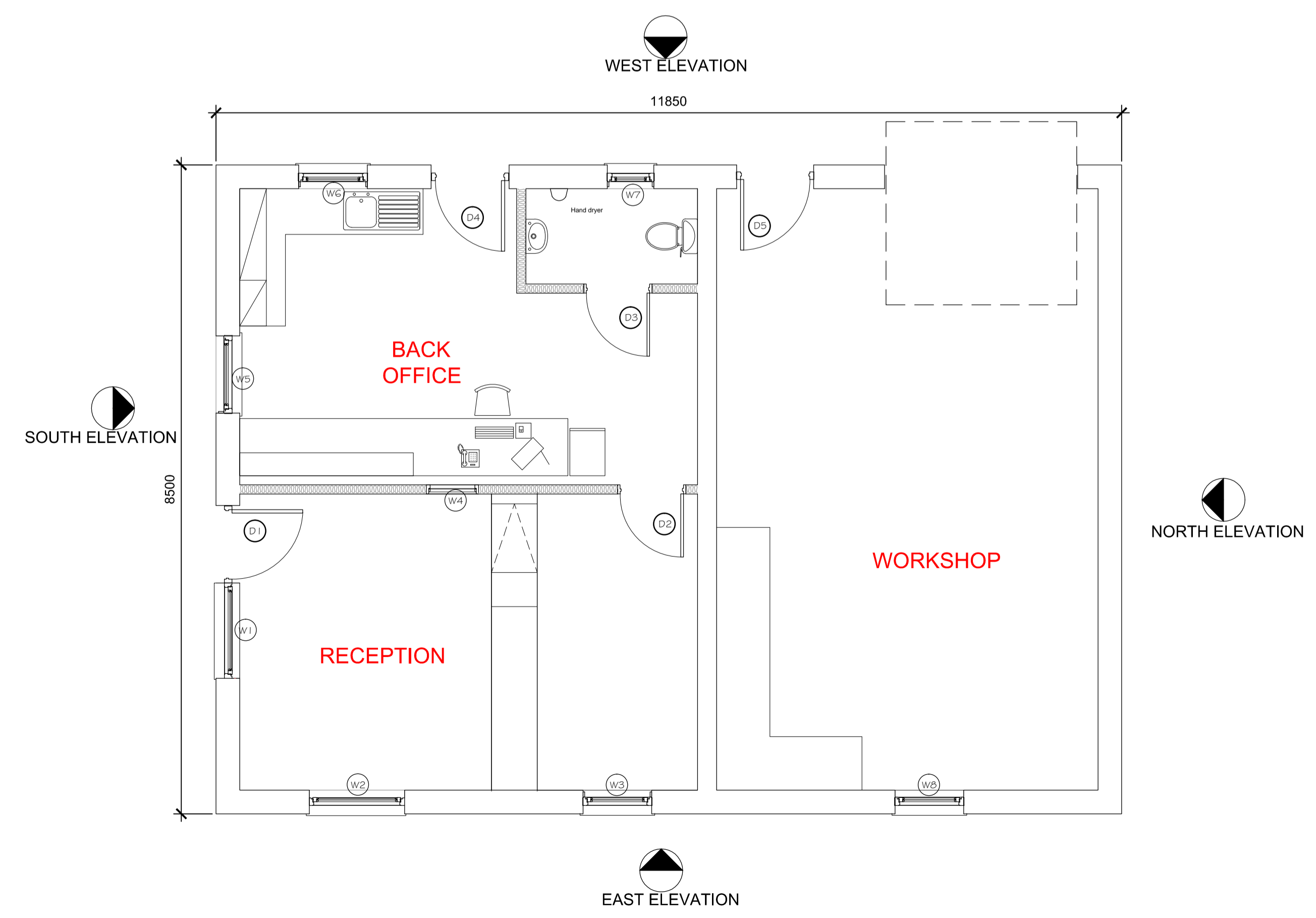
Light oak uPVC windows

Light stained timber doors.



**WEST ELEVATION**

**EXTERNAL ELEVATIONS**



**RECEPTION PLAN**

This drawing is the copyright of The Caravan Club Limited and may not be reproduced in whole or in part without its express permission. Whilst information contained in this drawing is provided in good faith, being based on available records and where applicable, electro detection techniques in location of underground electrical & telephonic services, The Caravan Club Limited will not be held responsible for errors in or omissions from the information shown. Contractors and other parties must satisfy themselves as to the accuracy and completeness of the information shown, to determine the existence of services which might cause danger, be damaged or need replacement in connection with their engagement.

Status	<b>PLANNING</b>		
Revisions			

Project/Site **BRISTOL CARAVAN SITE**

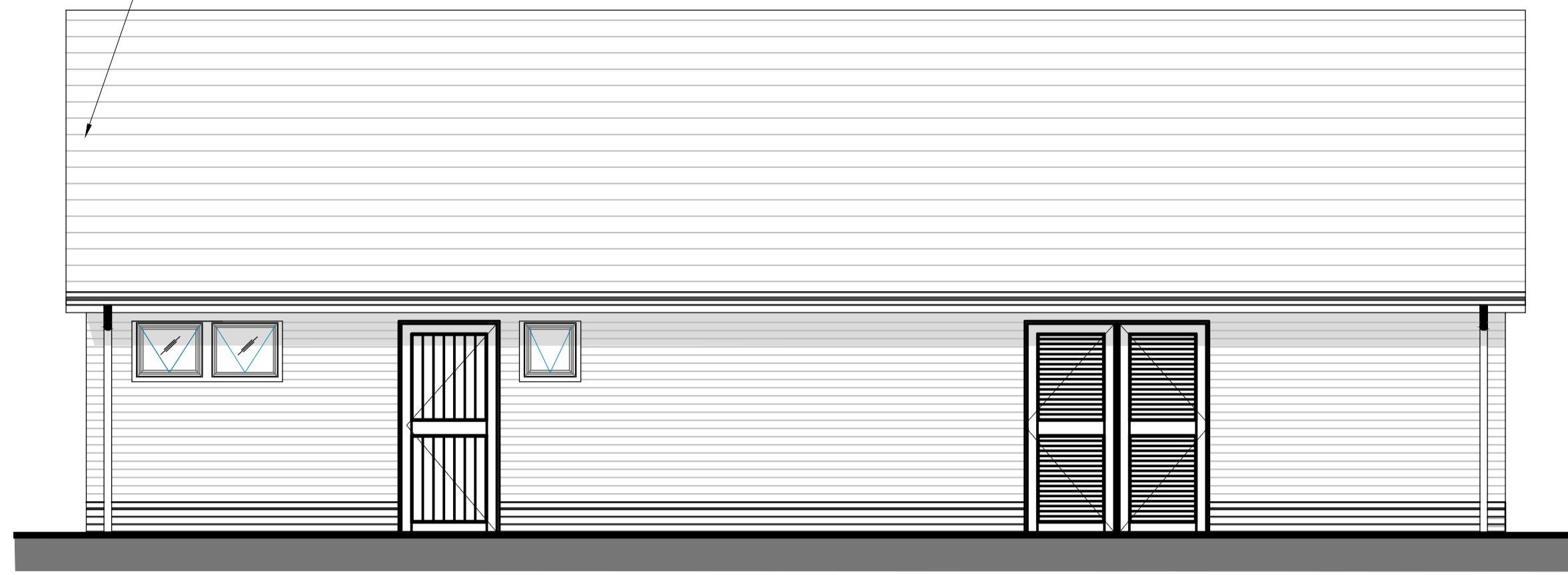
Title **RECEPTION BUILDING PLAN AND ELEVATIONS**

Drwg no. BRT-2016-R-201	Date MAR 16	Drwn. by AM
	Checked by AS	
Scale 1/50	CAD Ref. BRT-2016-R-200	

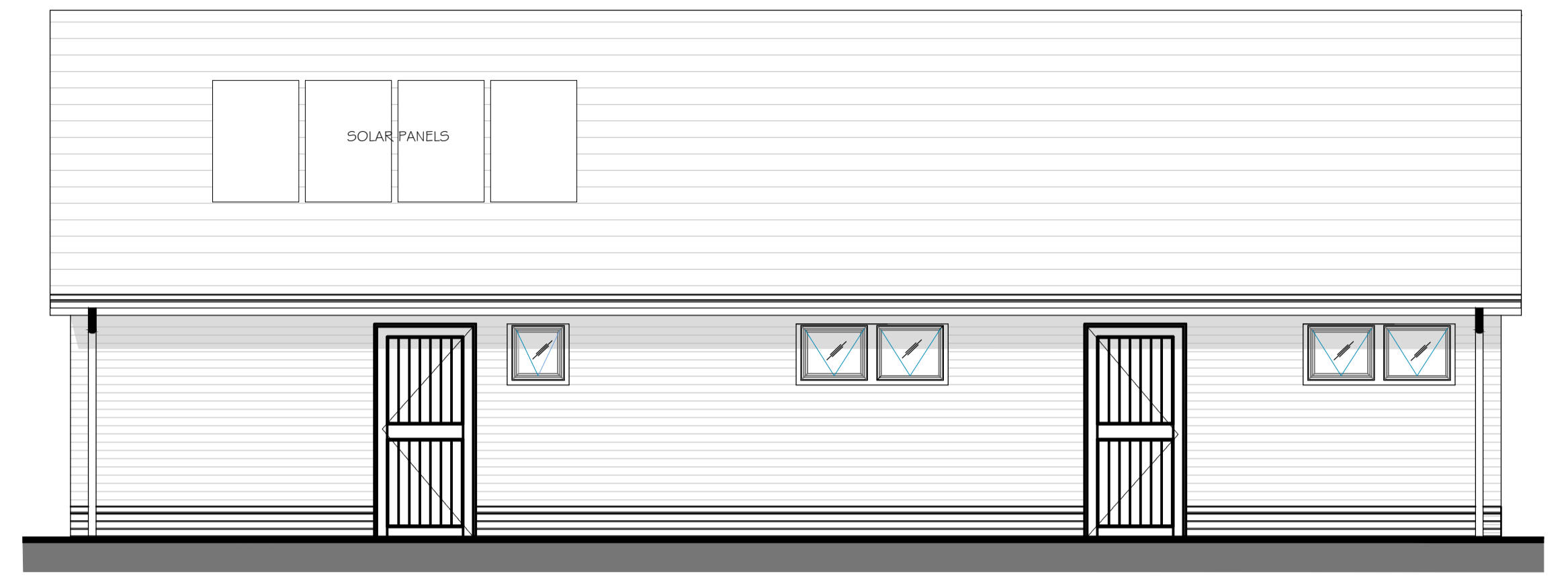


Estates Department, East Grinstead House  
East Grinstead, West Sussex, RH19 1UA.  
Tel. (01342) 336772  
Fax. (01342) 327653

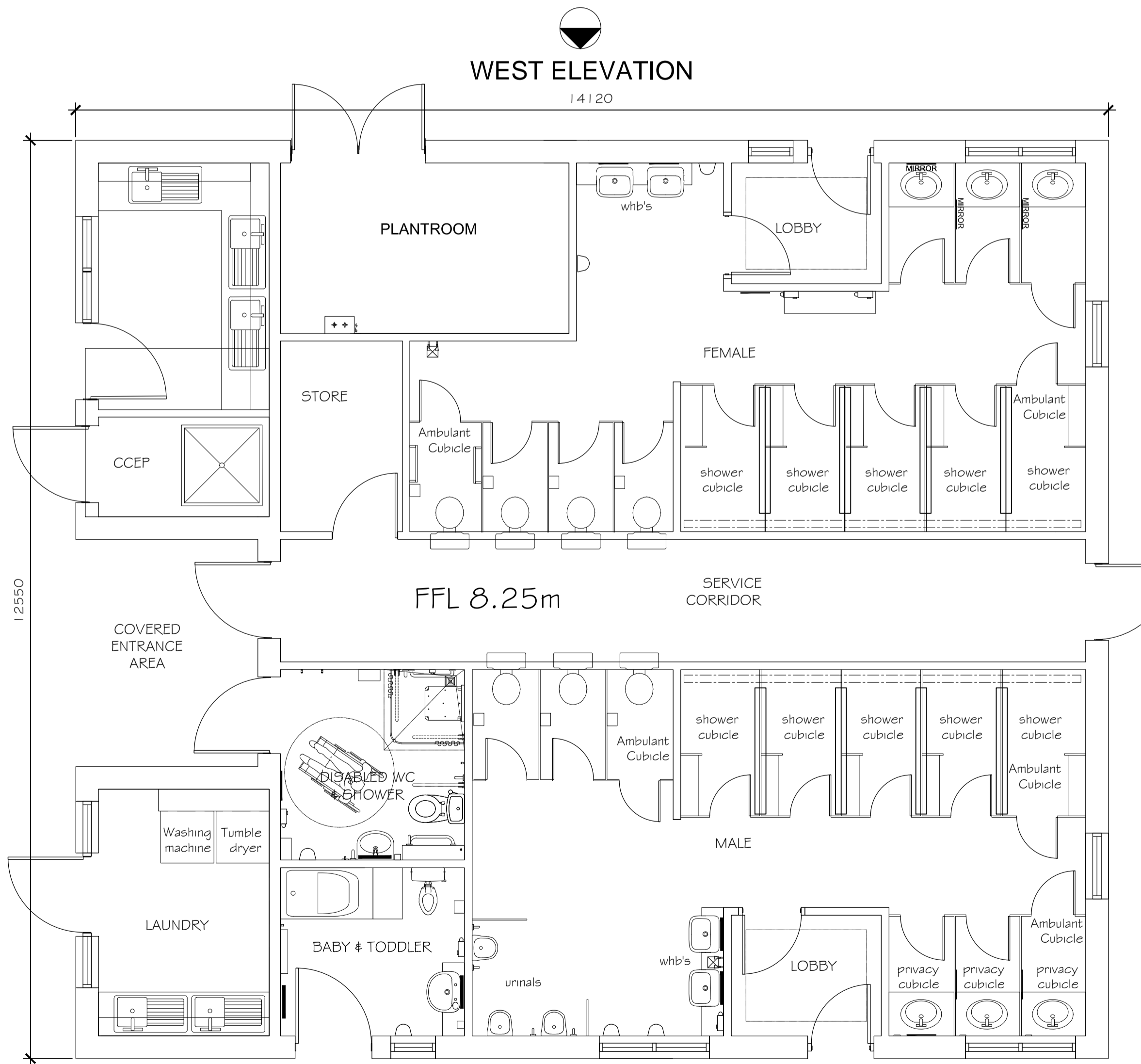
Concrete tiled roof to Local Authority approval



WEST ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

NORTH ELEVATION



NORTH ELEVATION

SOUTH ELEVATION

EAST ELEVATION

This drawing is the copyright of The Caravan Club Limited and may not be reproduced in whole or in part without its express permission. Whilst information contained in this drawing is provided in good faith, being based on available records and where applicable, electro detection techniques in location of underground electrical & telephonic services, The Caravan Club Limited will not be held responsible for errors in or omissions from the information shown. Contractors and other parties must satisfy themselves as to the accuracy and completeness of the information shown, to determine the existence of services which might cause danger, be damaged or need replacement in connection with their engagement.

Status	PLANNING		
Revisions			
Project/Site	BRISTOL CARAVAN SITE		
Title	AMENITY BLOCK		
Drwg no.	Date	Drwn. by	AM
BRT-2016-TB-301	MAR 16		
	Checked by		
Scale	CAD Ref: BRT-2016-TB-300		
1/50			



Estates Department, East Grinstead House  
East Grinstead, West Sussex, RH19 1UA.  
Tel. (01342) 336772  
Fax. (01342) 327653

WARD: Bedminster CONTACT OFFICER: Anna Penn  
SITE ADDRESS: Police Dog And Horse Training Centre Clange Road Bristol BS3 2JY

APPLICATION NO: 16/03774/F Full Planning  
EXPIRY DATE: 13 October 2016

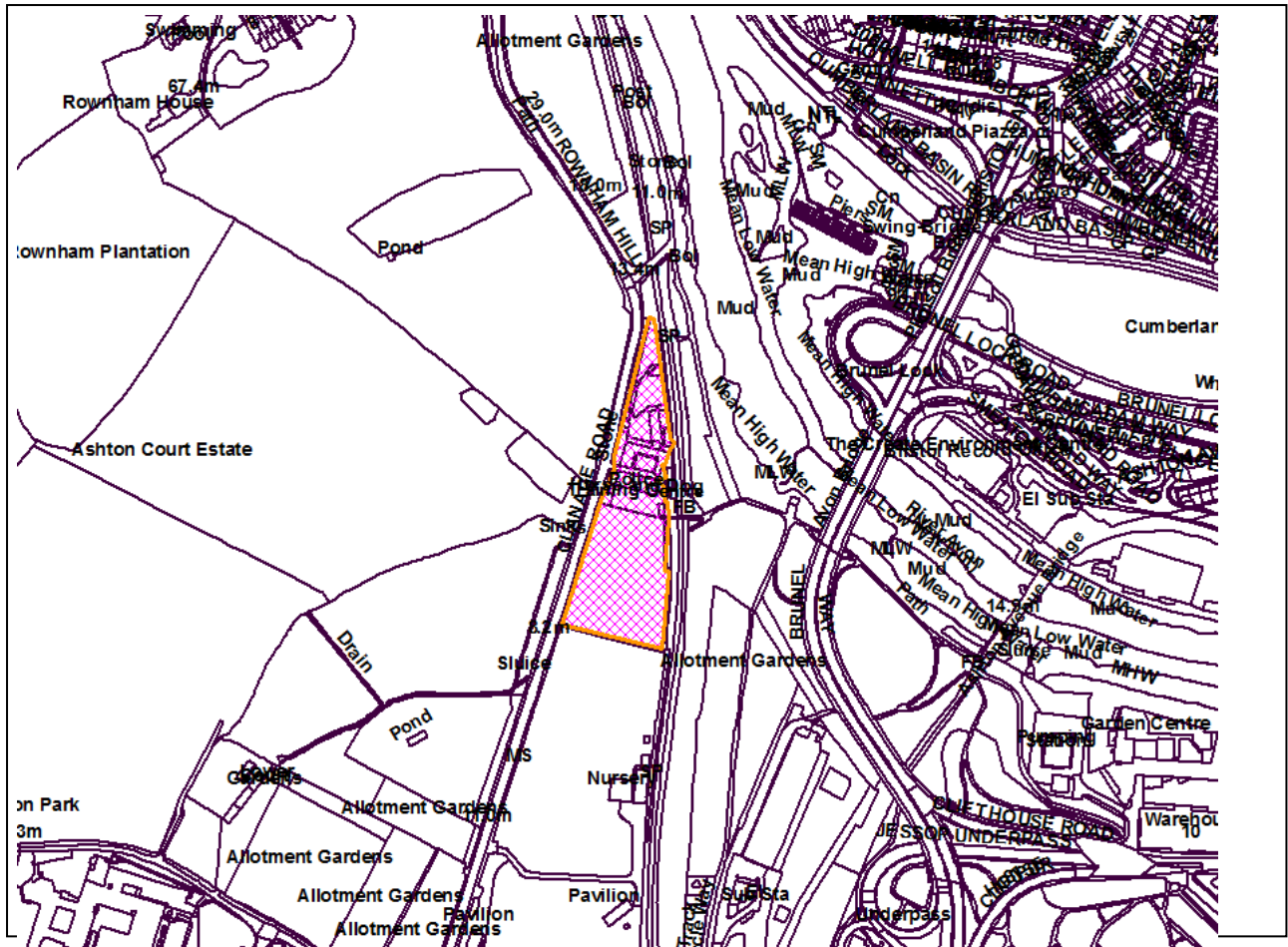
**Proposed change of use of the former Avon & Somerset Police Dog and Horse Training Centre to a touring caravan site consisting of 62 pitches and associated work including the demolition of existing buildings and erection of reception and amenity buildings and warden accommodation**

RECOMMENDATION: Refuse

AGENT: Savills  
74 High Street  
Sevenoaks  
TN13 1JR  
APPLICANT: The Caravan Club  
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 – 9 November 2016**  
**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol**  
**BS3 2JY**

## SUMMARY

Planning permission is sought to re-locate the existing Caravan Club site at Baltic Wharf in the Harbourside to this site within the Bristol Green Belt. Part of this site lies within the Bower Ashton Conservation Area and in close proximity to Ashton Court Estate, a registered Historic Park and Garden. The site also lies in an area which has a high probability of flooding.

The application is being recommended for refusal on four grounds:

- Conflict with Green Belt policy;
- Adverse impact on the setting of established heritage and landscape assets;
- The risk to life and/or property from tidal inundation would be unacceptable;
- Detrimental to highway safety.

The applicant has cited a number of “very special circumstances” to justify an exception to established green belt policy, including the lack of alternative sites. This application is being brought to Committee so that Members can carefully consider the weight to be given to the arguments given in support of the application. These need to be assessed against the clear harm that will be caused to the openness of the Green Belt; the adverse impact on the setting of the Ashton Court Estate and Bower Ashton Conservation Area; adverse landscape impact, impact on highway safety and flood risk.

## SITE AND SURROUNDINGS

The site was until recently occupied by the Avon & Somerset Police as a centre for housing and training police dogs and horses. It is located on the east side of Clanage Road, to the north of the Bedminster Cricket Ground and Teddy’s Day Nursery. The whole of the site lies in the Bristol Green Belt. The southern part of the site lies in the Bower Ashton Conservation Area. Immediately to the south and east of the site runs a public right of way. This crosses the adjacent freight railway line and links through to a network of paths and cycle routes serving the city centre, Pill and beyond.

The site is roughly triangular in shape and is bounded by Clanage Road to the west, a public footpath to the south and by a public footpath and railway line to the east. The road frontage along Clanage Road is bounded in part by a low pennant stone wall which affords views into the southern part of the site. Further to the north along the road, dense conifer trees screen a horse exercise yard. At the northern part of the site, the buildings associated with the existing use are clearly visible from the road. The southern and eastern boundary along the footpath is bounded by an open-mesh fence which allows views into the paddocks. Views from further to the south across the playing fields are contained by hedgerows. The site is screened from foot and cycle paths to the east of the railway line by established trees and hedges. However, the site can be seen from an elevated position from 2 pedestrian bridges which cross the railway.

The site itself comprises a main block of low level buildings arranged around a courtyard stable area. To the north is staff and visitor parking. To the south of the building block lies a horse exercise yard and 3 open fields divided by post and rail fences, used for grazing horses. At present there are 4 vehicular accesses serving the site from Clanage Road including a field access.

There are a number of land use designations which affect land adjoining the site. The Ashton Court Estate to the west is a grade II\* listed building and a registered historic park and garden. The Avon Valley Special Area of Conservation is located to the north. The open areas to the south and east are Important Open Spaces.

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY**

The site lies in Flood Zone 3 which means that the site has a high probability of flooding, particularly from tidal inundation. The site also lies in a Coal Authority High Risk Area.

**THE APPLICATION**

Planning permission is sought for a change of use of the former Avon & Somerset Police Dog and Horse Training Centre to a touring caravan site comprising a total of 62 pitches; of which 58 pitches will be “all weather” and 4 grass pitches. A total of 19 pitches will be located in the northern part of the site which is currently occupied by the former Police buildings. The remaining 39 pitches will be sited in the more open part of the site to the south, in a circular layout. A tarmacked site road will serve the pitches and the “all weather” pitches will be surfaced in loose gravel. All existing buildings on the site will be demolished. Three new buildings will be erected on the site of the old buildings to provide a toilet/amenity block, a reception building and separate warden accommodation. The new buildings will be constructed of red brick with grey tiled roofs. It is proposed to improve the existing main access into the site by lowering a 15 metre section of stone wall to 600mm in height. The three remaining accesses will be closed off.

The proposal also incorporates external lighting around the site, including 36 no. 1.1 metre high 3W LED bollard lights, 5 no. low level lighting points at 1.1 metres high and 13 no. wall mounted lights. The application is submitted by the Caravan Club. The occupation of the site will be limited to members of the Caravan Club only, with a maximum stay of 21 days. It is proposed that all the pitches will be of a “non-awning type” to reduce visual impact.

The application is supported by the following reports:

- Site Search Report
- Statement of Community Involvement
- Planning Statement
- Transport Statement
- Design and Access Statement
- Ecological Impact Assessment
- Flood Risk Assessment and Flood Evacuation Plan
- Coal Mining Risk Assessment
- Landscape and Visual Impact Assessment

**RELEVANT PLANNING HISTORY**

15/04665/PREAPP In November 2015, a pre-application enquiry for a “Change of use to a small, touring caravan site” concluded that such a proposal could not be supported on green belt grounds. The applicants were advised that if they wished to pursue an application, then a strong case would need to be made on any ‘very special circumstances’.

In 2008, planning permission was granted for the construction of a sewage pumping station and new rising sewer main (08/03444/F).

**RESPONSE TO PUBLICITY AND CONSULTATIONS**

A Site Notice was displayed and notification letters sent to adjoining residents and amenity groups including the BS3 Planning Group and the Bower Ashton Residents Association.

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY**

The BS3 Planning Group comments: “We are broadly supportive of this application subject to there being adequate screening to stop any light pollution affecting nearby properties (could be achieved by a mix of low level lighting and screening) and assurances from highways that clear signage will alert drivers (particularly coming down from Leigh Woods) of the possibility that there may be large vehicles crossing the road ahead.”

**OTHER COMMENTS**

**THE ENVIRONMENT AGENCY:** “ We object to the application on flood risk grounds and recommend refusal of planning permission on this basis for the following reasons:

The site lies within Flood Zone 3a defined by the Planning Practice Guidance (PPG) to the National Planning Policy Framework as having a high probability of flooding where notwithstanding the mitigating measures proposed, the risk to life and/or property, from tidal inundation would be unacceptable if the development were to be allowed. We note the site is subject to flooding at the 1 in 200 year tidal event. The latest modelling information we have for this area (Central Area Flood Risk Assessment (CAFRA) 2011 model) shows defended and undefended flood depths of up to 1.5 metres AOD for the present day, and higher flood depths with climate change. As outlined above, the risk to life and property from tidal inundation would be unacceptable if the development were to be allowed. (Particularly due to the change of the existing use of the site from “less vulnerable” to “more vulnerable”)

Whilst the occupants of the site could be warned of a tidal overtopping event via our Flood Warning Service, we are unlikely to be able to provide sufficient warning time in the event of a breach. As a result, there may not be enough time to evacuate all occupants from the site. The Local Authority Emergency Planners should be consulted on the Flood Warning and Evacuation Plan for this development.

If you are minded to approve the application contrary to our objection, it is considered essential that you contact the Agency to discuss the implications prior to determination of the application.”

**HISTORIC ENGLAND:** “Thank you for notifying Historic England of the scheme for planning permission relating to the above site. Our specialist staff has considered the information received and we do not wish to offer any comments on this occasion. The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.”

**THE AVON GARDENS TRUST:** “objects to this application due to its modest, unjustified harm to the nationally significant, Grade II\* Registered Ashton Court Park and Garden.

The Avon Gardens Trust, formed in 1987, is part of The Gardens Trust which is the statutory consultee for proposals affecting sites in Historic England’s Register of Parks and Gardens of Special Historic Interest in England. One of its roles is to help safeguard the heritage of historic designed landscapes within the former County of Avon by advising local planning authorities on statutory and non-statutory parks, gardens and designed landscapes of importance.

Significance of the Ashton Court Park and Garden as a heritage asset

Ashton Court is “An C18/C19 park on an earlier deer park, laid out after designs by Humphry Repton, and formal gardens (late C19) around a former country house.” It has national significance as a heritage asset, being on the Register of Parks and Gardens of Special Historic Interest at Grade II\*, Only 28% of registered sites have this high grading, making it “particularly important, of more than special interest” . It also is the setting of the Grade I listed Ashton Court house, which is “of exceptional interest, only 2.5% of listed buildings are Grade I”. (Historic England)

**Development Control Committee B – 9 November 2016**  
**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol**  
**BS3 2JY**

#### Assessment

The Police Training Centre is on the east side of Clanage Road, on the opposite side of which is the Ashton Court estate. The boundary of the estate and the registered park runs along Clanage Road and Rownham Hill. The applicants' Magic Map and Heritage Information is not correct in this respect and does not show the full extent of the registered park.

The setting of the Ashton Court park is largely characterised by open, green spaces. However, the unbuilt-on land to the east of Clanage Road is especially significant as it lies between the park and the city of Bristol, and provides open green space as the setting of the park and the foreground of public views of it on rising land behind. The Bower Ashton Conservation Area was designated to protect the setting of the park, and the land to the east of Clanage Road (the southern, unbuilt-on part of the Training Centre, and the sports ground and the allotments to the south) is included in the Conservation Area in order to protect its character and appearance as open green space.

It is proposed to use the Police Training Centre as a touring caravan site, involving the unbuilt-on southern part of it (currently a field and a ménage) being laid out with all-weather caravan pitches and a service road. The site would be used throughout the year, and would be likely to have a high occupancy due to its proximity to the city.

This proposal would change the southern unbuilt-on part of the Training Centre from open space to an intensive development of caravans (usually white in colour), their associated vehicles and hard surfaces. It would also be lit at night. Notwithstanding the proposed landscaping (which in any event relies on successful implementation), it is considered that this development would be visible in some short and long views of it, including from the slopes of the deer park on the opposite side of Clanage Road.

Consequently, the Trust asks that the application is refused because the proposal would cause modest harm, not justified by public benefit, to the Grade II\* registered Ashton Court Park and Garden, and be contrary to policies in the National Planning Policy Framework, and the Council's policies BCS22 and DM31 for the protection of historic parks and gardens."

NETWORK RAIL: "Whilst there is no objection in principle to this proposal, we do have concerns that the proposals would affect the construction phase of MetroWest Phase 1 as a temporary construction compound is to be created on land to the south, currently occupied by Teddies Nursery. There will also be a temporary diversion of the footpath around the outside of the compound although we cannot as yet confirm a date when these works will commence.

The information available within the planning documents indicates that the development may be at risk from historic shallow mine workings for coal. Should further clarification of risks from mine working stability be required, either by means of ground investigation or mine working treatment, Network Rail's Asset Protection team should be informed prior to any such works and Network Rail's mining team will need to be consulted again on the proposals.

Network Rail has various structures in this location e.g. bridge, retaining wall, culvert etc. which will need to be considered and mitigated through Network Rail's asset protection process. No works are to be conducted until permission for works has been granted. Network Rail would also need to agree the boundary fencing provision and the proposed landscaping along the boundary.

#### Drainage

Additional or increased flows of surface water should not be discharged onto Network Rail land or into Network Rail's culvert or drains but into the public sewer. In the interest of the long-term stability of the railway, it is recommended that soakaways/ attenuation tanks run-off from the site must drain away from the railway boundary and must NOT drain in the direction of the railway as this could import a risk of flooding and / or pollution onto Network Rail land.

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY****Access to Railway**

All roads, paths or ways providing access to any part of the railway undertaker's land shall be kept open at all times during and after the development.

**Site Layout**

It is recommended that all buildings be situated at least 2 metres from the boundary fence, to allow construction and any future maintenance work to be carried out without involving entry onto Network Rail's infrastructure. Where trees exist on Network Rail land the design of foundations close to the boundary must take into account the effects of root penetration in accordance with the Building Research Establishment's guidelines.

**Excavations/Earthworks**

All excavations / earthworks carried out in the vicinity of Network Rail's property / structures must be designed and executed such that no interference with the integrity of that property / structure can occur. If temporary compounds are to be located adjacent to the operational railway, these should be included in a method statement for approval by Network Rail. Prior to commencement of works, full details of excavations and earthworks to be carried out near the railway undertaker's boundary fence should be submitted for approval of the Local Planning Authority acting in consultation with the railway undertaker and the works shall only be carried out in accordance with the approved details. Where development may affect the railway, consultation with the Asset Protection Engineer should be undertaken.

**Signalling**

The proposal must not interfere with or obscure any signals that may be in the area.

**Landscaping**

It is recommended no trees are planted closer than 1.5 times their mature height to the boundary fence. The developer should adhere to Network Rail's advice guide on acceptable tree/plant species. Any tree felling works where there is a risk of the trees or branches falling across the boundary fence will require railway supervision.

**Safety Barrier**

Where new roads, turning spaces or parking areas are to be situated adjacent to the railway; which is at or below the level of the development, suitable crash barriers or high kerbs should be provided to prevent vehicles accidentally driving or rolling onto the railway or damaging the lineside fencing."

**BCC TRANSPORT DEVELOPMENT MANAGEMENT:** "The proposed development site is currently vacant but was previously used by Avon and Somerset Police as its dog and horse training centre. The previous use generated a limited number of sporadic vehicle trips to and from the site.

TDM provided observations on a pre-application enquiry for a caravan touring club on the site (reference 15/04665/PREAPP) which recommended that any future planning application be refused on highway safety grounds.

None of the information submitted in support of the planning application appears to adequately address the previous highway safety concerns identified by TDM.

**Local Conditions**

The proposed development site is located on the east side of the A369 Clanage Road which is a busy, classified highway linking south Bristol and the M5 motorway and is subject to a 30mph speed limit. The road experiences congestion and a series of collisions have been recorded over time resulting in the implementation of a number of 'SLOW' carriageway markings and chevron highway signage on the bend to the north of the development site however, these are regularly damaged. The gradient of the southbound approach (1:14), the camber of the road and its general



**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY**

rural nature results in vehicles regularly exceeding the posted 30mph speed limit and this is confirmed by paragraph 3.6 of the submitted Transport Statement, prepared by Stilwell Partnership dated June 2016. An Automatic Traffic Counter was placed on Clanage Road in the vicinity of the site between 20<sup>th</sup> and 27<sup>th</sup> November 2015 and the recorded 85<sup>th</sup> percentile speeds were:

- Southbound – 35.91mph; and
- Northbound – 42.10mph

Paragraph 5.4 of the submitted Transport Statement advises that the following visibility can be achieved from the proposed access:

- 2.4m x 155m looking right out (leading direction); and
- 2.4m x 120m looking left (trailing direction)

However, due to the horizontal and vertical alignment of the A369 to the north of the proposed site access, it is unlikely that the 'y' distance visibility of 155m could actually be achieved; similarly existing vegetation and a low level wall to the south of the proposed access mean that it is unlikely that the 'y' distance visibility of 120m could actually be achieved.

**Trip Generation**

The submitted Transport Statement attempts to compare traffic generated by the previous use of the site and the proposed use however, it relies on historic traffic counts undertaken by the police force and traffic counts at a number of other Caravan Club sites undertaken in August 2004. TDM considers that neither datasets can be relied upon to produce a robust, reliable comparison.

TDM considers that the use of the site as a touring caravan site will increase the number of vehicular movements, contrary to the claim made in paragraph 6.11 of the submitted Transport Statement which states: *"The proposal site will significantly reduce traffic to and from the site."*

TDM considers that the proposed development will increase the number of large, slow-moving vehicles travelling to and from the site. The inability of these vehicles to exit the site from a standing start in adequate time in a gap in the traffic, together with the lack of visibility is likely to lead to an increase in the number of collisions which is considered to be detrimental to highway safety.

Despite the information contained within the submitted Transport Statement, TDM does not consider that the site is greatly accessible.

In view of this, the proposal is considered to be detrimental to highway safety and contrary to Policy BCS10 of the Core Strategy and Policy DM23 of the SADMP and TDM recommends that the proposal is refused."

BCC Transport Development Management (Further Comment) "To confirm that TDM has nothing to add to its original observations."

FLOOD RISK MANAGER: "We object to the proposed development due to lack of mitigation to reduce surface water flooding. The site is located within a high risk area from surface water flooding. Therefore, even with evacuation measures, the risk to life is too great.

The site is also at extremely high risk from tidal and fluvial flooding, and feedback should be sought from the Environment Agency."

BCC LANDSCAPE OFFICER: "The site is located within the Green Belt flanking the railway line and Ashton Court Estate and its southern portion lies within the Bower Ashton Conservation Area. The boundary of the conservation area is not clearly evident though it is clearly some metres to the north of the southern red line boundary marked by the low scrub covered mounding separating the site from the adjacent sports field.

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY**

With regard to its Green Belt status the designation is protected under NPPF Section 9 requiring land within Green Belts to be kept permanently open. Under Local Plan policy BCS6 open spaces within Green Belts are to be protected from inappropriate development as defined by NPPF. Advice provided by the case officer for a formal pre-application held that, with regard to the Green Belt, the development of the southern portion of the site for touring caravan was inappropriate development. Concern was also expressed regarding the impact of touring caravans on the character of the Conservation Area safeguarded by BCS22. The current submission includes a Landscape and Visual Impact Assessment accompanied by a detailed landscape layout proposal in support of a special circumstances application seeking to overturn the above landscape objections.

The landscape proposals set out in drawing CSA/2751/107 Rev B show a number of features that will improve the current perception of the site in near views, particularly along the Clanage Road frontage: - reduced building footprints set back from the road frontage, better organised layout generally, use of native trees and shrubs as a screen to the development, reduced lighting levels and noise pollution. Other near views, however, such as those afforded by the elevated pedestrian footbridge over the railway line and the public right of way beyond will be more adversely affected due to the lack of screening on the east boundary and the proximity of the caravan pitches to the route. Significantly at risk with regard these views is visual openness, as depicted in photographs 05 and 06, which is the chief quality of the greenbelt; the argument in support of the proposal suggests that touring caravans are unlikely to be present on all the plots all year round, but its proximity to the centre of Bristol brings this into question and anyway, isn't this assertion counter to the economic argument put forward as one of the special circumstances? This gives rise to a concern regarding the viewpoints included in the LVIA which takes a baseline plot occupancy of 50% for the purposes of the study in the summer months this is likely to be far higher resulting in higher visual effects.

Relating this discussion to the LVIA there is agreement on the conclusions of visual effect for a number of photographs provided; in general, distant views and those from Clanage Road looking both north and south, where in both cases the combined effects of distance and screening by existing or proposed vegetation reduce the magnitude of effect of the proposals. The views where there is disagreement are generally those on or close to the east boundary of the site, or elevated above it. Included in these are Photographs 8,12/13, 15, 16, discussed in turn below: -

- Photograph 8. Suggested increased rating for visual effect from moderate to high adverse. The impact of the presence of touring caravans will negate the open character of the southern section of the site and is harmful to the character of that part of the conservation area. Mitigation of these harmful effects by screening vegetation will enclose the footpath and restrict views, therefore itself having a negative effect on the user.

- Photographs 12/13. Suggested increased rating from slight/moderate to high adverse. In this instance the sensitivity of the site landscape is higher because it forms continuity with the green open space of the conservation area. The presence of touring caravans will eliminate this continuity and is again counter to the character of the conservation area, which is appreciable from this location despite detracting elements within the view. Removal of the tall conifer hedge and reduction of the overall built form in the northern part of the view will, it is acknowledged, confer landscape benefits.

- Photograph 15. Included here as no assessment was found in the applicants text. Slight to moderate adverse visual effect arising from likely middle distance views of the touring caravans. Loss of conifer hedge helpful.

- Photograph 16. Suggested increased rating of visual effect from slight adverse to slight to moderate adverse. Receptor sensitivity is higher from this viewpoint due to foreground greenspace context and the magnitude of effect arising from the presence of the touring caravans higher will low to moderate, particularly during those months where tree canopy is absent.

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY**

In relation to the photomontages, while acknowledging that existing and proposed vegetation together with effects of distance and intervening landform will diminish the overall visual effect of the development from those locations and that the description in the text are broadly acceptable, there is a concern that the visual effect of the touring caravans will be increased by their brilliant white colour, which can catch the eye even at a distance, particularly in bright weather. This effect can be overlooked in the production of image, giving a reduced impression of likely impacts. In summary, the overall visual effects on the majority of the photographic images are found to be varying degrees of adverse, with two rating as highly adverse due to the effects on both the character of the conservation area and the Green Belt. For these reasons the proposals fail the requirements of appropriate development in the Green Belt under BCS6 and result in demonstrable harm to the character of the Bower Ashton Conservation Area, safeguarded by BCS22. The pre-application advice that the proposals represent inappropriate development is therefore confirmed and the proposals should be rejected on the grounds of visual impact.”

BCC LANDSCAPE OFFICER (Further Comments): “The applicant’s response to my comments doesn’t alter the conclusions reached in my assessment. Whilst I’m happy to acknowledge that the proposals have merit in relation to some aspects of the existing landscape – it would be disingenuous not to – none the less the impact on near views from publicly accessible routes and areas will harm the character of the conservation area and this consideration in my view outweighs any benefits, such as appearance within the site itself.”

BCC CONSERVATION OFFICER: “The southern part of the proposed caravan park will fall within the Bower Ashton Conservation Area and affect the settings of the Registered Historic Landscape around Ashton Court, the City Docks Conservation Area, Grade I Listed Clifton Suspension Bridge, and other Grade II and II\* Listed assets overlooking the site from Clifton.

The north part of the Bower Ashton Conservation Area is characterised by the green and natural buffer between the city of Bristol and the rolling parkland of Ashton Court to the west. The proposed loss of open green space is not consistent with the preservation or enhancement of the special character Conservation area and cannot be supported.

The proposed caravan site will be highly visible from Clanage Road, from the public footpath skirting the site, and also visible from more distant perspectives including from the Cumberland Basin flyover. We consider that the visual intrusion into the landscape and Conservation Area would be significant and the development would fail to conform to planning policies aimed at preserving the Special Character or setting of the two adjacent Conservation Areas, or the setting of the Registered Historic Landscape surrounding Grade I Listed asset at Ashton Court.

Notwithstanding the existing development on the north side of the site there are significant views enjoyed from the public footpath around the site towards the Clifton Suspension Bridge and assets within the Clifton & Hotwells Conservation Area. The enjoyment of these views, and therefore the wider setting of those Listed assets, would be negatively impacted by the development of the site. The extensive hard surfacing, roads, ancillary structures, and caravans themselves will introduce a degree of development and visual clutter incongruous to the setting of the assets. The proposed landscaping around the site would not mitigate the impact of the development. We consider there to be an unjustified degree of harm posed by the proposals.

We do not consider that the degree of harm posed to multiple heritage assets and their setting is offset by any public benefit justification. We recommend the application for refusal.”

BCC CONSERVATION OFFICER (Further Comments): “There remains no assessment of the impact of proposals on the heritage assets and their setting, including the Suspension Bridge, Conservation Areas, and the Registered historic landscape. Notwithstanding this it continues to represent harm to those assets under NPPF and fails to conform to BCC policies designed to

**Development Control Committee B – 9 November 2016**  
**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol**  
**BS3 2JY**

protect the city's heritage.”

BCC NATURE CONSERVATION OFFICER: “The southern part of this proposal forms part of a Wildlife Corridor Site, Bower Ashton Playing Fields and so ecological mitigation in accordance with policy DM 19 in the Local Plan is required. Policy DM 19 states in relation to Wildlife Corridors that: “Development which would have a harmful impact on the connectivity and function of sites in Wildlife Corridors will only be permitted where the loss in connectivity, or function, of an existing Wildlife Corridor is mitigated in line with the following hierarchy:

- a. Creation of a new wildlife corridor within the development site;
- b. Enhancement of an existing corridor or creation of a new corridor off-site to maintain the connectivity of the Bristol Wildlife Network.”

Furthermore in the explanatory text it states: “Development should integrate existing wildlife corridors. Where this is not practicable it should provide suitable mitigation in the form of on-site, functional Wildlife Corridor(s). Development should also provide mitigation for any habitats, species or features of value associated with the Wildlife Corridors, where they are harmed or lost. This should take place on the development site wherever possible.”

Trees and vegetation will be removed as part of this proposal. All species of wild birds, their eggs, nests and chicks are legally protected until the young have fledged. In accordance with the Ecological Impact Assessment dated May 2016, the following planning condition is recommended.

Condition: No clearance of vegetation or structures suitable for nesting birds, shall take place between 1st March and 30th September inclusive in any year without the prior written approval of the local planning authority. The authority will require evidence provided by a suitably qualified ecologist that no breeding birds would be adversely affected before giving any approval under this condition.

Reason: To ensure that wild birds, building or using their nests are protected.

This proposal includes lighting columns. The proposal is located in a key position between the River Avon, which is considered to be a key dark corridor for commuting bats and the Ashton Court Estate, which supports a significant maternity roost of lesser horseshoe bats. Lesser horseshoe bats are known to be sensitive to lux levels above 0.5 lux.

To be useful for ecological purposes, a lighting contour plan should be conditioned which extended outwards until incremental levels of zero lux result. This is also necessary take account of any possible impacts of lighting on the adjacent Ashton Court Estate Site of Special Scientific Interest which is located immediately to the west of the proposal. A lux level lighting contour plan and measures to minimise light spill are required as a planning condition.

Condition: Prior to commencement of development, details for any proposed external lighting shall be submitted and agreed in writing by the Local Planning Authority. This shall include a lux level contour plan, and should seek to ensure no light spill outside of the site boundaries. The lux contour plan should extend outwards to incremental levels of zero lux.

Guidance: According to paragraph 125 (page 29) of the National Planning Policy Framework (2012), By encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

To conserve legally protected bats and other nocturnal wildlife.  
 The proposed hours of operation of the lighting should also be clarified and secured by condition.

**Development Control Committee B – 9 November 2016**  
**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol**  
**BS3 2JY**

In accordance with the Ecological Impact Assessment dated May 2016, the following planning condition is recommended.

Condition: Prior to commencement of development details shall be submitted providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities. This shall include twelve built-in bird and eight built-in bat boxes.

If built-in bird and bat boxes cannot be provided within built structures, they should be provided on trees (with no more than one bird box per tree). Bird boxes should be installed to face between north and east to avoid direct sunlight and heavy rain. Bat boxes should face south, between south-east and south-west. Bird boxes should be erected out of the reach of predators and at least 3.5 metres high on publicly accessible sites. For small hole-nesting species bird boxes should be erected between two and four metres high. Bat boxes should be erected at a height of at least four metres, close to hedges, shrubs or tree-lines and avoid well-lit locations. Bat boxes which are being placed on buildings should be placed as close to the eaves as possible.

Reason: To help conserve legally protected bats and birds which include priority species. In accordance with Policy DM29 in the Local Plan, the provision of living (green/brown) roofs is recommended on the proposed reception and amenity buildings to provide habitat for wildlife. Policy DM29 states that proposals for new buildings will be expected to incorporate opportunities for green infrastructure such as green roofs, green walls and green decks.

Living roofs can be integrated with photovoltaic panels and also contribute towards SuDS. The following guidance applies. The roofs should be covered with local low-nutrient status aggregates (not topsoil) and no nutrients added. Ideally aggregates should be dominated by gravels with 10 - 20% of sands. On top of this there should be varying depths of sterilised sandy loam between 0 - 3 cm deep. An overall substrate depth of at least 10 cm of crushed demolition aggregate or pure crushed brick is desirable. The roofs should include areas of bare ground and not be entirely seeded (to allow wild plants to colonise) and not employ *Sedum* (stonecrop) because this has limited benefits for wildlife. To benefit certain invertebrates the roofs should include local substrates, stones, shingle and gravel with troughs and mounds, piles of pure sand 20 - 30 cm deep for solitary bees and wasps to nest in, small logs, coils of rope and log piles of dry dead wood to provide invertebrate niches (the use of egg-sized pebbles should be avoided because gulls and crows may pick the pebbles up and drop them). Deeper areas of substrate which are at least 20 cm deep are valuable to provide refuges for animals during dry spells. An area of wildflower meadow can also be seeded on the roof for pollinating insects (and in the case of this site the meadow could include native grass species to help provide potential foraging habitats for bats)."

BCC TREE OFFICER: "The report provided is a preliminary assessment of the trees on site (Section 1.6) and does not contain sufficient information.

For this application to progress we require further documentation:

- A tree protection plan to identify trees to be retained or removed.
- BTRS calculations for tree replacement on site.
- Calculation of financial contribution for trees that cannot be replaced on site.
- Arboricultural implications assessment and method statement for the protection of trees to be retained.
- A robust landscape plan containing tree locations, species, planting stock size (Minimum 12- 14cm Girth) & a maintenance schedule for watering and aftercare to ensure establishment of newly planted trees.

This information needs to be provided prior to consent due to the planning obligations for a financial contribution via unilateral undertaking for any trees not replaced on site."

**Development Control Committee B – 9 November 2016**  
**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol**  
**BS3 2JY**

RELEVANT POLICIES

**National Planning Policy Framework – March 2012**

**Bristol Core Strategy (Adopted June 2011)**

BCS1	South Bristol
BCS6	Green Belt
BCS9	Green Infrastructure
BCS10	Transport and Access Improvements
BCS11	Infrastructure and Developer Contributions
BCS13	Climate Change
BCS14	Sustainable Energy
BCS15	Sustainable Design and Construction
BCS16	Flood Risk and Water Management
BCS20	Effective and Efficient Use of Land
BCS21	Quality Urban Design
BCS22	Conservation and the Historic Environment
BCS23	Pollution

**Bristol Site Allocations and Development Management Policies**

DM1	Presumption in favour of sustainable development
DM14	Health impacts of development
DM15	Green infrastructure provision
DM17	Development involving existing green infrastructure
DM19	Development and nature conservation
DM23	Transport development management
DM26	Local character and distinctiveness
DM27	Layout and form
DM28	Public realm
DM29	Design of new buildings
DM31	Heritage assets
DM32	Recycling and refuse provision in new development
DM33	Pollution control, air quality and water quality
DM35	Noise mitigation
DM37	Unstable land

**Supplementary Planning Documents and Policy Advice Notes**

Planning Obligations - Supplementary Planning Document - Adopted 27 Sept 2012

PAN 2 Conservation Area Enhancement Statements (November 1993)

KEY ISSUES

(A) IMPACT ON THE GREEN BELT

As described above, the whole of the site lies within the Green Belt. Government policy within the National Planning Policy Framework (NPPF) and Bristol Core Strategy Policy BCS6 seek to protect Green Belts from inappropriate development. "Inappropriate development is, by definition, harmful to the Green Belt" (Para 87 NPPF). The construction of new buildings in the Green Belt is considered to be inappropriate development unless it meets one of six exceptions set out under Paragraph 89 of the NPPF:

- buildings for agriculture and forestry;

## Development Control Committee B – 9 November 2016

## Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY

- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- *limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.*”

It is considered that the last criterion is the only one relevant to this particular case. As there are existing buildings on part of the site, officers consider that *that* part of the site may be described as previously developed land. However, the majority of the site is open and undeveloped, used for the grazing and exercising of horses. In coming to this conclusion, regard has been paid to the NPPF definition of previously developed land as “land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.”

Officers consider that the new buildings to be sited within the existing built up area of the site may be considered to constitute appropriate development. This is on the basis that the demolition of the existing buildings and replacement with 310 sq.m of new buildings will result in a reduction in the building footprint. The proposal will result in a net reduction of 478 sq.m of built floorspace in the existing built up area of the site. The new buildings will also be sited in the area of the existing buildings. Whilst the new toilet/amenity block will be approximately 2.4 metres higher than the buildings it replaces, it will be set further back from the road frontage behind a new boundary fence. Thereby the new built element on the existing built up area of the site will not have a materially greater impact on the openness of the Green Belt than the existing use.

However, the siting of caravans within the open part of the site is considered to constitute inappropriate development. It is acknowledged that the caravans will not be permanently pitched on the land but regard has been made to established case law that caravans are inappropriate development in the Green Belt. It is argued in the supporting Planning Statement that the caravans will not be a permanent feature of the site and that for most of the year, outside of the summer months, the southern part of the site will remain open. This disregards the fact that the site will be in use all year round, with members able to stay for a maximum of up to 21 days. Moreover, a majority of the pitches will be “all weather” and by their very nature, capable of being occupied throughout the year. Officers do not accept that the openness and visual appearance of the southern part of the site will be improved, as it is claimed.

It now needs to be considered whether there are any “very special circumstances” that would outweigh any harm to the Green Belt. The “very special circumstances” cited by the applicant are as follows and will be assessed within the Key Issues below:

- Overall reduction in built form on the site (see Key Issue A above)
- Improvements to local amenity (see Key Issue B)
- Improvement in visual impact of the site (see Key Issues A, B and C)
- Road Safety (see Key Issue C)
- Improvements to biodiversity and ecology (see Key Issue E)
- Regeneration of Brownfield Site at Baltic Wharf (see Key Issue F)
- Lack of suitable alternative sites (see Key Issue G)

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY**

- Support for local tourism industry (see Key Issue H)
- Contribution to local economy (see Key Issue H)
- Creation of local employment (see Key Issue H)

**(B) VISUAL/LANDSCAPE IMPACT ON THE SETTING OF THE ASHTON COURT ESTATE AND THE BOWER ASHTON CONSERVATION AREA**

The southern part of the site lies within the Bower Ashton Conservation Area. Although the Conservation Area Appraisal carried out in 1993 is largely out of date, it describes this area as “Clanage Road bounded by dramatic pennant boundary walls encloses flat open ground to the east laid out as sports grounds or allotments”. The southern part of the site is visible from local views. Its open and undeveloped appearance contributes to the openness of this part of the Conservation Area and also to the setting of the adjoining Ashton Court Estate, a registered park and garden.

The Authority is required (under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990) to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The case of *R (Forge Field Society) v Sevenoaks DC* [2014] EWHC 1895 (Admin) (Forge Field) has made it clear where there is harm to a listed building or a conservation area the decision maker "must give that harm considerable importance and weight. [48]. This is applicable here because there is harm to the Conservation Area as set out below.

Section 12 of the national guidance within the National Planning Policy Framework (NPPF) 2012 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, with any harm or loss requiring clear and convincing justification. Paragraph 132 of the NPPF states that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. Further, Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It is stated in the supporting Planning Statement that the proposal will result in a visual improvement to the appearance of the site, including the removal of the existing buildings and the manege area. It is also claimed that the previous occupier was not a good neighbour due to the use of a tannoy system and extensive floodlighting. Whilst this is noted, this does not overcome the principal objections to the development as summarised below.

The development will harm the designated heritage assets of the Conservation Area and the adjoining registered Park and Garden as set out in the Council's Landscape and Conservation comments. Objections have been raised on the grounds that the proposal will have an adverse effect on the landscape character, Conservation Area and openness of the Green Belt. This is particularly the case on the southern part of the site, from local viewpoints. In addition, the development will erode the openness and visual quality of this site which acts as a landscaped buffer to the city to the east. This view is backed up by the Avon Garden's Trust. The proposal will result in demonstrable harm to the character of the Bower Ashton Conservation Area and the setting of the Ashton Court Estate, both important heritage assets.

Accordingly, the proposal is considered to conflict with NPPF guidance and Policies BCS 22 and DM31 which seek to conserve and enhance heritage assets and their settings.



**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY****(C) TRANSPORT AND ACCESS**

The site is located on the busy A369 which links South Bristol with the M5 motorway. The route is heavily trafficked at peak times and data provided in the Transport Assessment confirms that the 30mph speed limit is regularly exceeded. In addition, the visibility of the existing main access is poor. The site is not particularly accessible to the city centre. There is a bus stop located about 400 m to the south which serves the city centre and Portishead four times an hour at peak times. A footpath to the east of the site goes over the railway line and beneath the Cumberland Way gyratory system, which may be perceived to be physical barriers to the city centre. Hotwells and Southville are located approximately 2 kilometres away with the city centre and Clifton further to the east and north.

TDM have objected on the grounds of highway safety as they do not accept that the proposal will result in a significant reduction in the traffic in and out of the site, as is claimed. The applicant has submitted a further transport statement and additional information in the form of TRICS data and an access/swept path analysis. However, TDM remain of the view that the use of the site for touring caravans will increase the number of large and slow moving traffic from the site. This will be to the detriment of highway safety and contrary to Policy DM23 and Paragraph 32 of the National Planning Policy Guidance.

**(D) FLOOD RISK**

The site is located within Flood Zone 3 which means that the site has a high probability of flooding. It is worth noting that caravans for holiday/short-let use are a 'more vulnerable use' under the flood risk use class vulnerability classification. Paragraphs 102 and 103 of the NPPF states that in order to pass the exceptions test, the following must be demonstrated:

- "it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- a site-specific flood risk assessment must demonstrate that the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall."

When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that:

- within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and
- development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems."

Although a Flood Risk Assessment has been submitted, it does not adequately demonstrate that the site will be safe from flooding. The Environment Agency has objected on flood risk grounds as the risk to life in the event of tidal inundation would be unacceptable if the development were to be allowed.

The applicant has recently presented further information seeking to address the objections of both the Environment Agency and the Flood Risk Manager. A further update will be made at the committee meeting.

**Development Control Committee B – 9 November 2016****Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol BS3 2JY****(E) NATURE CONSERVATION AND TREES**

The southern part of the site lies within a Wildlife Corridor which is protected under Policy DM19. The Council's nature conservation officer does not raise an objection to the proposed development and has suggested a number of conditions to safeguard protected species such as birds and bats.

There are a number of trees and groups of trees on site. None are protected by a Tree Preservation Order but some are protected by virtue of being in a Conservation Area. An arboricultural survey identifies that these trees are of moderate or low quality. A total of 6 trees are to be lost as part of the development including a sycamore, horse chestnut, weeping willow and silver birch all described as being of poor quality. The application is supported by a landscape masterplan which indicates new tree and hedgerow planting. The tall leylandii hedge along part of the road frontage will be removed and replaced by a native hedgerow. A total of 26 new trees will be planted however; this is not considered sufficient to outweigh the visual harm that would be caused by the development to the openness of the Green Belt and the setting of the Conservation Area and Ashton Court Estate.

**(F) REGENERATION OF THE BALTIC WHARF SITE**

As part of the Council's wider objective to make budgetary savings, it is reviewing its corporate property portfolio. It is understood that the existing Caravan Club site at Baltic Wharf is under review. However, there are no firm planning proposals currently being considered for this site. At this stage, limited weight can be given to the regeneration of this site as a very special circumstance to justify the proposed development.

**(G) LACK OF SUITABLE ALTERNATIVE SITES**

The Caravan Club have carried out an extensive site search to identify an alternative site. They have a number of criteria (referenced from the Planning Statement):

In close proximity to the city centre (up to 5 miles from the city centre)

- Site area of between 5-7.5 acres allowing for 75-100 pitches respectively
- Site would need to be available immediately
- Reasonable chance for gaining planning permission for an all year site
- Reasonable level topography
- Existing mature boundary screen planting
- No sensitive ecology
- No flood risk or drainage issues
- Availability of mains services
- Easily accessible from motorway network
- Availability of local services and facilities, public open space and footpaths
- Proximity to public transport, cycle and footpaths
- Low ambient light and noise pollution
- Rectangular or square site shape

A detailed site search was carried out Jones Lang Lasalle on behalf of the Caravan Club and Property Services at Bristol City Council. A total of 59 sites within a 5 mile radius of Bristol were reviewed. In February 2015, a shortlist of 7 sites was drawn up, all within the Green Belt. The five sites in North Somerset were dismissed primarily because of negative pre-application responses from the Local Planning Authority on green belt grounds. The one site in Bath and North East Somerset could not be pursued as no agreement was reached on a lease. The current application site was chosen, notwithstanding similar green belt issues, due to its more favourable location closer to Bristol.

**Development Control Committee B – 9 November 2016**  
**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol**  
**BS3 2JY**

Members will need to carefully consider the weight to be given to this argument against the clear harm caused to the openness of the Green Belt; the adverse impact on the setting of the Ashton Court Estate and Bower Ashton Conservation Area; adverse landscape impact, detrimental impact on highway safety and flood risk.

**(H) CONTRIBUTION TO LOCAL ECONOMY/EMPLOYMENT AND TOURISM**

In support of this application, it is stated that the proposal will contribute to the local economy by employing a warden couple; support existing jobs within the tourism/leisure industry and generate £1 million off site spending into the city each year. It is claimed that this local spending would be lost if the Caravan Club is forced to locate outside of Bristol. However, this is a matter of debate. Notwithstanding the lack of apparent alternative sites, if the applicant were to relocate to alternative sites within North Somerset/South Gloucestershire on the fringes of Bristol, the city would still be a major draw for tourists.

**CONCLUSION**

The proposed development would detract from the openness of the Green Belt and, in the absence of very special circumstances, would constitute inappropriate development. The proposal would also fail to preserve or enhance the Bower Ashton Conservation Area and the setting of the Ashton Court Estate, a registered historic park and garden. Furthermore, the development would be at risk from both tidal and surface water flooding. Finally, the proposed use would be detrimental to highway safety.

**RECOMMENDED: REFUSE**

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

1. The proposed development will detract from the openness of the Bristol Green Belt and, in the absence of very special circumstances, constitutes inappropriate development in the Green Belt. The proposal conflicts with Bristol Core Strategy Policy BCS 6 (adopted June 2011) and Paragraphs 87-89 of the National Planning Policy Guidance (March 2012).
2. The proposed development would fail to preserve or enhance heritage assets, namely the Bower Ashton Conservation Area and the Ashton Court Estate, a Registered Historic Park and Garden, and its setting. The proposal would conflict with Bristol Core Strategy Policy BCS 22 (adopted June 2011) and Policy DM 31 of the Site Allocations and Development Management Policies (adopted July 2014).
3. The application fails to demonstrate that the proposed development will be safe from flooding or that it will not adversely increase flood risk elsewhere. It would therefore conflict with Policy BCS 16 of the Bristol Core Strategy adopted in 2011.
4. The proposal is contrary to Policy DM23 of the Bristol Local Plan Site Allocations and Development Management Policies (adopted July 2014) and Paragraph 32 of the National Planning Policy Guidance (March 2012) since the proposed means of access with its restricted visibility is considered unsuitable to serve the increase in traffic that would be associated with the proposed development. It would result in the scheme being prejudicial to highway safety.

**Development Control Committee B – 9 November 2016**

**Application No. 16/03774/F: Police Dog And Horse Training Centre Clanage Road Bristol  
BS3 2JY**

BACKGROUND PAPERS

Conservation Section	28 September 2016
Flood Risk Manager	4 October 2016
Bristol Neighbourhood Planning Network	6 September 2016
Environment Agency (Sustainable Places)	19 September 2016
Historic England	26 September 2016
Network Rail	13 October 2016
Landscape	21 September 2016