Public Forum
D C Committee A (Remote)
2pm on 10th June 2020

1. **Members of the Development Control Committee A**
   Councillors: Don Alexander (Chair), Fabian Breckels, Stephen Clarke, Mike Davies, Paul Goggin, Margaret Hickman, Olly Mead (Job Share), Afzal Shah (Job Share), Steve Smith, Clive Stevens, Chris Windows (Vice-Chair) and Mark Wright;

2. **Officers:**
   Gary Collins - Development Management, Jeremy Livitt

		Statements/Petitions	
Statement (Agenda Item Number Must Precede It In Each Case)	**Request To Speak Made Where Indicated S = Speaker**	**Name**	**Application**
A1		Blake Lucas	18/06186/F - 90 West Street
A2	**S**	Nick Morley	
A3		Esmaeil Golshan-Zadeh	
A4		Paul Bradburn	
B1	**S**	Councillor Clive Stevens	20/00691/F – 6 to 8 Belgrave Hill
B2	**S**	David Brown	
B3	**S**	Geoff Byrne	
B4		Mark Rogers	
B5	**S**	Clare Sinton	
B6	**S**	Maggie Shapland	
B7	**S**	Charlie Molton	
B8	**S**	Mike Orr	
B9		Susan Brown	
B10		Carole Byrne	
B11	**S**	Ian Thomas	
B12	**S**	Kate Skillman	
B13		Anne Gravelle	
B14		Robert Lewis	
B15		Merche Clark	
B16		Jill Francis	
C1	**S**	Leigh Coghill	20/01254/A – Units 5 and 6, Marketside Industrial Estate
C2		Matt Swindles	

STATEMENT A1

Site Address: 90 West St, Old Market, Bristol

Date: 26th May 2020

Dear Nick

Thank you for the email. Please find below a summary of the work completed at West St.

Road Traffic Noise Assessment

A noise survey was conducted at 90 West Street from the 2nd – 6th June 2016 at a location representative of the noise climate at the location of the proposed adjacent development. The survey results were used to determine the noise impact and provide noise control measures.

The mitigation measures provided demonstrated acceptable noise levels internally which are within BS8233:2014 and Bristol City Council criteria.

Music Noise (Trinity) Assessment

Noise monitoring was undertaken on the 14th of May 2019 between 19:00-22:00. The survey date, location, duration and assessment criteria was agreed in writing with Environmental Protection of Bristol City Council prior to the works. The monitoring location was at the existing site of 92-96 West Street at the corner closest to Trinity Centre. The event was KRS One.

During the survey road traffic was dominant, however from on site observations and audio recordings we have determined a 10 second section of the three hour measurement period at which music from Trinity Centre was dominant over the traffic noise. This section comprised of both bass and high frequencies.

Summary

The development has enhanced facade and ventilation measures. With these in place the proposed dwellings are less exposed to noise (both road traffic and Trinity) than the existing dwellings in the vicinity.

Therefore the impact on Trinity is negligible, the Agent of Change principle is met, and if complaints are to occur as a result of Trinity these would more likely occur from the existing receivers rather than the proposed.

The assessment also clearly indicates the development is acceptable and will also achieve the aim of paragraph 123 of the NPPF by “mitigat[ing] and reduc[ing] to a minimum other adverse impact on health and quality of life arising from noise from new development”.

I trust this is of assistance.

Yours Sincerely,

Blake Lucas BEng (Hons) MIOA Director, Acoustic Consultants Limited

Statement A2

Planning Committee Statement

Resubmission of Application 17/04953/F – Construction of 12 flats, 2 retail units and addition of one storey to 90 West Street (18/06168/F

We note the application has been recommended for approval by the planning officer and has been called for committee determination. I believe this is due to the large number of objections, many not from the locality, concerned that the construction of the proposed residential units will result in harm to the functioning of the Trinity Centre.

The objections predominantly concern the effect on the Trinity Centre venue from complaints of the future occupiers of the development due to unacceptable levels of noise. Please note that the overall majority of objectors do not live near to the site (this is the reach of social media) and appear to have ignored the fact that two noise assessments have been carried out by Acoustic Consultants Ltd. The second assessment was carried out in May 2019 with the agreement in writing from Bristol City Council Environmental Protection Department.

The conclusion to the acoustic report that the facades would need to be provided with enhanced sound insulation and mechanical ventilation. This also meets the Agent of Change principles. I have appended a letter from Acoustic Consultants Ltd with this statement for clarity.

The Trinity Centre (Music Venue) is a detached property (ex church) approximately 50m from the proposed development site. There are other existing residential properties within a similar distance to the venue that do not benefit from any special sound proofing measures. Therefore, any objections are likely to come from these existing residents as opposed to those in the proposed development. Although I understand given the number of residential properties near the Trinity Centre the level of objections are infrequent.

I am mindful that the Old Market Community Association have raised a number of matters which I have considered but I don't feel it necessary to comment any further on these.

It also worthy of note that there are no Bristol City Council consultee objections to the proposal.

The proposal is for 11 flats within a new building adjacent to No.90 West Street and an additional flat above No.90 West Street. This is a reduction in 2 flats from the original 2017 application. The main change being the reduction in the number of flats over No.90 West Street and a revision to the massing of the proposal as well as a revised design especially to West Street.

The Old Market Quarter Neighourhood Development Plan calls for a continuous built frontage to West Street and Trinity Street to follow the pattern of development that previously existed on the site and to have an active use at ground floor.

The proposal provides a frontage to West Street with an active use at ground floor.

The height of the proposal reflects the site's position as a corner plot and is of a similar height to No.64 West Street. It is noted that the corner plot to the side of the site has not come forward for development. The proposal is also set forward from the carpet warehouse behind allowing this to be developed at the appropriate time.

The proposed building has three storeys over the retail at ground floor with an attic storey within a mansard roof. This is a traditional configuration.

The design also follows a traditional theme with a mixture of brick and rendered facades with sash windows and stone detailing to the West Street elevation.

There have been a significant number of conversations with Bristol City Council planning department and revisions over the past year on various matters and this has resulted in a proposal that complies will all relevant policies.

I hope you find my comments reassuring. We trust we have worked well with the planning officer, making amendments to meet the requirements of different consultees. I therefore hope you will support our application proposal today.

Thank you.

Nicholas Morley RIBA

03.06.2020

STATEMENT A3

Planning Committee Statement

Application: 18/06168/F (Land adjoined to 90 West Street, St Philips, Bristol BS2 0BW)

I Omid Golshan-Zadeh am the owner of the land in the above application. Over the years I and my Father have contributed to the area, particularly on West Street, through a number of residential and commercial developments in addition to making various improvements to property on Lawford Street and Hayes Close and we hope to continue contributing to the area for years to come.

As early as the Victorian era this land was comprised of 4 commercial units each unit having 3 floors of residential units above. However, today the land is derelict and is described on the Bristol City Council's website as being recommended for development for both commercial and residential use.

In 2006 the land acquired planning consent for both residential & commercial development unfortunately as a result of the sudden onset of the global recession plans to develop the site never materialised.

The designs drawn up by my architect Nick Morley is in compliance with the conservation area and Bristol City planning policies.

It is my understanding that The Trinity Centre has opposed the developments on the premise that noise levels emitted from their business may affect any new residents post development. In November 2018 Mr Morley and I arranged a meeting for consultation inviting both members of the committee and the general public to come forward and provide their thoughts on the matter and to give them the chance to voice their concerns about our proposed development. From the vast number of objections not a single one had attended to express their objection, not even the head of the Old Market Community.

Under licensing law any licensed premises, entertainment or event venue holds responsibility in ensuring that noise levels emitted from such establishments are measured (i.e. amplifiers, speakers etc) in addition the number of people accommodated should not exceed that of the venues capacity. These measures were put in place to safeguard the neighbourhood from such disturbances. The community needs to be notified beforehand of any organised event including the details of the event i.e. dates, start & end times via flyers posted through the letterboxes of residents within the vicinity or another acceptable form of communication.

The proposed developments will, without a doubt, bring benefit to both the residential & commercial sectors as there is currently a shortage of housing/accommodation in the city and with more residents coming into the area local businesses would thrive from this increase and will help to support future generations.

In and around Bristol City Centre, Bond Street, Com Street, Park Street etc there are numerous residential units of significant size above commercial units that are utilised as bars, restaurants and even nightclubs.

Taking into consideration the many points established above I respectfully ask that the committee approve this application for the betterment of the community.

Yours faithfully

Omid Golshan-Zadeh

STATEMENT A4

OLD MARKET Community Association

LAND ADJACENT TO 90 WEST STREET
APPLICATION No. 18/06186/F

OLD MARKET COMMUNITY ASSOCIATION STATEMENT TO PLANNING COMMITTEE A 10/06/2020

Our aim is to promote and support good quality development within the Old Market Quarter. This site sits at the eastern gateway to the historic centre of and is a stones throw from the Trinity Community Arts Centre. It is therefore an important and sensitive site, worthy of a well thought out and sympathetic design, unfortunately as it currently stands the proposal fails to meet those criteria.

In terms of our involvement, Old Market Community Association (OMCA) have been aware of proposals to develop this site for over eight years and in that time have produced a Neighbourhood Development Plan that was made in March 2016 and is now part of the Bristol Local Plan. Due to the importance of this site we created a specific development guidance for it within the plan.

This current application is an enlargement of a scheme that was granted planning permission in 2006, now lapsed. This older scheme comprised 2no. shop units and 9no. flats in a new three/four-storey building on the existing car park adjacent to the east end of no. 90. No alterations were proposed to no. 90. The current application proposes a new five-storey building on the car park and an additional floor on the existing building. We have no objection to the addition of a floor to no. 90 however we object to the new build element on the existing car park; it is overdeveloped, being too high, poor aesthetically and deficient technically.

We have not been involved in any community consultation about this particular proposal but did comment on a pre-application submission made in 2015. Subsequently we have made comments on two full planning applications in 2016 and 2017, both withdrawn. It is a shame that little regard has been taken of the comments made by both the Council and OMCA on the pre-application submission and the withdrawn applications, apart from minor adjustments which do not address the core issues with the design.

We consider that the community consultation has been non-existent and we have not been informed of that revised drawings and supporting information had been submitted in December 2019 so were not formally consulted on the revisions, which we should have been as we are statutory consultees. We were not aware of the revised proposals until we received notification on 2nd June that the application was going to committee on 10th June. It is also the case that we first saw the planning officers report when it was posted on the Council's website on 3rd June. The statement in the planning officers report that 'full public re-consultation was undertaken' is sadly not the case. The consultation process on this application has been abysmal.

The Proposal and Trinity Community Arts Centre.

The proposed development needs to consider the noise from activities of the Trinity Community Arts Centre both in terms of the centre and the occupants of the development. There have been over 2,400 objections to the application because the design of the proposed scheme fails to account of the proximity of Trinity and the affect that development of the site could have on sustaining Trinity as one of Bristol's most important live music venues – the agent of change principle, as identified in NPPF paragraph 182. The noise impact assessment submitted as part of this application is not comprehensive and the extra piece of survey work, carried out in May 2019, is useless as it covers three hours (19.00-22.00) on a Tuesday, a time agreed with the council but without consultation with Trinity. The extra survey should have been carried out over a weekend when there is some serious noise being created by performances in Trinity. The proposed development needs to address the findings of the survey through careful design, provide an appropriate scheme of mitigation to protect the future of Trinity and ensure adequate levels of amenity for future residents; at present it does not do so.

50% of the proposed flats are single aspect and half of these face due north with access from a central communal corridor; all contrary to the guidance given in the Council's Urban Living SPD. The overheating

analysis included in the application identifies that the north facing single aspect flats will be subject to overheating and will require mechanical ventilation as the windows will effectively have to be sealed to overcome noise. This is clearly not a sustainable solution for a new building.

Fundamental Improvements.

It is possible to re-plan the scheme so that all flats are dual aspect, with living rooms on the front, facing West Street and the Trinity Centre, and all bedrooms to the rear, on the quiet side of the building facing away from the noise generated by Trinity and traffic. There would be no need to mechanically ventilate any of the flats (apart from the usual bathroom and kitchen fans). Although a second staircase would be necessary, there would be less common area overall, with a consequent reduction in common area that would improve the scheme's viability.

The planning officer's report states that "the vacant land adjacent to the development would be difficult to develop following approval of this scheme given the proposed windows facing the plot" and that "the proposal provides a continuous frontage to West Street and, although set back, provides window frontage on the side elevations to Trinity Street". It should be noted that there are no windows shown in the side wall on the proposed plans, but the side elevation drawing shows windows (maybe false windows but not annotated as such). There should be no windows in the side elevation wall facing Trinity Street as this would severely prejudice any development on the vacant land. This vacant land is large enough to accommodate a substantial corner plot building containing up to twelve flats, as envisaged in the Old Market Quarter Neighbourhood Development Plan.

The planning officer's report refers to ventilation and compliance with building regulations; and states that building regulations must be complied with. It seems that the planning officer fails to understand that the missing means of ventilation to communal corridors, which we have referred to in our comments, is a requirement of the building regulations to remove smoke in the event of a fire. This means of ventilation, which entails a 1.5sqm vertical shaft through the building, must be included in the plans. It cannot be acceptable to ignore fire safety in flats given the horrors of the Grenfell Tower tragedy. The Council should not give planning permission to schemes that ignore building regulations when they have been advised that there is a deficiency and where the regulations are of such a fundamental nature.

It is normal practice to have lifts in residential buildings higher than four storeys. We are not aware of any five-storey residential building anywhere that does not have a lift and construction of a five-storey building without a lift is surely unacceptable. A four-storey building would not need a lift.

Conclusion.

Due to the intense level of development and rapid change within this historic part of the city any proposal on a site such as this should be designed to 'stitch' sympathetically into the existing architecture of the high street, working with other existing buildings and creating good quality dwellings for any occupants. We would dearly like to support such as proposal, with some amendments this proposal could quite easily be improved to gain our support.

The proposal would be overdeveloped, the buildings are too high; they need to be reduced by one storey. The scheme should be modified so that the proposed buildings are four storeys maximum in height, containing at most 9no. flats above retail/commercial space on the ground floor, in which all flats are dual aspect with bedrooms to the rear. This can be achieved by broadly following the previous pattern of buildings on the site. This is what we have been stating constantly in our comments on various submissions since 2015.

As the active community group in the area and authors of the Neighbourhood Plan, we work hard to promote the best possible developments and considering that we are the principle consultee due weight should be given to the comments we make on planning applications within the plan area. We sincerely hope that the committee will take our views expressed above into consideration when deliberating their decision on this application.

STATEMENT B1

DCA STATEMENT – Cllr Clive Stevens

6 – 8 Belgrave Hill – 20/00691 - Statement to DCA 10th June 2020

Dear Committee

Here we are again. I now even have some sympathy for the applicant trying to rescue some value from this patch of land; I see some effort has been put into addressing concerns like adding a courtyard and giving access to the sewer pipe but despite this I urge you please to reject again.

1. First point, Could you confirm with the Planning Officer please whether the valid planning grounds are limited to only, "failing to provide an overall living environment and sufficient space for everyday activities and to enable flexibility and adaptability"? (At p67 in bold).

I hope that as this is a new application you should be able to consider it in its entirety.

I will start my objections with the overall living environment.

2. Overall living environment. The rooms are long and narrow. Start putting some furniture in and it will look more like a London Underground Carriage with a constricted corridor down the middle. Also the light will be strange with those window arrangements. Virtually all the rooms are single aspect. The courtyard outside is open and prone to falling rock. (p94 shows that the building needs concrete slab roofs because of the risk). I can't see anyone feeling safe in that courtyard. Indeed this whole arrangement is not going to be conducive to the mental health of the inhabitants contrary to DM14. As well contrary to the more technical requirements of BCS18, BCS21 and DM29 as laid out on page 67.

If you are allowed to consider other material planning considerations:

3. Highways and Parking. Most developments in CE Residents' Parking Scheme have a "Planning Advice" which says they are to be car free. This application doesn't. Without that the occupants will have rights to buy up to three permits. That is not fair on other residents who have forgone permits. And up to three more cars will make parking worse.

There are still questions about access by emergency vehicles. This report states it will be alright now the swept path analysis has been done (now taking account of the lamppost) but Committee you are still offered the option of requiring some yellow lines. On p67 you are referred to one of the older reports for more detail on parking. Previously Committee had been permitted to condition a TRO and some yellow lines. I see that Advice 7 here (p75) means a TRO* might be required. Could you find out please whether you are able to condition a TRO? If you are, and you might recall, last time you were told it would take out 4 or 5 spaces. That combined with 3 permits is too much loss of parking and is a reduction of amenity to all residents living in the Quarry area.

*I have recently been assured by Residents' Parking Officers that a TRO this time wouldn't trigger a wider scale parking review.

4. Conservation Area. The design of the building with its strange windows and inappropriate materials (p121) is not in keeping with the other styles around. It would be to the detriment of the

heritage of the location which is the only location that shows the quarry wall and history of the area. When this is over, assuming the rock face is retained, we will try to fund a plaque to explain the unique history to visitors (quarry, workers houses, structure etc.).

5. This is overbearing and disturbs the privacy of those opposite, despite best attempts with slot windows (like in a castle) and obscure glazing.

6. The mental health of the neighbours will be affected as I understand some are planning to refuse to give Party Wall consent; that will cause legal threats (already has) and the potential for legal action. I'm concerned that this being a self-build will mean the works will drag on longer and give the opportunity for cost cutting in a location where that could be disastrous. Assuming the builder does move in, it will cause strife between him, any family and the community. Then if he sells, which he is entitled to do, imagine the worry to any new family with children who have moved in and then find a lump of fallen rock in their courtyard one morning. If they hadn't already, the children would be banned from the courtyard. There is no suitable outside area except the road full of parked cars.

All this is contrary to DM14 which says "developments that will have an unacceptable impact on health and wellbeing will not be permitted".

So Committee for any of the above reasons I urge you to reject please this application.

Thank you and keep well - Councillor Clive Stevens

Statement Number B2

Planning Application Number 20/00691/F 6-8 Belgrave Hill BS8 2UA

Dear Sirs,

First, I should introduce myself:-

David J.D.Brown. I am a Solicitor of 35 years standing but now retired from practice.

I must express my surprise that Bristol City Council, through its Planning Officers, has allowed this application to proceed at all.

It would be bound by the precedents set from previous decisions made, in respect of the access and egress of Emergency vehicles along the narrow roads leading to and from the site.

Any development here would only serve to exacerpate this hindrance.

On three previous applications for permission to develop this site it can be noted from the minutes that Councillors have on each occasion expressed their concerns as to the safety aspect.

Indeed the record shows that grounds for refusal at Committee held on the 24th January 2019 included reference to Emergency Vehicles and I quote:-

'' The proposed development by reason of its location would not be satisfactorily accessible by fire appliances without requiring the loss of on-street parking, which would result in unacceptable harm to local residential amenity. ''

It should be mentioned that this decision was reached after the personal inspection of the site by Committee Councillors, the decision having been deferred to enable such inspection.

The reason that Bristol City Council will be bound to comply with this fundamental part of its decision is as a result of the High Court decision in the case of

Davison v Elmbridge Borough Council [2009] EWHC 1409 [admin.]

This case dealt with the requirement of consistency in all Planning decisions made by the Council. The ratio decidendi of the High Court [Thornton J.] was that the Planning Committee had failed unlawfully to take into account its previous decision.

Under Common Law all Councils will be bound by the finding of the High Court.

I would therefore conclude that Bristol City Council, through its Planning Officers, would be acting unlawfully if it failed to be consistent and follow its previous decisions.

Indeed the Council should have declined the application ab initio, and exercised its discretion to refuse the application in accordance with Section 70A Town and Country Planning Act 1990 [as amended].

I would further submit that an Ex-parte application to a Judge would be available with a prayer that the Judge issues a mandatory injunction to Bristol City Council for the immediate cessation of this application, together with costs awarded against the Council.

In recent months unfortunately on two occasions the emergency ambulance has had to be called to rush my wife, who has an underlying medical condition, to hospital.

On each occasion the ambulance has had great difficulty in negotiating the narrow roads leading to the foot of Belgrave Hill. On the latest occasion the ambulance had to drive over the pavement in front of the site of this application and promptly became lodged between the pavement edge and the road. Inevitably this resulted in a delay in the arrival at hospital. Minutes of delay can of course be critical to anybody who has to summon emergency services.

The development of this site will only serve to increase such delays and make the situation even worse.

Councillors at the Development Committee, commenced on the 16th October 2019 [No.19/03178/F, wisely requested an adjournement of the Committee process to enable them to visit the site and view the implications of the application.

As the minutes reflect, when the Committee resumed, the Councillors reported that they were really concerned as to the narrowness of the roads and the effect that any development would have on the prevention of proper access and egress for all emergency vehicles.

Notwithstanding this concern expressed for all such emergency services the reason for refusal for some reason was recorded only in respect of the accessiblilty ''by fire appliances''.

The Planning Department has attempted to overcome this reason for refusal by referring to a 'swept path analysis ' requisitioned by the 'developer' alone. This in itself has defects in that it is out of date as there is no longer a workshop any more but this now forms part of the dwelling at 1 Quarry Road. There is unrestricted ability to park in front of this dwelling, which is being taken up.

More importantly there is no reference at all to Avon Fire and Rescue.

The Planning Department must surely have a duty to consult with the Fire Authorities before, as they state having ''reasonable certainty that the tracking shown on the swept path analysis could be achieved''. Not absolute certainty, I note.

At the hearing of 2019 in my address to Committee I referred to a letter written by the Fire Service which indicated their real concern as to the proposed development and pointing out that, notwithstanding any planning aspect, they have the right to put a stop to the proposed development themselves.

Avon Fire and Rescue would surely take objection to the fact that Bristol City Council, through their Planning Officers, are attempting to set out how they should access the site and indicating the route which even involves their reversing their fires engines a fair distance. They will decide all of this themseves without any prompting at all.

The statements of the planning officers are therefore nul and void.

Therefore I would submit that the reason by the Planning Department for recommending acceptance in this regard is seriously flawed.

Moreover as you will see from my attachment to this statement being a copy of my letter to the Council's legal department there was only last year a ruling by the High Court that there must be total consistency with previous decisions on all future planning decisions, as to do otherwise would be ''UNLAWFUL''. This is the law.

Clearly Bristol City Council would not wish to be found guilty of acting unlawfully by the Court.

It is surely incredible that the Planning Officers are recommending acceptance of this application in view of what is set out above.

It is also an insult to all those Councillors who took the trouble, and in their own time, to travel to view the site themselves and conclude that is simply unsafe for future development.

There should never be any attempt on the part of Planning Officers to seek to override the decisions of Councillors in any respect.

STATEMENT B3

STATEMENT TO DEVELOPMENT CONTROL COMMITTEE A

APPLICATION 20/00691/F BELGRAVE HILL

FROM GEOFFREY BYRNE

The Planning Department like to cover any problem with "Conditions", but that does not always remove the problem!

The Pre-commencement Conditions placed in 2014, particularly No. 3 requiring Insurance to cover the property, life and limb of neighbours, and to indemnify the Council, is probably why building never started in 2014, and probably why the site was sold with Planning Permission in 2016.

Then the buyer was unable to start, and Planning Permission expired in 2017.

Some Councillors have remarked that granting permission in 2014 was a mistake. It had been refused in 2011.

The risk and cost mean that this 3 – 2 – 1 house is unlikely to ever be built. We need to face up to that.

It is a site of historical interest, a natural green space where endangered species have been seen, in an area of very high population density. Let's preserve it, make it safe, and let it tell the story of the poor quarry workers.

Councillors, please stick to your guns and refuse this again.

STATEMENT B4

This application should be summarily rejected, as others have been in the past.

There are so many reasons why the plan is unsuitable: property size (interior and exterior), parking, emergency services, stability of quarry wall, environmental awareness issues and - perhaps most of all - the unreliability, untrustworthiness and flagrant dishonesty of the applicant.

Please deny the application for the sake of the local residents who will be negatively affected and for the general good!

Mark Rogers

Statement B5

Please reject this development based on:

The poor character of the developer; not showing up for arranged meetings, abusing neighbours, using underhand techniques to gain a party wall agreement, such as requesting 10 days to reply to legal letters during holiday periods.

He has not once satisfied the insurance requirements for the build in the last 4 years.

He intends to drill 8 holes 6m deep under our houses when even the site clearance caused vibrations in our homes.

He has not offered an independent survey.

He has threatened legal action if we don't reply within timeframes set out by him, forcing us to agree to his conditions. This will have a knock on effect to our mental health with potential for legal battles (as per planning concern DM14)

He ruthlessly cleared the foliage from the wall destabilising and damaging our wall, causing rockfall and cracking our sewer pipe, and then left it to seep sewage below. See my full statement for further details."

I strongly object to this planning application for around the fifth time. The reasons remain largely the same except I now have a small child to consider which makes this case all the more alarming.

Whilst the developer's character doesn't necessarily need to be considered in a planning application, if you were to stipulate conditions but leave them up to chance/his will as to whether they will happen, they will not. The developer has a total disregard for the residents in our neighbourhood. Indeed he has threatened and sworn at upstanding neighbours, arranged meetings and not shown up (in Nov and Dec 2017), wasting our time on several occasions. He has tried to obtain party wall agreements using underhand techniques, such as giving time periods of 10 & 14 days to respond to legal letters over known holiday periods. He has yet to satisfy any of the conditions of a party wall agreement, in particular our concern for the safety of our families, our houses (which are a precious part of Bristol's heritage, conservation area and skyline), and the lives and properties of our neighbours in the community surrounding the wall. He intends to drill 8 holes, each 6 metres deep through the Party Wall and hence underneath our properties. Yet has not offered an independent survey, nor provided sufficient insurance documentation. This demonstrates total disregard for our safety and community welfare, leaving us with a complete lack of confidence in the project and the developer. We therefore strongly object to this development. We also question whether he intends to live in it, as a self-build, and fully expect him to flout the rules, given previous experience of the man.

The threat of legal action, trespassing on our land beneath our property and clearance of the site without our permission or appropriate supervision has a direct effect on our mental health and those of our neighbours, and therefore should be rejected under planning concern DM14.

We have extremely limited parking as it is, without another development in this densely populated area (with many student HMOs, the hotel, and garage, all with a large numbers of passes). I suggest refusal of any parking permits. A TRO review could be very disruptive to the very limited parking in the area, having a knock on effect onto neighbouring roads (I already struggle to get my child out of

his carseat onto the busy road without having to park even further away from my house).

The wall is a significant part of the heritage of our area in the Clifton and Hotwells community. The potential dwelling is in a very tight space. It would remove the ability to observe and repair the wall behind it. It is one of Bristol's historical sites. We live in one of the original quarry houses and this wall makes up part of it's story. I am surprised that planning would wish to assist such potential irrevocable damage to this site.

This site was ruthlessly cleared in November 2017 causing severe vibrations in my property. Please note an error in the previous Planning Officer's Report: "Repairs, repointing and scaffolding stabilisation of the wall". No repairs or repointing were carried out and the scaffolding did not stabilise the wall (rather vice versa as it was drilled into the wall), and was promptly removed when his last planning application fell through, exposing the stonework that he had interfered with. The work cracked our sewage pipe and leaked raw sewage into the road below, leading to an urgent call to Wessex water by neighbours (who had to gain emergency access to our properties to fix the issue).

Since this time (and my last statement in March 2020) there has been some further rock fall from the wall, where the developer destabilised it by removing all the foliage that was securing the stone wall. He did this without an engineer on site (as stipulated as a previous planning condition), claiming that it wasn't part of the build and was just clearance work. He did not have insurance (appropriate 3rd party insurance or other) in place at this time to be working on our party wall, nor permission. I would like an alteration to be made to the officer's most recent report to state each of the property owners on Upper Belgrave rd (34-38) to be a named party in any 3rd party insurance policy. Also that any legal fees are covered. I also request that Condition surveys are done on all 5 properties as part of the Party Wall Act agreement. I just cannot trust someone that will allow, nay encourage, such serious rockfalls to occur and leave it totally open for injury/loss of life so flippantly.

I really hope you consider our thoughts and observations carefully.

STATEMENT B6

I am speaking on behalf of the Bristol Industrial Archaeological Society and have the following points to make:

1. The site is in the Whiteladies Road Conservation area. Across the road are Grade II listed buildings. The quarry face creates a dramatic visible change in level between Upper Belgrave Road and Belgrave Hill 8-12metres lower. This application will have a huge visual impact. This dramatic site is the only visible vestige of the 18th and early 19th Centuries stone quarry industry left in Clifton. Once these sites are destroyed they are gone for ever and are an important part of our history.

2. National Planning Policy clearly states that the Local Planning Authority must give 'great weight' to the conservation of heritage assets and resist applications that would cause harm, unless it can be justified to provide wider public benefits to outweigh the harm. This development which should protect or enhance its intrinsic character certainly does not offer anything to the community, offers no public benefit, and there is established concern that the instability of the land may cause construction issues and affect a large number of neighbouring properties. The Council's structural Engineer notes the ground conditions on the site and surrounding area are very complex and the condition of the retaining walls are unknown.

3. The proposed dwelling now has three double-bedrooms. It is stated the application now meets national space standards. The problem is that only the gross floor area is considered (adequate) and not the bedroom sizes. Why?

This is a new application so must meet all the national space standard requirements. It is too narrow to be flexible. Bedroom space standards must also be met. Bedroom sizes not given. Why?

3.1 In order to provide two bedspaces, a double bedroom has a floor area of at least 11.5m2 Area Unknown, but was substandard in January 2019 as bedrooms 10.3m² and 9.7m².

3.2 One double bedroom at least 2.75m wide and every other double bedroom at least 2.55m wide. Each room estimated 2.4m deep so all fail.

3.3 Minimum floor to ceiling height 2.3m for at least 75% of the Gross Internal Area. Very unlikely.

4. Proposed remediation to make the site safe for development of housing has been omitted. 18/02902/F advised that the dwellings would be constructed with concrete slab roofs to protect against rock falls. Arup advised that the agent should confirm rock fall measures to be incorporated into the proposed houses. The ability of the homes to meet their design life of 60 years will depend on inspection and maintenance of the rock anchors and masonry/ rock face. DM37 paragraph 2.37.3 states development will only be permitted where one can "ensure that development is safe and does not adversely affect the safety of adjacent land and development". Why are we still even considering development of any kind with this doubt? and the stability problems that have been demonstrated since 2012. Insurance is still an issue.

4.1. The applicant's consultant confirmed that the proposed housing would be timber framed and would not, in itself, be capable of restraining the wall/cliff. "Construction at higher levels is to be heavily insulated timber framing, simplifying and speeding up the construction process whilst minimising foundation requirements. The support and stabilisation of the upper level structure will be provided by the existing rock base of the site and the proposed separating buttress walls with minimal interaction with the retaining wall required". This could cause problems in the future, both to the buyer of the new property and to the owners of the neighbouring properties who would no longer have access to their rear wall, and may have a gap between their boundary and the quarry wall. Better information and drawings need to be provided.

5. The site is a natural break from the houses on the south side which open directly on to the street. The setback of 3.5m will be lost making a narrow street look far narrower and will not improve the current residents amenity or the distinctive and historic character of the street. Timber screening and wood cladding is not appropriate to the area. Refuse bins will be permanently displayed on the street.

6. The surrounding structures restrict natural light at street level since the road is so narrow as demonstrated by the sunlight study provided for the previous application which show the new buildings in shadow for most of the day all year round. Why is the sunlight study and modelled images not provided this time.

7. There is no public space other than the roads and footways. It is confirmed the area is already built to a particularly high density. This area does not need any more houses. The site is confirmed to be undesignated open space and should be set aside as open space indefinitely especially since a unique part of Clifton's industrial heritage.

Detailed minutes of the 9th Jan 2019 Development meeting (8 refusal, 2 against) confirm Committee Members very unhappy about suitability of development here and unique aspects of the site. This over-intensive insensitive development harms a heritage asset against the national and local policies. It is not in sympathy with the existing character of this historic quarry area. This application for a sub-standard dwelling should be refused yet again to retain our industrial heritage, the character of this area, and the safety of the existing houses. We support the community. Leave it as open space with an interpretation board for visitors and the local school to understand Clifton's history.

Maggie Shapland BEM,BSc

Statement B7

Please note that I would like to voice my objections at the Public Forum
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Dear Councillor, I have lived at 11 Richmond Dale for the past 33yrs & my house backs onto the proposed development & I ask that the committee once again reject the application for the following reasons.

1. Overbearing & Overlooking

The proposed house would be built a mere 18ft from the back doors of the Richmond Dales cottages and would I fear create a mental feeling of claustrophobia & anxiety for the residents who currently enjoy a light & open space.

The proposed development would be in direct contrast to all other houses that face each other in the quarry which are some 60ft apart & separated by a road and garden.

This proposed development would see a return to the obsessive back to back housing developments of a bygone era where residents are overlooked & overheard.

Image 1 - showing the existing separation between quarry houses facing each other (60ft +)

2. Public Safety / Public Health / Insufficient Insurance:

It seems absurd that the proposed house is to be built so close to the quarry wall that it will prevent the regular inspection, maintenance & repair of the quarry wall. The lives of the general public & the residents of 12 houses above and below the quarry wall depend on the structural integrity of the quarry wall.

Should development go ahead then any future structural issues with the quarry wall will be hidden & go undetected. Should any structural issues come to light its even more absurd that the proposed house will likely need to be demolished in order to repair the wall.

The very fact that concrete roofs are being proposed is tacit to admitting that building any house in this location is a dangerous proposition & for that reason alone I hope the application will be refused.

Should the committee be minded to approve the application then I ask that they amend the insurance condition to ensure the inclusion of all the Richmond Dale properties that would be affected by any Quarry Wall collapse in the insurance protection plan. This appears to have been overlooked within the current conditions,

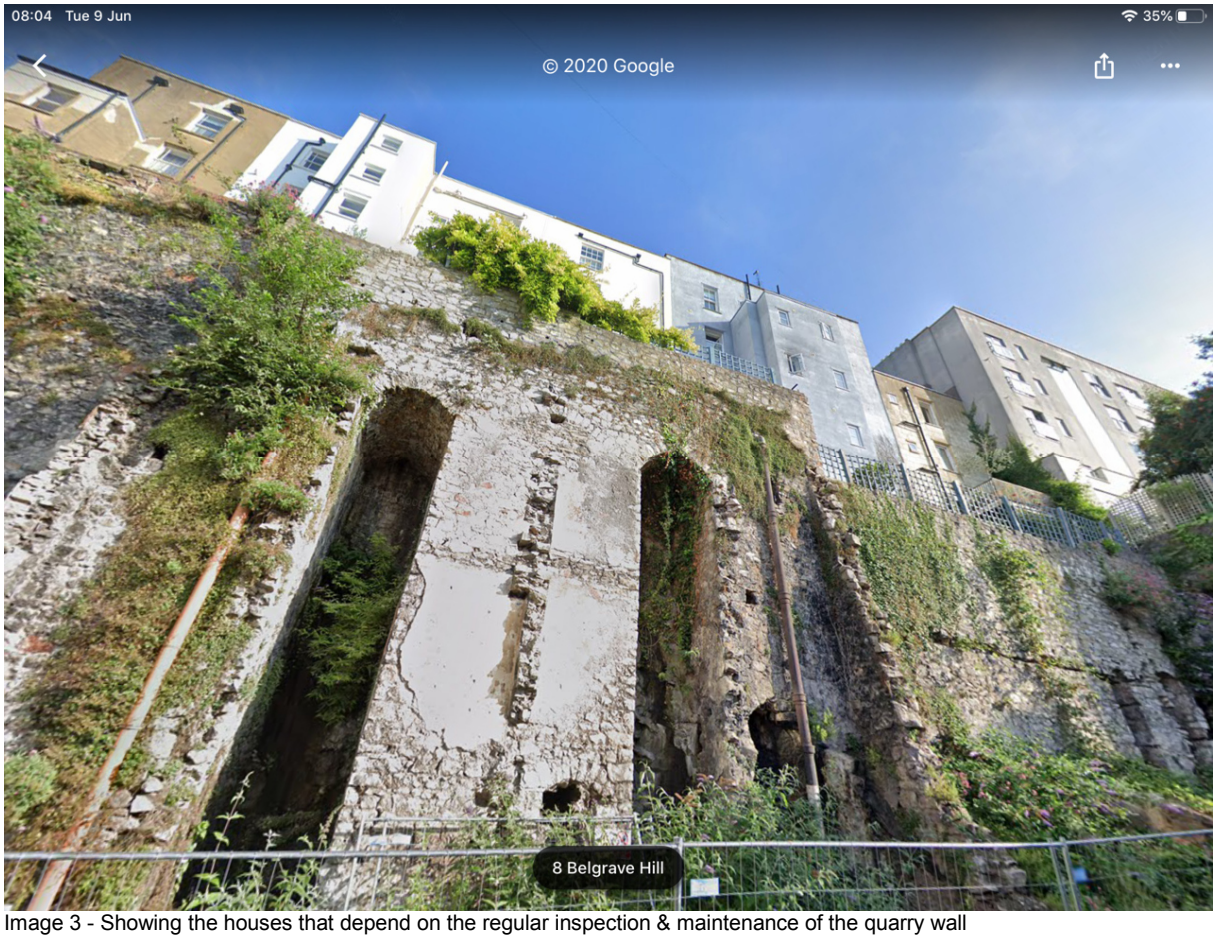

Image 3 - Showing the houses that depend on the regular inspection & maintenance of the quarry wall

3. Loss of 6-9 Parking spaces

The area already suffers acutely from a lack of parking & currently only has 46 parking spaces to service 76 properties. I hope Councillors can agree that it would be disproportionate to displace that amount of cars in order to build just 1 house.

Image 2: Showing 6-9 current parking spaces that would be lost

4. Parking Permits:

For unknown reasons there is no condition in place this time around preventing the home owner applying for resident parking scheme permits that would result in a loss of a further 3 local parking spaces.

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Since 2009 the quarry community has consistently campaigned to protect the quarry wall & local amenities. From the planning website I can see there has been a total of 40+ objections to this application - yet only 1 in support.

I ask that you refuse this application.

Many Thanks
Charlie Molton

CSJ Planning

DEVELOPMENT CONTROL COMMITTEE STATEMENT

10th June 2020

- **AGENDA ITEM:** 13b (Item No. 2)
- **APPLICATION NO.:** 20/00691/F
- **SITE ADDRESS:** 6-8 Belgrave Hill Bristol BS8 2UA

Councillors,

The last application on this site was refused by committee for a single reason, based on the failure of the proposed development to meet the living space standards set out within the Government's Space Standards document.

The applicant has now overcome this through the removal of a house. The remaining house is designed to exceed space standards by 7 square metres. This approach has been thoroughly reviewed by your planning officers and eliminates with any ambiguity related to study spaces being counted as bedrooms.

This has not resulted in compromising any other aspect of the scheme, which has been designed to avoid neighbouring impacts. The external amenity space greatly exceeds Urban Living SPD standards, and separate cycle and refuse storage spaces are provided.

Highway impacts were fully assessed by committee during the previous application and, importantly, no reason for refusal was given on this topic. There should be no reason to diverge from this conclusion, and this is supported by the opinion of planning officers and TDM.

The proposal will also provide a permanent structural solution for the site. Construction management will be conditioned and includes full-time supervision by a geotechnical engineer. The proposal will also deliver much needed housing in a highly sustainable area, making a novel and efficient use of brownfield land.

In summary, the reason for refusal has been fully resolved. Given the planning history, including an approval of two houses in 2014 under a similar Development Plan regime, I consider the only reasonable course of action is for this application to be approved. I therefore respectfully ask committee members for their support.

Michael G Orr MRTPI
Director

STATEMENT B9

Belgrave Hill BS8 2UA Planning Application No. 20/00691/F 6-8
STATEMENT OF: Susan **Brown**
Submission to the Planning Committee to be held on 10th June 2020

Yet again the developer is putting forward another speculative proposal which is entirely unsuitable for the site. The Bristol City Council have previously, quite rightly. refused planning permission for a development on this site.

I object for the following reasons:

The wall is very unstable and dangerous with frequent rock falls. Rectification of the instability issues would require a very comprehensive insurance. Any drilling or building development is not only a danger to human life but would cause serious safety issues for the adjacent properties as well as to the properties above the site.

The proposed development is still unable to provide a suitable environment in which to live a healthy existence. The accommodation would be pokey, dark and depressing.

Any development would seriously impinge on the privacy of the cottages opposite as well as reducing the existing light to those dwellings.

This area has chronic parking provision and could not sustain any further parking as there is simply nowhere to park even for existing residents.

This site is a hugely valuable heritage site as the quarry is referred to in publicity relating to the Bristol Dinosaur. It is a wonderful piece of Bristol`s heritage which deserves preserving for future generations.

Our Local Councillor, Clive Stevens, made a submission to the Local Plan Review that this site be classified as a Reserved Open Space or Local Green Space. I wholeheartedly support this recommendation as it would once and for all deal with these continual speculate planning applications.

Finally attention must be drawn again to the extremely narrow corner near this open space and for any emergency vehicle it is nearly impossible to navigate this corner.

I do urge the Council to give weight to the access issues for all emergency vehicles, which would be made worse by this proposed development

STATEMENT B10

STATEMENT TO DEVELOPMENT CONTROL COMMITTEE A

APPLICATION 20/00691/F BELGRAVE HILL

FROM CAROLE BYRNE

I ask you to please consider the following points in making your decisions:

This single aspect house with its narrow rooms and windows creates very little natural light in this narrow shaded area. There is little external space which would be subjected to frequent rock fall. This would do nothing to improve mental health and well-being of its occupants.

Drilling 6 metre rock bolts into the fragile rock face would require consent from residents living above the cliff. **This is unlikely to be given.** Any interference to this rock is potentially dangerous to neighbouring properties and even lives!

A mandatory Insurance Condition was put in place in 2014 for this reason. To date this has yet to be fulfilled, indicating a serious problem.

ARUP recommended the construction of a concrete roof in 2018, necessary to contain the continual rock fall (a risk to the external space). This appears to be missing in the plans.

There appears to be no means of maintaining the wall once construction takes place.

Plans and Access statement states “No car parking provision has been made due to the highly sustainability nature of the site”. Yet we are told that this house is awarded 3 parking permits! This is extremely misleading and would be taking away 3 valuable spaces from residents who have lived here and paid residents parking for years.

The issue of access to emergency vehicles remains an important and unresolved issue. It is yet to be proven that a fire engine can successfully manoeuvre the narrow corner on Quarry Steps Granting planning could trigger a RPS resulting in 6 or more parking spaces lost!

Granting permission could the loss of the face of Bristol Industrial past. National Policy states that LPA must give weight to conservation of heritage assets. This green space is all we have, It attracts birds, insects, and numerous visitors. Granting this would only unleash numerous problems for this area for years to come. I ask, is it worth it? THANK YOU

STATEMENT NUMBER 11

DCA Public Forum - 6-8 Belgrave Hill

20/00691/F | Proposed development of a single dwelling (Use Class C3) with associated external works (Self Build)

Statement of Ian Thomas

There are numerous objections to this application and one letter of support which provides no explanation of the reason for their support.

My objection is based on:

1. This is an entirely unsuitable site for residential development being too shallow in depth and lacking natural light.
2. It is a loss of a heritage site that has not been justified in a way the national planning framework would allow.
3. Although this is a new submission it is largely based on previous applications that were refused. Although now a single property there is insufficient evidence it meets national standards for room sizes. The plans do not include room measurements, just an overall scale for the drawings.
4. The small and dark building which is predominantly single aspect may affect the mental health of residents,
5. There will be a loss of privacy to neighbours.
6. The integrity of the supporting wall behind the new development is thought to be unstable. The building work requires drilling into this wall. No insurance has been secured, but any policy would require agreement of neighbours which may not be forthcoming. The risk of further damage to the wall, properties and gardens is likely to cause anxiety and so affect their mental health of neighbours.
7. Despite the swept path analysis, I remain unconvinced that emergency vehicles will be able to access the building.
8. The population density of Clifton Down is one of the highest in Bristol, over and above the density for the city overall. Increasing that density in the quarry is unjustified.
9. The wooden cladding is in no way in keeping with the appearance of this conservation area.

I urge members to reject this application and declare the site unsuitable for residential development.

Ian Thomas

8 June 2020

Statement B12

Statement for DCA Public Forum, Weds 10th June - 20/00691/F: 6 to 8 Belgrave Hill

Kate Skillman

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1. The Design and Access Statement refers to the "*tall slot windows*" which the Planner's report suggests "mitigate against overlooking". Mitigating against overlooking is not preventing overlooking.

   These overbearing, intrusive windows will clearly overlook existing residents' rear bedroom and bathroom windows, just over 3.5m opposite. This is a gross and unacceptable invasion of privacy.

2. Secondly, past refusal reasons from this Committee (Refusal, 9th January 2019) are still valid, i.e.:

   "*The proposed development* ***by reason of its location*** ***would not be satisfactorily accessible by fire appliances without requiring the loss of on-street parking, which would result in unacceptable harm to local residential amenity****. The proposal would* ***fail to be in accordance with Policy BCS10 of the Bristol Core Strategy*** *(2011) and* ***Policy DM23 of the Bristol Local Plan Site Allocations and Development Management Policies*** *(2014) and* ***Section 9, Paragraph 110 of the National Planning Policy Framework*** *(2018).*"

   The location hasn't changed: all these reasons for the Committee's previous refusal are therefore still valid.

Additionally, page 40 of the Planner's Report quotes the applicant's agent citing Policy BCS18 - *Homes can also be used more flexibly and adapted more easily by their occupants to changing life circumstances"*

This dwelling's plans show a midway lobby dividing the building in half. Each half has:

- A separate door to the street
- A separate flight of stairs
- Self-contained living accommodation
- At least one bathroom
- A kitchen / utility room-come-store

The duplicate living arrangements in each half of the building suggest an intended flexible adaptation as future conversion to 2 dwellings, as per the developer's previously rejected applications for this site.

STATEMENT B13

This application is another desperate attempt to develop this unsuitable site. The area in question is of historic significance and should be protected not only because of its history but also because there is evidence that an endangered bird species is nesting there.

As a Management Company we are unconviced of the motives of the developer due to his previous actions [erecting scaffolding to start clearing plant life etc from the party wall illegally and causing elements from the wall to deteriorate] and believe that the development will endanger the safety and structure of our own building and homes. Our position is unchanged. We don't believe this development will benefit the local community on any level.

The design of the house is wholly unsuitable for comfortable living with inadequate room space and natural light. The outside courtyard will be prone to falling rock from the wall above, this will render it an unsafe space. It's a conservation area and the house design is also inappropriate in terms of materials and aesthetics. It isn't in keeping with other houses in the locale.

There is also still the question of safe access for emergency vehicles and the potential squeeze that additional parking in the area will cause.

We urge you to reject this application once and for all.

Anna Gravelle

On behalf of 35 Upper Belgrave Road Management Company

STATEMENT NUMBER B14

OBJECTION TO PLANNING APPLICATION No 20/00691/F

STATEMENT

1. **This developer wants to build before he gets his insurance in place. This should be in place before any work starts, and should be in place for the lifetime of the wall. The legal team states the insurance condition is fundamental to this development, as without it this application should be refused. Insurance should be approved in writing to the planning authority, in respect to any adverse effects the development may have on the stability of the retaining wall, any walls adjacent, and neighbouring properties. The insurance should cover problems during and after construction as a result of this build.**

2. **Party Wall Agreements will be required to all properties upslope of this site. The six metre rock bolts require party wall consent. The residents of Upper Belgrave Road could take legal action to prevent encroachment to their properties. Another reason for insurance and third party wall agreements to be in place before development starts. The developer should undertake condition surveys to properties within ten metres of the site so that movement/damage can be measured during and after construction. So far no condition surveys have been carried out.**

3. **This new build, with inappropriate materials, is not in keeping with anything that is already here in the conservation area. Virtually all the rooms are single aspect. The outside spaces would be prone to falling rock. That is why they are going to install a concrete roof, because of the risk of this. This application is overbearing, and will seriously reduce natural daylight not only to my property but to properties facing the site.**

Please reject this application

STATEMENT B15

The Clifton Down Community Association objects to this application. Since 2011, this small piece of land abutting a historic quarry face, with wildlife value, has been subject to 7 applications – all essentially the same with tweaks to room labelling. (Compare the elevations from 2011 plan to the currently submitted plan dated 8th January). One plan managed to pass through committee, but did not go ahead. We can only assume the conditions on the application were not met. Before and after applications have been refused. The objections by neighbours remain the same, nothing has changed regarding the affect on local amenity, the danger to maintenance of the quarry wall, the loss of wildlife, the potential danger to surrounding properties during construction. And yet neighbours have to remain ever vigilant. They have to spend time and effort resubmitting the same objections. This toll on the neighbours is unfair. Not only this – sufficient in itself as grounds for refusal- the Council has to spend money hosting Committee Meetings to review the same data. Surly, it is time that it is recognised that development on this site is unwarranted. It is also time that the planning process recognises and takes into account the level of anguish that local residents feel about a development and refuses to consider sequential applications of essentially the same plan.

2020 Elevation

2011 Elevation

STATEMENT B16

STATEMENT TO DEVELOPMENT COMMITTEE RE APPLICATION NO. 20/0069/F

This is a unique neighbourhood within a conservation area and the design of this build would be completely at odds with the old quarry cottages on the other side of the road and in the Quarry Steps area in general. It would also give an overbuilt, overcrowded feel to the bottom of Belgrave Hill.

The design is much too fussy, contrived and overbearing compared to the surrounding cottages.

There appears to be considerable overlooking of the cottages opposite despite illustrations claiming there is not. Anyone standing at a window of this development could easily see into rooms opposite causing a lack of privacy to bedrooms at the rear of existing cottages.

Neighbours are understandably concerned by what could happen if drilling of the retaining wall should cause a rock fall. I also fail to see how the developer could drill into someone else's property without permission.

As far as we can see from the documents submitted, quotes/proof that insurance can be obtained have not been provided.

- There appears to be no 'confirmation of rock fall measures' such as concrete roof slabs incorporated into this application as advised by Arup. I believe there has been some rock falling since the works that have already been undertaken by the developer.

The ground floor to this house would be dark and dismal most of the time as past documentation has shown. Given the weather in this country even the top floors would be dark most of the year requiring electric lights to be on all day. This does not make for a good environment to live and given the prevalence of mental health problems today I think this should be of serious concern.

I remain convinced that it would be very difficult for the Emergency Services to access the other houses in this street if this development goes ahead.

This site is often visited by people who wish to see the last remaining visible evidence of Clifton's quarrying history and is thought of as an historic asset to the area. The remaining ruins belong to the Quarry's past, ie. belonging to everyone's past, and should not be spoilt by allowing this incongruous development to be built in front.

Ideally, I would like to see this site designated as a Reserved Open Space with signage explaining its significance to the local area. We must preserve our historic sites.

For the above reasons I hope this application will be refused.

J Francis

STATEMENT C1

Leigh Coghill statement for planning committee 10th June 2020 ref. Albert Road 20/01254/A, for Adblock Bristol

Personal

Firstly I would like to thank members of the committee for hearing this case and acknowledge that many times Bristol Council have listened to the concerns of residents and followed planning guidelines only to be challenged by advertising companies.

Councillors have the support of Bristol residents in rejecting this application.

On a personal note, I used to live in St George and work on Feeder Road. I used to cycle this way when working for Bristol Waste. I can absolutely confirm that it is already a dangerous enough junction and would benefit from traffic calming measures - not distractions.

No relevant planning history

The Planning Portal provides no planning history for the erection of the original display. We question whether there exists any at all. Note, there are many billboards in the city which do not benefit from planning consideration. 2 were recently removed in Bedminster after BCC issued a discontinuance notice. There are a further 4 under investigation at: Lawrence Hill Station, Clifton Down Station, Brandon Hill and Newbridge Road (St Anne's).

Advertising companies have developed a tendency to try to overturn the Council when they do not get their way - but actually they regularly have not ticked all their own boxes and do not have a right to this development.

Summary of objections - Road safety + Amenity

The officers report states:

"There is a risk that drivers' attention will be drawn to this advert instead of the surrounding road and crossing cyclists and pedestrians at the junction"

Put bluntly, we're playing a lottery with the lives of Bristolians. I used to cycle that way. I didn't

have another option of getting to work that was less risky. If a cyclist or a pedestrian is hurt - or killed - because a drivers attention was distracted, there will be no defence. At this moment it is clear that we know that is possible.

The Officer's report states:

"It is accepted the general location is an industrial estate with relatively low levels of pedestrians and cyclists."

Again on a personal note I would just like to encourage the Council not to dismiss the amenity concerns of this area just because it is a 'Principal Industrial and Warehousing Area' - this is still part of the city - people still care about it.

STATEMENT C2

Monday, 08 June 2020

Committee Statement

Proposal: Upgrade of 1no. poster panel to digital LED display advertisement (single-sided)

Site: Unit 5 & 6 Marketside Industrial Site Albert Road Bristol BS2 0WA

LPA Ref: 20/01254/A

Our Ref: BST-009

1 As the officer has set out, the Council takes a cautious approach to advertisement applications generally, and especially to digital advertising displays. The level of public interest in this application has reinforced this approach and an extremely thorough assessment of both amenity and public safety has been set out by the Officer and the Council Transport Development Management (TDM) Team. We are obviously happy with the recommendation that they have made to approve the application. We are also happy to agree to the extensive planning conditions that the Planning Officer has set out at pages 134-136 of the report that would tightly restrict the planning consent to safeguard public safety and visual amenity.

2 The impact on highway safety is obviously a technical subject that requires specialist knowledge and qualifications and we see no reason to add to the comments that the TDM officer has made.

3 With regard to visual amenity, the national guidance on assessing amenity, contained in the National Planning Policy Guidance document states as follows:

> *'In practice, "amenity" is usually understood to mean the effect on visual and aural amenity in the immediate neighbourhood of an advertisement or site for the display of advertisements, where residents or passers-by will be aware of the advertisement.*
>
> *So, in assessing amenity, the local planning authority would always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority would consider whether it is in scale and in keeping with these features.*
>
> *This might mean that a large poster-hoarding would be refused where it would dominate a group of listed buildings, but would be permitted in an industrial or commercial area of a major city (where there are large buildings and main highways) where the advertisement would not adversely affect the visual amenity of the neighbourhood of the site...' -* ***Paragraph: 079 Reference ID: 18b-079-20140306***

4 It is difficult to imagine a location that would better fit the example given above in this guidance of a suitable location for this type of advertising; i.e. an industrial setting of a major city, with main highways and large buildings, with no impact on heritage assets or residential amenity.

5 The Case Officer has highlighted that many of the issues raised in the public comments are not material considerations to the application. However, we would like to take this opportunity to address some of these points:

- The change to a digital unit would result in far fewer visits to the site, as posters do not need to be physically changed. This reduces traffic as well as the associated environmental costs of traffic journeys.

- There is no need to produce printed paper posters and glue every time the image is changed. This eliminates all this physical waste, as well as the energy and resources used in manufacturing posters.

- Printed posters can peel and be damaged by weather. The digital screen produces a clear, clean image and is monitored by an onboard computer to ensure it remains working properly. The result is a better, consistently cleaner and tidier poster display.