

Public Forum

D C Committee B (Remote)

2pm on 16th September 2020



1. **Members of the Development Control Committee B**

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



Statement	Statements/Petitions		
	Request To Speak Made Where Indicated S=Speaker	Name	Application
B1		Jane Ghosh	20/01595/F – 56 Filton Avenue and 2A Filton Grove
B2	S	Fergus Sykes	
B3		Tony Mullin	
B4	S	Councillor Claire Hiscott	
B5		Stephen Barrett	
B6		Harry Bevan	
B7		Caroline Dix	



STATEMENT NUMBER B1

Statement to Development Control Committee B for 16 September

I am a resident of Filton Grove and wish to express my opposition to the Application 20/01595/F .

The applicant has made many attempts to replace two family homes with a 2.5 storey structure to house 6 separate dwellings.

As with previous applications, this is totally unacceptable.

1. The height and mass of the building (3 storeys in actuality) is totally out of keeping with the rest of the road , which is semidetached or terraced family houses 2. There is a very severe parking problem on Filton Grove emanating from the proximity of Bristol Rovers ground and the councils failure to agree matchtime residents only parking. This means that almost all houses on the north side have dropped kerbs.

The application has no provision for off road parking and it is possible there could be 12 cars . It is unrealistic to assume that all 6 tenants will use bicycles. This could cause friction 3. Horfield has already got more HMOs than the recommended limit. These cause noise, disruption , problems with waste and recycling and there is no need to have another HMO with all the potential for antisocial activity .

4. If this goes ahead families who may suffer disruption or even antisocial behaviour will move out and the area will become yet another run down locality 5. The materials proposed for the building will cause it to stand out in a detrimental way among the brick and render buildings of the road I urge you to reject this application and stem the increase in transitory populations living in overcrowded and poorly managed HMOs.

STATEMENT B2

The applicant and their project team have worked positively with Council Officers over the past 5 months to address any concerns which have been raised and ensure the proposal delivers a high quality scheme and does not result in any unacceptable impact to existing residents.

The proposal is very similar in terms of the quantum and scale of development as an extant scheme granted permission in April 2019 for 9 no. 2 bedroom residential flats.

Whilst the proposal has been amended so that it is now for 6 high quality HMOs, it will not introduce a significant increase in the number of residents at the site in comparison to what has recently been approved.

Furthermore, the proposal has been assessed against the Council's emerging guidance in relation to the concentration of HMOs and it would not increase the percentage of HMOs in the area to above 10% threshold and is therefore compliant with the Council's guidance in this regard.

In response to comments raised by the CDG, the proposed scheme has been amended to break down the elevations and to add visual interest through the addition of window detailing and amendments to the proposed materials.

The proposal has been supported by parking surveys which were carried out in accordance with guidance from Bristol City Council's transport team and clearly demonstrate that based on the Council's maximum parking standards there is adequate on-street parking within the vicinity of the site.

The height of the proposed building above ground level will not be significantly larger than the two storey dwelling which currently exists at the site and will therefore have no harmful impact on the neighbouring properties in terms of overbearing or loss of light.

The development would not create any windows in closer proximity to adjoining residents than the existing situation and would not therefore result in unacceptable overlooking impacts.

In summary, this is a well-conceived scheme that has evolved in line with Officers advice and accords with the aims of local and national planning policy guidance and delivers a number of benefits.

For these reasons, it is hoped that you will agree with your Officer's recommendation and support the application.

STATEMENT B3

DEVELOPMENT CONTROL B COMMITTEE

APPLICATION: P20/01595/F - 56 Filton Avenue and 2A Filton Grove

COMMITTEE STATEMENT

This statement has been prepared by Tony Mullin, a Partner at the Bristol office of Oxford Architects.

The application is for six, 4-bed HMO flats over three floors; located at the junction of Muller Road, Filton Avenue and Filton Grove.

The application follows the principles set out within the approved application 18/06263/F, a residential scheme providing nine 2 bed flats granted in April 2019.

Whilst a slightly different mix of accommodation is applied for in this application the scale, massing and layout of the building on the site – i.e. the quantum of development – is very similar, in fact almost identical to the approved scheme.

This scheme, like the last, provides a contemporary design response that acknowledges the history and urban scale of the area in which it sits, and provides a strong modern building that visually links itself contextually to the buildings that immediately surround it and the prominent nodal junction it addresses.

We have achieved this by dividing the proposal into two;

- the square building is reflective of the homes along Filton Avenue and Filton Grove in roof lines, material palette and vernacular form, scale and massing
- the curved corner of the site - transitions between these two streets through the use of pennant stone and patina'd zinc cladding set vertically
- this cladding strengthens this corner position and offers a contemporary 'other' material that reflects the pennant stone and limestone dressings of the adjacent buildings across the road tying them all in together and unifying the intersection into a coherent whole.

Further details of the scheme are fully explained within the Committee Report. We have enjoyed working with the Case Officer to bring it to this point and thank him for his assistance.

The result is we now have a scheme that is fully compliant with all relevant planning policies, will provide a positive architectural contribution to the local area and wider Bristol housing need and has the case officer's support with a recommendation for approval.

We kindly request your support also.

STATEMENT B4

Public Forum, Development Control (B) Committee, Wednesday, 16th September 2020

Additional Objection(s) from Councillor Claire Hiscott

Planning Application No. 20/01595F

56 Filton Avenue & 2A Filton Grove, Bristol BS7 0AP

Proposed demolition of the existing bungalow of 56 Filton Avenue and two storey dwelling of 2a Filton Grove, and construct a 2.5 storey building providing 6 no. small HMOs (Class C4); associated cycle storage and refuse storage.

I write to advise Members that this is my third statement of objection to this subsequently revised planning application. I note, with some surprise, the recommendation to grant, subject to condition(s) a scheme which, in reality, will fail to comply with important local policies. It is for this reason that I requested this matter be determined by a Development Control Committee.

The report alludes to the various grounds I have previously set out in the formal referral, namely:-

"The proposals do not meet the presumption for sustainable development - Objection to HMO as it may fail to meet the requirements of Policy DM2 - Concerns about parking - Concerns about the design of the proposal - Concerns about impacts on residential amenity"

Building on this assessment, I would draw your attention to the following problems which remain in the report for this proposed development.

1. The submission from the Environmental Health Officer seems to me to be somewhat precipitous.

"I've checked our records for the immediate vicinity of Filton Grove and Filton Avenue can't see that there have been any recent noise complaints."

It is precisely because these two properties are NOT currently HMOs, in a predominantly residential area, that there has not been any record of noise complaints!

Equally, the planned density will mean that it is unlikely to stay that way, especially if the units are occupied by a more transient population such as students.

2. Notwithstanding the Core Strategy aim of delivering more housing, DM2 Policy provides certain countervailing protections, namely: -

Proposals for the construction of new buildings to be used as houses in multiple occupation will not be permitted if:-

"The development would harm the residential amenity or character of the locality as a result of any of the following: and ... Levels of on-street parking that cannot be reasonably accommodated or regulated through parking control measures"

There is widespread concern that this application is a vanguard development for studentification of the neighbourhood.

In any event, the calculation made for the proportion of HMO properties within a carefully set radius (9.49%) conveniently falls below the 10% threshold included in the latest iteration of the Local Plan. For student accommodation, anything above this level is automatically deemed a harmful concentration for this property type. However, the draft policy H6 (Homes in multiple occupation and other shared housing) at **7.35** only requires an assessment to be made *'within approximately 100 metres of the site'*. It should not be construed or interpreted as an absolute figure.

As a result, inclusion of other properties just outside of this deliberately drawn boundary, would lead to the conclusion that there is in fact a worrying increase in this sort of housing which is deleterious to the existing neighbourhood profile and demographic.

Consequently, I maintain that the proposed development **WILL** result in unacceptable impacts upon residential amenity. This is contrary to Policy BCS21 (new development should safeguard the amenity of existing development...) and Policy DM30 which requires proposals should not prejudice the existing and future development potential of adjoining sites.

In further support of this view, I would draw your attention to the quite bizarre assessment made around parking.

3. TRANSPORT, HIGHWAYS & PARKING

Policy BCS10 emphasises the need to provide safe streets whilst DM23 states that development should not give rise to unacceptable traffic conditions and will be expected to provide safe and adequate access onto the highway network. On parking, Policy DM23 tells us that this must be safe, secure, accessible and usable.

I understand that a survey of available road space took place. Importantly, we are not told the date, time or circumstances of this evaluation by the applicants.

A parking survey was undertaken by the applicant in accordance with BCC's Parking Methodology and identified a total of 18 car parking spaces and 21 car parking spaces within walking distance of the site. This demonstrates sufficient on street parking in the vicinity of the site.

Please see below photographic evidence provided that suggests this is a ludicrously optimistic picture of everyday demand and usage at this locality.



There also seems to me to be a naïve assumption that the putative occupants of these new properties will either rely on public transport or choose not to own a private vehicle. This is said to be due to the site's 'highly sustainable location', attributed to its proximity to bus routes linking north Bristol to the city centre, as well as the proposed development's inclusion of cycle facilities to encourage 'active travel'.

At present, people – even many students – prefer to own a car. I cannot see that situation changing any time soon, particularly in the COVID world in which we now inhabit. Please refuse this application.

CLLR CLAIR HISCOTT
Conservative Councillor (Horfield)

STATEMENT B5

Development Control Committee B – 16 September 2020

Application No. 20/01595/F : 56 Filton Avenue & 2A Filton Grove Bristol BS7 0AP

Councillors,

There have been many objections to the application, the reasons given for the objections being many and varied, and in my opinion the following reasons are key as to why the application should be refused:

- Unsustainable increase in HMOs in the locality,
- Parking and traffic issues,
- Damage to the community through Studentification and excessive HMO/rental accommodation,
- Overdevelopment of the site including bulk, massing and appearance of the proposals, and
- Concerns over management of refuse and recycling.

The officers report to committee includes other issues which I'm sure the committee members will have noted.

The officers report suggests 9.49% of housing in the vicinity would be HMOs, the developers' planning statement suggests 11.9%, and after I checked the Council HMO register and the Explore Bristol website, found two more recently developed HMOs in the applicants 100 metre circle taking the proportion of HMO properties in the circle to about 13%. The Muller Road, Filton Avenue, Gloucester Road 'triangle' has a very large proportion of HMO housing which should be taking into account when considering the application.

Parking and traffic issues are always present when considering a new development. A 24 bed HMO development may not be considered significant in this context, but I remind the Councillors that this development is on a corner of a very busy road junction, and the only road where close parking may be possible is Filton Grove. The residents of Filton Grove have battled for parking space with Bristol Rovers and (until relatively recently) Bristol Rugby supporters over many years, and a Council report demonstrates that Southmead hospital visitors and staff park in the area. Commuters and visitors to the city have also parked locally to catch a bus to the city centre. A number of residents have found it necessary to convert their small front gardens to hard standing to ensure parking is available to them.

There are a large number of students occupying housing in the area, and at times are noisy and inconsiderate to neighbours. However, it is not only students occupying HMOs causing unsocial behaviour. Having suffered from inconsiderate occupiers of the HMO next door to my house (students and employed) over several years I know from first-hand experience how destructive to home live noisy neighbours can be.

The proposed development is large when compared with existing housing, and the exterior design is completely out of character with local architecture. The proposal as shown in the street scene drawings suggests a development completely at odds with existing housing design, and not one which complements the local near one hundred-year-old terraced housing.

The proposed 'pillbox' style refuse store appears too small for a six flat development and, by being directly on the corner of Filton Grove and Muller Road, not only reduces convenience and functionality to the HMO occupiers, but will be an eyesore when viewed from the street. In the local area an indication of a HMO being present is black and other bins being left on pavements all week long, and I would suggest the proposed bin store will lead to the same problem.

Whilst the bungalow (56 Filton Avenue) is of questionable quality to be classed as a family home, 2A Filton Avenue is still a viable property for family use and should not be demolished. As Bristol is very short of Family homes perhaps the bungalow should be redeveloped to a condition suitable for a family.

I object to the planning application for a 24 bed HMO

Thank you, Stephen Barrett.

Statement Number B6

Re: Application 20/01595/F

Dear councillors,

As a local resident I urge the committee to consider residents' views and reject the proposed development, which aims to impose a high concentration of HMO properties in an area already saturated by these properties and suffering from the negative impacts, as identified by residents in their numerous comments and objections. The rules set out in the draft SPD guidance on HMOs and in policy DM2 are specifically aimed at reducing the cumulative impact of properties of this type.

The draft SPD guidance on HMOs aims to limit the harmful impacts of new HMOs on areas where there is a significant concentration of HMOs in an area, it indicates that where a concentration is above 10% - the impact of additional HMOs is likely to be harmful to the local area.

Unfortunately the report to committee has only been able to consider licensed HMOs within 100m - and only a small corner of the search area is within a mandatory reporting area.

The report does not consider the following properties within a 100m radius - which demonstrate that the concentration is already well over 10%. Even the applicant's own planning statement admits that this would increase the concentration over the guidance (section 6.2). These properties have already been identified in resident comments and confirmed by a search of local property listings - all within 100m of the application site (see Figure 1).

- 4 Filton Grove - Shared house known to residents
- 9 Filton Grove - Shared house known to residents
- 11 Filton Grove - Shared house known to residents
- 29 Filton Grove - Student let known to residents
- 8 Parkstone Avenue - Student let - see property listing attached
- 23 Muller Road - Student let - see property listing attached
- 41 Muller Road - Student let - see property listing attached

The officers have also not accounted for the demolition of 2 properties in their calculations, which should be revised using the new evidence as follows:

Current (Officer Calculation)	7	131	5.34%
Proposed (Officer Calculation)	13	137	9.49%
Current (Revised Calculation)	14	131	10.69%
Proposed (Revised Calculation)	20	135	14.81%

These calculations show that the saturation of HMOs within 100m is already above 10% - which reflects resident concerns as to the addition of more.

The inclusion of 4 Filton Grove is especially problematic as this would create a "sandwiching effect" with 2 Filton Grove being surrounded on both sides by HMOs - identified in the SPD guidance as not acceptable.

In addition - a number of nearby properties have been subdivided into flats, again increasing the density of accommodation and reducing housing mix - this represents almost the entire row of houses on Filton Grove:

- 1 Filton Grove - 2x Flats 17/04957/F
- 7 Filton Grove - 3x Bed Sits <https://news.bristol.gov.uk/news/another-successful-landlord-prosecution>
- 67 Filton Avenue
- 28 Muller Road

The comments regarding ward concentration do not take into account that the property sits on a ward boundary, and as the attached image shows, there is a significant concentration of HMOs in the immediate vicinity of the site (See Figure 2).

I hope these details give much needed local context to the officer report and submitted application and I trust councillors to consider these notes while making a decision.
Yours,

Harry Bevan
15 Filton Grove

Figure 1 (above) - Property types within 100m
Figure 2 (below) - Licensed HMOs in adjacent ward

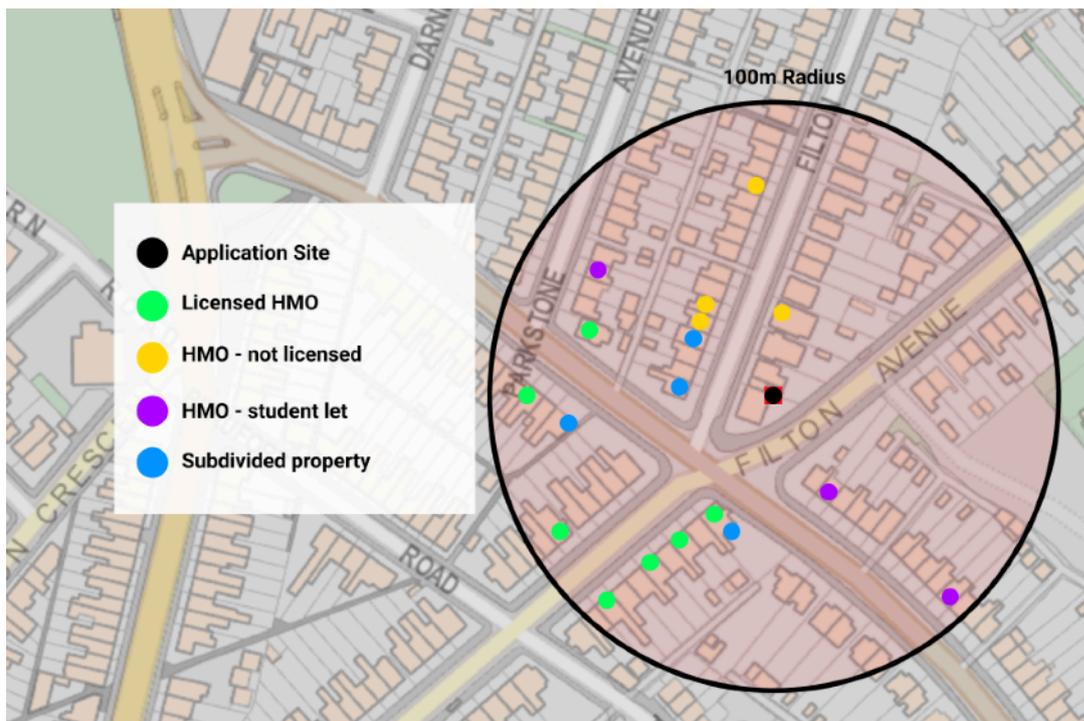
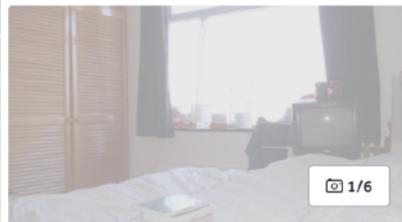
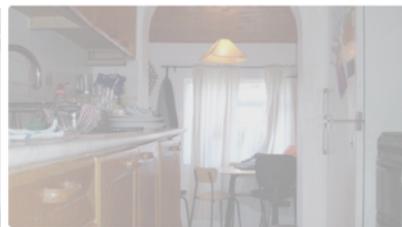


Figure 3 - Property Listing for 8 Parkstone Avenue

ilar properties →

This property has been removed by the agent. For more information please contact the agent directly using the details provided.

View similar properties >



LET AGREED

Parkstone Avenue, Horfield, Bristol See map



£1,600 pcm £369 pw

Tenancy information

Added on 21/01/2020

Letting details

Deposit: £1,846

Let type: Long term

Furnish type: Furnished

PROPERTY TYPE

Terraced

BEDROOMS

x4

Key features

- STUDENT HOUSE, Gas Central Heating, Electric Cooker, Fridge/Freezer, Close To Park, Links To UWE & City Centre, Double Bed, Washing Machine, Close To Shops, Suit Students

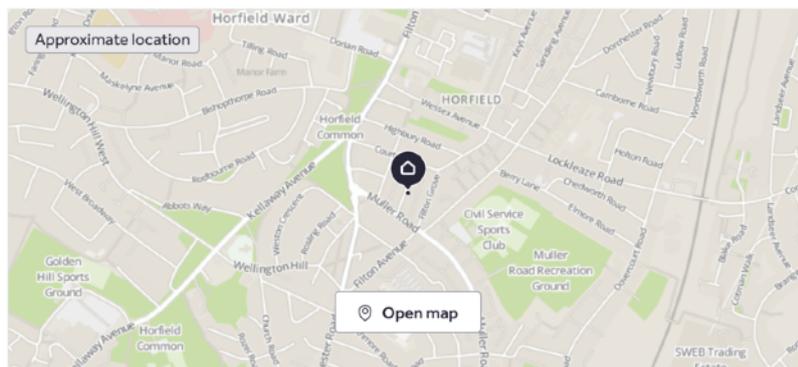
Property description

FURNISHED STUDENT FOUR BEDROOM HOME! The Property Outlet are pleased to offer to the student lettings market this FOUR BEDROOM home situated within a popular area. The accommodation comprises ENTRANCE HALL, FOUR GOOD SIZED BEDROOMS, LOUNGE, KITCHEN/DINING AREA & BATH/SHOWER ROOM & WC. The WHITE GOODS include WASHING MACHINE, FRIDGE FREEZER & ELECTRIC COOKER. Benefits include GAS CENTRAL HEATING & LOW MAINTENANCE GARDEN. Close to LOCAL AMENITIES, BARS, RESTAURANTS and CAFE'S on Gloucester Road, HORFIELD SPORTS CENTRE & PUBLIC TRANSPORT. Good access for CITY CENTRE & M4/5 & M32 NETWORKS. Sorry no pets.

Read more

No floorplan +2

Parkstone Avenue, Horfield, Bristol



NEAREST STATIONS

- Filton Abbey Wood Station 1.4 miles, Montpelier Station 1.5 miles, Redland Station 1.6 miles

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Figure 4 - Property Listing for 41 Muller Road

Student accommodation / Bristol / Horfield / 4 beds / Muller Road, Horfield

Muller Road, Horfield, BS7 9RH

REF: 17794



Bills not included

£115.07
Per person, per week

Fees apply, [click here for more details](#)
International Student guarantors, [click here for more details](#)

[Request a viewing](#) [Add to favourites](#)

Property no longer available

Deposit (per person): £500
 1 WC, 1 Shower
 4 Beds, 4 Doubles

Description | Map Location | Street View

This is an impressive 1920's style home in the heart of the popular neighbourhood of Horfield.

Upon entering the property you are greeted by a spacious entry hallway which leads onto a large bay-fronted double bedroom and the generously sized living room with views onto the garden. Also on the ground floor there is a kitchen-diner with a modern finish.

On the first floor there are three further light and bright double bedrooms and a white shower room which is completed with chrome finishes.

As well as the recently renovated kitchen and bathroom other renovations include; central heating, upgraded wiring, new flooring and decorations throughout.

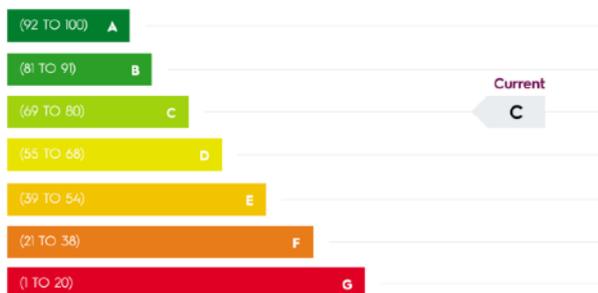
Located to the north of Bristol, Horfield is a popular area for many types of residents. Horfield is situated a short distance from the University of the West of England as well as being a short driving distance to the University of Bristol making this a prime student location. The area benefits from a multitude of local amenities with many restaurants and shops nearby including numerous supermarkets. Being located near the city centre also allows for easy access to a wider range of facilities within the heart of the city including the Bristol Shopping Quarter. Accessibility into the city is also made convenient from the transport links in the area with regular bus services as well as Filton Abbey Wood rail station being nearby providing quick regular journeys into the city centre.

Managed by ARLA registered agent Grant Property which has a 24-hour emergency repairs service.

EPC rating: C

Council Tax Band: C

Energy Efficiency Rating - C



- 2.65km from University of the West of England
- 3.65km from University of Bristol
- 2.25km from Montpellier Train Station
- Dining Table
- Microwave
- Washer/Dryer
- Central Heating
- Dishwasher
- Furnished
- Garden

Surrounding areas

[Bristol](#)
[Horfield](#)



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Muller road, Horfield, Bristol

£92 pppw (tenancy info) 4 Bedrooms 1 Bathroom 1 Reception



ENLARGE



PROPERTY IMAGES

MAP

TAX BAND

Property Description

4 bedroom student property to rent on Muller Road in Horfield. The property comprises of 3 large double bedrooms and 1 small double bedroom, a lounge, separate kitchen, bathroom, front garden and very large rear garden with private parking area to the front and rear of the property.

Lettings Date Available: 01-07-2020

Tenancy Type: Student

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Call Us: 01179080018

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Gloucester road, St Andrews, Bristol

1 Bedroom

1 Bathroom

Type: Studio

£625 pcm

(tenancy info)

VIEW



Daisy road, Greenbank, Bristol

5 Bedroom

1 Bathroom

Type: House

£2,600 pcm

(tenancy info)

VIEW



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Email

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22 Filton Road, Horfield, Bristol, BS7 0PA

Main Telephone Number: 01179080018
Main Office Email: info@rentrightbristol.co.uk

Residential Lettings

STATEMENT B7

Action for Balanced Communities

Dear Councillors and Officers,

Please see following the statement Action for Balanced Communities (ABC) Bristol wish to make to the Development Control Committee on the subject planning application (20/01595/F) at 56 Filton Avenue.

ABC is a constituted Amenity Group and works with, and represents more than 14 Residents Associations across Bristol. ABC object to this planning application for the intensive development of HMOs in this location as we strongly believe it will add to a harmful concentration of HMOs that add to further pressure on the community in this area from a transient population. We therefore ask you to consider using the emerging HMO SPD policy in your consideration of this application.

The Officer points out in his report that they believe that after the development is approved that the Neighbourhood Assessment for HMOs (those within 100m) will increase from 5.34% to 9.49%, approaching the 10% threshold. We would wish to point out that both of these figures are artificially low and do not represent the total number of HMOs within the area. HMOs are properties that have 3 or more unrelated people living within them; current regulation within Bristol does not require additional licences for the area in which this property sits. The map of additional licencing areas found on PinPoint clearly shows the requirement for additional licences (for 3 or 4 bed HMOs) stops on the south side of Filton Avenue to the west side of Muller Road; the north side of Filton Avenue has no requirement for additional HMO licencing. Therefore, for the majority of the 100m radius from this property no three or four bed HMOs are included in the calculation; this also holds for the Ward level assessment, which makes the Officers report unintentionally misleading.

Given the housing stock that is available in this area (the majority of properties are 3 bed homes, so would be 3-4 bed HMOs if the 'front room' had also been converted to maximise occupation) and therefore not subject to mandatory licencing requirements.

I would also note that 1 Filton Avenue will effectively be 'sandwiched' to the front and rear by an existing, licensed HMO at 2 Parkstone Avenue, and by this development being considered today.

The property sits in the Wessex Avenue LSOA and the 2011 Census reports that the population is made up of c.16.6% students at this time; in accordance with the National HMO Lobby evidence and data bank, due to the higher population density within HMOs, this will represent c. 8.3% of housing being in HMOs at this time to support student accommodation. This does not take into account the large number of young professionals within this area who also choose to use HMO accommodation due to the unaffordability of renting/buying alone.

I would therefore strongly suggest that the 10% of housing stock in HMOs has already been breached within 100m (neighbourhood test), that the data for the Ward Level test is not representative, and additionally a home will be sandwiched between 2 HMOs if this development is approved.

Many thanks for your consideration. Caroline Dix

