

# Bristol City Council

## Minutes of the Development Control A Committee



**30 September 2020 at 2.00 pm**

### **Members Present:-**

**Councillors:** Donald Alexander (Chair), Chris Windows (Vice-Chair), Mark Wright, Stephen Clarke, Mike Davies, Margaret Hickman, Olly Mead, Steve Smith, Fi Hance, Barry Clark and Hibaq Jama

### **Officers in Attendance:-**

Gary Collins and Laurence Fallon

## **1. Welcome, Introductions and Safety Information**

The Chair welcomed all parties to the Meeting.

## **2. Apologies for Absence and Substitutions**

Apologies for absence was received from:

- Councillor Fabian Breckels substitute Barry Clark
- Councillor Clive Stevens substitute Fi Hance
- Councillor Paul Goggins substitute Hibaq Jama

## **3. Declarations of Interest**

The following Declarations of Interest were received and noted:

- Councillor Wright lives locally to both applications but confirmed he was not predetermined
- Councillor Steve Smith declared contact from the developers but was not predetermined
- Councillor Stephen Clarke as ward member attended a number of consultations on the developments for Bedminster Green area and was not predetermined

## **4. Minutes of the previous meeting**



Resolved: that the Minutes of the meeting held on the 2<sup>nd</sup> September 2020 be confirmed as a correct record and signed by the Chair.

## **5. Appeals**

The Head of Development Management introduced the report and summarised it for everyone.

## **6. Enforcement**

The Head of Development Management introduced the report and summarised it for everyone.

## **7. Public Forum**

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

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

## **8. Planning and Development**

The Committee considered the following Planning Applications:

### **9. 18/06722/F Land at Little Paradise & Stafford Street Bristol BS3 4DE**

The Head of Development Management and his representative gave a presentation and summarised the report for this item. This application relates to the land to the east of Little Paradise and the west of Stafford Street Bedminster, South Bristol. The demolition and redevelopment to provide 2 new buildings (3-16 storeys) comprising 295 no. build-to-rent residential apartments including flexible gym, flexible activity space, concierge and residents lounge. 21 residential apartments for affordable housing with related landscaping, public realm, bin storage, plant areas and cycle parking.

The Planning Officer referred Members to the updates in the Amendment Sheet, relating to updates in relation to: comments on the application; City Design Group – position remains as per the report in objection; the Planning Agreement has had a further obligation added regarding the scheme remaining a private rental scheme for at least 15 years; conditions: added, amended and the addition of list of approved details; advice added regarding future occupiers would be ineligible for future resident parking permits.



- a) The application is a part of the Bedminster Green Framework that was endorsed by the Cabinet; that 2 applications, to date, had come before Committee and both found to be unacceptable; Officers had worked with the developers to mitigate concerns and are happy that the scheme delivers in a way that would benefit the wider Bedminster Green development.
- b) The Transport Development Manager shared with the Committee the Transport & Highways aspiration for the access and movement of people around the Bedminster Green framework together with the Transport objectives for the A38 & Bus priority that future development would enable.
- c) The Planning Obligations Manager addressed Committee on the matter of the precedent set with regards to the matter of stamp duty land tax following a decision of the Planning inspector in respect of the ND6 appeal. The viability should be conducted in accordance with the RICS guidance, which states that SDLT should be included.
- d) The matter of the viability report was addressed: Members were reminded that the concept of built-to-rent was new to Bristol. The percentage range given for the Operating Expenditure OPEX for the development of 26.5% to enable the affordable housing calculation is said to be reasonable.
- e) The key issues: the development location in relation to St Catherine's Court, there is 11.5metres between the two properties; and 12 metres in relation to Stafford Street; that 194 dwellings (62%) meet the space standard; 240 apartments would have a balcony area by way of private amenity; clarified that the studio units would be open plan with a divider rather than a formal wall; the development has communal amenity space; 112 apartments would be dual aspect, with additional 76 apartments benefiting from a second aspect via a 'slot' window; future proofed to connect to the District Heat Network; and acceptable in regard to contamination, flood risk and air quality.

#### Questions for Clarification:

- f) The Bedminster Green Framework is not a development plan document or a formally adopted SPD; the framework was drafted in consultation with Officers, local people and a working group; it was endorsed by Cabinet in 2019 and for this reason it is a material consideration and should be given weight by committee.
- g) Developments in the City Centre have a difference annual rent value to those constructed in Bedminster and this is reflected in the viability study.
- h) Any future resident parking scheme would be subject to statutory consultation.
- i) The national space standards are not mandatory across the UK but Bristol City Council policy is to adhere to the standard. The built –to-rent sector is a peculiar product with developments that include additional amenity spaces such as gyms and lounges. The committee was reminded of a similar development in Redcliffe, that was granted, the same principles were applied to this application. The space standards are a policy standard and not a legal requirement; the mitigation is that this development benefits from amenity space and additional balcony areas that are not included in the standards calculation.
- j) The development will build on an existing car park, resulting in the loss of 11 spaces and the loss was mitigated with the proposed new car park development to be considered separately. Committee were reminded that they need to consider each application independently.
- k) The 76 studio units did not have a formal wall dividing the bedroom from the living space.

#### Discussion:



- l) Cllr Mark Wright expressed his disappointment with the plans; the design and massing of the blocks; concerned the development was too tall; with poor liveability standard; approx. 100 flats do not meet the space standards; considered this development no different from the proposal for St Catherine's place and that was refused; concerned that a development with 16 storey building will set a precedent for the area; will vote against.
- m) Cllr Steve Smith noted that the Bedminster Green framework looked to transform the Bedminster area and included in the document the options of high density structures; Cabinet endorse the construction of high density developments to create new homes and bring new buildings; this new development would enable additional development and improvement to the Highway network; having weighed up the harms and benefits will support the development.
- n) Cllr Mike Davies recognised the need to support the businesses on East Street and saw the benefits of the scheme to them and the improvement to the Highway network.
- o) Cllr Fi Hance noted the need for housing and traders but not at any price; noted the concern from Local Councillors and the City Design team; acknowledge the work undertaken by officers but will vote against.
- p) Cllr Olly Mead was concerned the space standards had not been adhered to; considered that people may need to work from home as the new normal and the proposed space standards per unit would not meet future need.
- q) Cllr Steven Clarke shared that local people when asked wanted houses and not posh flats; not too tall and overbearing; the space standards are poor; the development went beyond the framework even though the developers had signed up to its principles; voting against as the scheme should be improved.
- r) Cllr Mike Davies proposed seconded by Steve Smith Officers recommendation to grant subject to conditions and those set out in the amendment sheet.
- s) When put to the vote:
- t) Resolved (7 for: 4 Against: 0 Abstention) that the application be granted as set out in the Officer recommendation with additional conditions set out in the Amendment sheet.

## **10 20/02647/FB Little Paradise Public Car Park Little Paradise Bristol BS3 4DY**

The Head of Development Management and his representative gave a presentation and summarised the report for this item, for the construction of a new public car park on the existing Little Paradise car park site.

The Planning Officer referred Members to the updates in the Amendment Sheet, relating to updates in relation to: comments on the application; updates on matters relating to design and landscape have been provided – relevant comments regarding issues as being resolved; update to conditions; and conditions added: relating to phasing; trees; archaeology- as well as amends and deletion of some conditions not considered necessary/applicable.



Since the Amendment Sheet was issued, the Tree Officer has reviewed the updated Arboricultural Assessment and has requested three further conditions to those listed in the Amendment Sheet for: Arboricultural Supervision; Tree Planting Pit Details; and Tree Planting Plan.

- a) There are 110 public car parking spaces and 18 blue badges car parking spaces that will be consolidated into 90 public parking spaces as the Bedminster Green plots are developed and this application will consolidate lost parking into this site. It will include 18 blue badge spaces, 6 electric vehicle car club, 66 public parking spaces and electrical vehicle charging points, CCTV and lighting. As a council asset it will be maintained and managed by Bristol City Council Parking Services included in the development electronic real time notice board advising on available spaces in the area.
- b) Officers looked to committee to grant the application.

#### Questions for Clarification

- c) The NCP car park located at Dalby road would be removed and is subject to an pre-application enquiry; that the Dean Road carpark that has fallen into disrepair does not form part of the framework and is in private ownership.
- d) The air quality impacts from this development would be negligible.

#### Discussion

- e) Cllr Mike Davies noted that overall there was a reduction of parking spaces across the scheme and this application consolidates the car park to one area.
- f) Cllr Steve Smith noted and sympathised with the objectors; noted the relationship between the apartment block development and the need for the car park as one of the many benefits that the development would bring to the area.
- g) Cllr Olly Mead commented that it was well designed for a car park, both functional and brought improvement for users with disabilities; concern about encouraging people to drive to the area.
- h) Chair noted the benefit to the overall reduction in car parking sites; the addition of electrical car charging points and the blue badge parking.
- i) Cllr Stephen Clarke was unable to vote for this as there was a need to provide an alternative to car parks.
- j) Cllr Fi Hance looked favourable on the development that allows for fewer cars by delivering fewer car parking spaces.
- k) Cllr Smith proposed, seconded by Cllr Hickman to support the Officer recommendation to grant the application.
- l) When put to the vote:
- m) Resolved (8 For; 2 Against; 1 Abstention) that the application be granted as set out in the Officer recommendation.

## 11 Date of Next Meeting

Meeting ended at 5.35 pm



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

