

DEVELOPMENT CONTROL COMMITTEE B

13 July 2016

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
1	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	07/09/2016

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
2	Eastville	541-551 Fishponds Road Fishponds Bristol BS16 3AF Demolition of existing warehouse and erection of a freestanding two storey restaurant with associated basement, drive-thru, car parking and landscaping. Installation of 2 no. customer order display and canopy. Appeal against refusal Committee	08/11/2016
3	Clifton	Trinity House Kensington Place Bristol BS8 3AH Appeal against an Enforcement Notice issued by the City Council on 17 March 2016 for an alleged breach of planning: Without planning permission, the re-modelling of existing dwelling to include basement and rear extension without complying with conditions 4 and 5 of the planning permission number13/01376/H. Appeal against an enforcement notice	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
4	Frome Vale	11 Frome Valley Road Bristol BS16 1HF Proposed detached dwelling on land adjoining 11 Frome Valley Road. Appeal against refusal Delegated decision	08/01/2016
5	Windmill Hill	1 Cotswold Road North Bristol BS3 4NL Conversion and extension of existing workshop to form 1 x 1 bed flat at upper level and workshop below. Appeal against refusal Delegated decision	07/03/2016
6	Bedminster	209 Luckwell Road Bristol BS3 3HD Proposed 1 no. two storey dwelling. Appeal against refusal Delegated decision	09/03/2016
7	Clifton	12 The Mall Bristol BS8 4DR Remove three sections of damaged and cracked marble slab located beneath old refrigeration unit and replace with modern butcher's refrigeration unit (retrospective) Appeal against refusal Delegated decision	23/03/2016
8	Frome Vale	46 Field View Drive Bristol BS16 2TT Horse chestnut - Reduce crown by 30%. Removal of deadwood and Ivy. Remove two large branches overhanging the footpath. TPO 379 Appeal against refusal Delegated decision	23/03/2016
9	Southville	1 Lock Lane Bedminster BS3 1BZ Change of use from commercial use to domestic (residential) use. Appeal against refusal Delegated decision	30/03/2016
10	Southville	1 Lock Lane Bedminster Bristol BS3 1BZ Appeal against an Enforcement Notice issued by the City Council on 02.03.2016 for an alleged breach of planning: Without the grant of planning permission the change of use of the property from a commercial unit to a residential dwelling Appeal against an enforcement notice	30/03/2016

11	Knowle	36 Wootton Park Bristol BS14 9AQ Application for a Certificate of existing use - two bed independent self-contained dwelling. Appeal against refusal Delegated decision	29/04/2016
12	Cabot	Unit 15 Albion Dockside Estate Hanover Place Bristol BS1 6UT Removal of the existing Trisector flagpole antenna, the installation of a Sami equipment cabinet internal to the existing rooftop cabin, the installation of 3 no. antennas to the existing clock face and associated development thereto. Appeal against refusal Delegated decision	10/05/2016
13	Clifton East	27 All Saints Road Bristol BS8 2JL Proposed three storey building with basement, to accommodate 4 no.self contained flats and associated works to existing building including demolition of existing side extension. Appeal against refusal Delegated decision	10/05/2016
14	Stockwood	Land To The East Of Bifield Road/Bifield Close Part Stockwood Valley Stables Bristol Prior approval notification for a proposed change of use of an agricultural building to a dwellinghouse (Use Class C3) and for associated operational development. Site falls within adjoining local authority boundaries. Appeal against refusal Delegated decision	10/05/2016
15	Cabot	Unit 15 Albion Dockside Estate Hanover Place Bristol BS1 6UT Replace existing Trisector flagpole antenna to be replaced for a 12 port alpha Trisector flagpole antenna, the installation of a Sami equipment cabinet internal to the existing rooftop cabin, and associated development thereto. Appeal against refusal Delegated decision	10/05/2016
16	Cotham	The Wall Woodbury Lane Bristol BS8 2SE Demolition of existing store building and erection of a detached two storey dwelling, (Change of use from D1 to residential). Appeal against refusal Delegated decision	11/05/2016

17	Bishopsworth	28 Bishopsworth Road Bristol BS13 7JJ Demolition of existing garage/storage building and replacement with a two-bedroom dwelling (plus roof terrace) with integral garage. Appeal against refusal Delegated decision	12/05/2016
18	Stoke Bishop	Woodlands Lodge Church Avenue Stoke Bishop Bristol BS9 1LD Proposed two storey side extension. Appeal against refusal Delegated decision	26/05/2016
19	Clifton	Avon Gorge Hotel Princes Buildings Sion Hill Bristol BS8 4LD Retention of Pergola. Appeal against refusal Delegated decision	02/06/2016
20	Easton	420 Stapleton Road Easton Bristol BS5 6NQ Removal of the existing advertising and replace with one free standing digital adverting board (5m x 7.5m) and one wall mounted digital advertising board (14m x 3.5m) with associated logo boxes. Appeal against refusal Committee	08/06/2016
21	Bedminster	Redpoint Climbing Centre 40 Winterstoke Road Bristol BS3 2NW Extension of climbing centre to form assembly area (Resubmission of 15/04308/F) Appeal against refusal Delegated decision	13/06/2016
22	Ashley	39A Shaftesbury Avenue Bristol BS6 5LT Retention of the re-roofing of rear (east facing) roof slope with metal sheeting. Appeal against refusal Delegated decision	13/06/2016
23	Clifton East	15 Thorndale Mews Bristol BS8 2HX First Floor extension onto roof terrace to create enlarged kitchen/ dining room. New staircase up to new second floor roof terrace with glass balustrades and privacy screen. Add roof windows to existing tiled roof over first floor living room. Appeal against refusal Delegated decision	23/06/2016

24	Easton	18 Belle Vue Road Easton Bristol BS5 6DS An appeal against an Enforcement Noticed issued by the City Council on 25.04.2016 for an alleged breach of planning: Without the grant of planning permission the erection of a cycle storage structure to the front of the property. Appeal against an enforcement notice	28/06/2016
25	Knowle	72 Somerdale Avenue Bristol BS4 1AE Deletion of condition nos. 4 (Cycle Parking Provision) & 5 (PV Panels) attached to planning permission 13/03335/F, which approved a 2-bedroomed dwelling accommodated within a two storey side extension to 72 Somerdale Avenue. Appeal against refusal Delegated decision	30/06/2016
26	Bedminster	29 Argus Road Bristol BS3 3NY Retrospective application for a front dormer/roof extension. Appeal against refusal Delegated decision	30/06/2016

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
27	Lawrence Hill	10 Concorde Street Bristol BS1 3BF 1.no internally illuminated fascia sign, 1.no non-illuminated projecting sign, 1.no internally illuminated crest sign and internally illuminated fluorescent green suspended ribbon signs at first floor level. Appeal against refusal Delegated decision	Appeal dismissed 16/06/2016
28	Brislington West	25 Hungerford Gardens Bristol BS4 5HA Proposed dwellinghouse attached to No. 25 Hungerford Gardens. Appeal against refusal Delegated decision	Appeal allowed 10/03/2016 Costs awarded
29	Ashley	39 Ashley Hill Bristol BS6 5JA Copper Beech (T1) - crown reduce by 25% and crown raise to 8m over highway and 6m over property. (Tree protected by Tree Preservation Order 1267). Appeal against refusal Delegated decision	Appeal dismissed 12/04/2016
30	Cabot	BPP House Grove Avenue City Centre Bristol BS1 4QY Installation of new entrance door to provide disabled access. Appeal against refusal Delegated decision	Appeal allowed 18/02/2016

31	Brislington East	Land Adj To 18 Alderney Avenue Bristol BS4 4SF Erection of 2 No. self-contained dwelling houses with off street parking and private amenity space. Appeal against refusal Delegated decision	Appeal dismissed 05/05/2016
32	Henbury	Land Adj To 31 Machin Road Bristol BS10 7HQ Proposed erection of a detached 2-bed house with off street parking. Appeal against refusal Delegated decision	Appeal dismissed 07/04/2016
33	Knowle	11 Norton Road Bristol BS4 2EZ Application for a Certificate of Existing Use or Operation for the conversion of the roof space including installation of a dormer roof extension within the rear roof slope and rooflights to the front. Appeal against refusal Delegated decision	Appeal allowed 23/03/2016
34	Cotham	39 Hampton Park Bristol BS6 6LQ Alterations to front wall in order to widen the vehicular access, including re-location of pillar. Appeal against refusal Delegated decision	Appeal allowed 13/05/2016
35	Avonmouth	130 Nibley Road Bristol BS11 9XN Application to vary conditions 1 and 2 attached to planning permission 12/04833/X - to allow opening times from 17.00 to 23.00 Monday to Sunday and Bank Holidays. Appeal against refusal Delegated decision	Appeal dismissed 11/03/2016
36	Cabot	2 Philadelphia Street Bristol BS1 3BZ Proposed Hugo Boss Brand/Logos and Lifestyle Graphics. Appeal against refusal Delegated decision	Appeal allowed 18/03/2016
37	Clifton East	First Floor Flat 1 Bellevue Bristol BS8 1DA Internal works to reconfigure the flat. Appeal against refusal Delegated decision	Appeal dismissed 24/03/2016
38	Clifton	Hotwells Post Office 267 Hotwell Road Bristol BS8 4SF Rear extension over existing conservatory at first floor level. Appeal against refusal Delegated decision	Appeal allowed 04/05/2016

39	Clifton	Hotwells Post Office 267 Hotwell Road Bristol BS8 4SF Rear extension over existing conservatory at first floor level. Appeal against refusal Delegated decision	Appeal allowed 04/05/2016
40	Stoke Bishop	5C Julian Road Bristol BS9 1NQ Proposed replacement of existing timber sash windows with period style UPVC sash windows. Appeal against refusal Delegated decision	Appeal allowed 09/03/2016
41	Cabot	Unit 4 (previously Thai Edge) Broad Quay/Marsh Street Bristol BS1 4DA Proposed signage including 2x internally illuminated projecting signs, 2x internally illuminated fascia signs, 1x non illuminated fascia sign and 2x internally illuminated vertical signs. Appeal against refusal Delegated decision	Appeal dismissed 27/04/2016
42	Cabot	87 Park Street City Centre Bristol Proposed change of use of ground and lower-ground floors from retail (Class A1) to restaurant (Class A3). Associated internal and external alterations to the building to provide ventilation and extraction. Appeal against refusal Delegated decision	Appeal allowed 23/05/2016
43	Cabot	87 Park Street City Centre Bristol Internal and external alterations to the building to provide ventilation and extraction in association with A3 use. Appeal against refusal Delegated decision	Appeal allowed 23/05/2016
44	Cabot	Land To The West Of Castlemead Lower Castle Street Bristol BS1 3AG Erection of a single sided free standing digital advertisement display unit measuring 3 metres by 6 metres. Appeal against refusal Delegated decision	Appeal dismissed 27/04/2016
45	Westbury-on-Trym	Frances Greeves House Henbury Road Henbury Bristol BS10 7FG Replacement of all single glazed timber windows with Rosewood UPVC imitation timber finished double glazed windows. Replace section of timber tongue and groove cladding to rear elevation with Rosewood finished aluminium cladding panels and replace all timber fascias and soffits and replace with brown plastic Appeal against refusal Delegated decision	Appeal allowed 24/03/2016

46	Windmill Hill	56 St Johns Crescent And Part Of Adj Land Bristol BS3 5ER Outline application for the erection of a detached, self-contained dwelling house (Access, Layout and Scale to be considered). Appeal against refusal Delegated decision	Appeal dismissed 24/03/2016
47	Ashley	39 Ashley Hill Bristol BS6 5JA Copper Beech - Fell TPO 1267 Appeal against refusal Delegated decision	Appeal dismissed 12/04/2016
48	Bishopston	479 Gloucester Road Horfield Bristol BS7 8UA Proposed single dwelling with associated external space, refuse and cycle storage. Appeal against refusal Delegated decision	Appeal dismissed 04/04/2016
49	Westbury-on-Trym	108A Coombe Lane Bristol BS9 2AP Construction of detached double garage. Appeal against non-determination	Appeal allowed 07/04/2016
50	St George East	2 Northfield Road Bristol BS5 8PB Proposed two-storey two-bedroom house attached to side. Demolition of existing single storey attached garage & erection of garage in rear garden for new dwelling. Appeal against refusal Delegated decision	Appeal dismissed 08/04/2016
51	Redland	16 Linden Road Westbury Park Bristol BS6 7RL New off-road parking space in front garden. Appeal against refusal Delegated decision	Appeal allowed 08/04/2016
52	Ashley	160 Cheltenham Road Bristol BS6 5RE Retrospective application for replacement Kwik Fit signage to new image. Appeal against refusal Delegated decision	Appeal allowed 12/05/2016
53	Bishopston	129B Bishop Road Bristol BS7 8LX Proposed front and rear roof extensions. Appeal against refusal Delegated decision	Appeal dismissed 19/05/2016

54	Clifton East	5 Rose Terrace Gordon Road Clifton Bristol BS8 1AW Extension and internal remodelling of existing house, including partial additional storey set back from Gordon Road, and three storey extension into existing rear garden. Appeal against refusal Delegated decision	Appeal allowed 04/05/2016
55	Hengrove	Land To The Side Off 43 Valentine Close Bristol BS14 9ND Development of 2 x lifetime homes and 1 x wheelchair accessible bungalow. Appeal against refusal Delegated decision	Appeal dismissed 25/05/2016
56	Cabot	School Of Chemistry University Of Bristol Cantocks Close Bristol BS8 1TS Proposed removal of the existing cryogenic nitrogen storage facility outside the School of Chemistry. The installation of a new cryogenic nitrogen storage facility on the other side of the School of Chemistry. Appeal against refusal Delegated decision	Appeal dismissed 29/06/2016
57	Clifton East	9 Pembroke Road Clifton Bristol BS8 3AU Demolition of four garages and paved parking area in rear, to be replaced by 1no new single-storey dwelling in a landscaped courtyard. Appeal against refusal Delegated decision	Appeal dismissed 30/06/2016
58	Clifton East	9 Pembroke Road Clifton Bristol BS8 3AU Demolition of four garages and paved parking area in rear, to be replaced by 1no new single-storey dwelling in a landscaped courtyard. Appeal against refusal Delegated decision	Appeal dismissed 30/07/2016
59	Westbury-on-Trym	68 Westbury Hill Bristol BS9 3AA Change of use from retail unit (Use Class A1) to a hot food takeaway (Use Class A5); installation of extraction/ventilation equipment and external alterations. Appeal against refusal Delegated decision	Appeal allowed 24/06/2016
60	Bishopsworth	1 Spartley Drive Bristol BS13 8DQ 1 No. self-contained dwellinghouse. Appeal against refusal Delegated decision	Appeal dismissed 27/06/2016

61	Lockleaze	<p>Pizza Hut Eastgate Centre Eastgate Road Bristol BS5 6XX</p> <p>Consent to display an advertisement(s). Replacement signage comprising of 1no pizza hut pole head, 1no double sided restaurant takeaway sign(pole sign replacement on to existing pole) - red vinyl to sides of existing pizza hut letter x 3 - 1no entrance fascia sign - 1no menu box unit - 1no internal hang sign - vinyl to rear windows - 3no replacement vinyl's to estate signs and soffit illumination by cabochon lights.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	<p>Appeal allowed</p> <p>13/05/2016</p>
62	Bishopsworth	<p>205 Bishopsworth Road Bristol BS13 7LH</p> <p>Retention of works to front boundary wall to extend vehicular access on to a classified road.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	<p>Appeal dismissed</p> <p>13/06/2016</p>
63	Lawrence Hill	<p>Freshford House Redcliffe Way Bristol BS1 6NL</p> <p>2x Non-illuminated signs with individual metal letters in vertical format to bay above main entrance on Redcliffe Way and on brickwork to corner on Redcliff Street.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	<p>Appeal allowed</p> <p>29/06/2016</p>
64	Easton	<p>28 York Road Easton Bristol BS5 6BJ</p> <p>Retention of porch.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	<p>Appeal dismissed</p> <p>27/06/2016</p> <p>Costs not awarded</p>