

DEVELOPMENT CONTROL COMMITTEE B

17th March 2021

REPORT OF THE DIRECTOR: DEVELOPMENT OF PLACE

LIST OF CURRENT APPEALS

Householder appeal

Item	Ward	Address, description and appeal type	Date lodged
1	St George Troopers Hill	42 Nicholas Lane Bristol BS5 8TL A single storey extension is proposed to the rear of the property with a roof terrace accessed from the rear bedroom. Appeal against refusal Delegated decision	12/10/2020
2	Bishopsworth	1 Little Headley Close Bristol BS13 7PJ Two storey side and single storey rear extensions. Appeal against refusal Delegated decision	11/12/2020
3	St George Troopers Hill	3 Northfield Road Bristol BS5 8PA Two storey side extension, to provide additional living space. Appeal against refusal Delegated decision	12/01/2021
4	Southmead	26 Charlton Road Brentry Bristol BS10 6NG Demolition of outbuilding and erection of two storey side extension. Appeal against refusal Delegated decision	12/01/2021
5	Redland	8 Zetland Road Bristol BS6 7AE Erection of single-storey rear extension and external alterations to sui generis HMO. Appeal against refusal Delegated decision	22/01/2021
6	Hillfields	6 Esson Road Bristol BS15 1NP Proposed two storey rear extension. Appeal against refusal Delegated decision	28/01/2021

7	St George Central	278 Two Mile Hill Road Bristol BS15 1AT Formation of dropped kerb. Appeal against refusal Delegated decision	29/01/2021
8	Hartcliffe & Withywood	3 Four Acres Bristol BS13 8NQ Demolition of existing garage and erection of single storey side extension. Extend roof canopy over front door/window on front elevation. Appeal against refusal Delegated decision	29/01/2021
9	Clifton Down	5 Woodbury Lane Bristol BS8 2SE Replacement and enlargement of existing masonry shed/store to front elevation to form new kitchen. Appeal against refusal Delegated decision	16/02/2021

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
10	Southville	Former Pring And St Hill Ltd Malago Road Bristol BS3 4JH Redevelopment of the site to provide 74 No. student cluster units and 40 No. affordable housing units (social rented), flexible ground floor community/commercial use (Use class A1-A5/D1/B1). Landscaping , access and public realm works and associated works to the Malago Road. (Major Application) Appeal against refusal Committee	15/12/2020
11	Southville	Former Pring And St Hill Ltd Malago Road Bristol BS3 4JH Redevelopment to provide student accommodation across four development blocks, landscaping, access, public realm works and associated works to the Malago River. Appeal against non-determination Delegated decision	15/12/2020
12	Central	Public Realm Colston Avenue Bristol BS1 4RD Temporary art installation for a period of 2 years (retrospective) entitled, 'A Surge of Power (Jen Reid) 2020' on the plinth of the former statue of slave trader Edward Colston (grade II listed). Appeal against non-determination	TBA

13	Central	Public Realm Colston Avenue Bristol BS1 4RD Temporary art installation for a period of 2 years (retrospective) entitled, 'A Surge of Power (Jen Reid) 2020' on the plinth of the former statue of slave trader Edward Colston (grade II listed). Appeal against non-determination	TBA
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Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
14	Lawrence Hill	Land And Buildings On The South Side Of Silverthorne Lane Bristol BS2 0QD Phased development of the following: site wide remediation, including demolition; (Plot 1) outline planning permission with all matters reserved aside from access for up to 23,543m2 GIA of floor space to include offices (B1a), research and development (B1b), non-residential institution (D1) and up to 350m2 GIA floor space for cafe (A3); (Plots 2 and 3) erection of buildings (full details) to provide 371 dwelling houses (C3), offices (B1a), restaurants and cafes (A3); (Plot 4), redevelopment of 'Erecting Sheds 1A and 1B' (full details) to provide offices (B1a); (Plot 5) erection of buildings and redevelopment of 'The Boiler Shop' (full details) to provide a 1,600 pupil secondary school (D1); (Plot 6) erection of buildings (full details) to provide 693 student bed spaces (Sui generis); infrastructure, including a new canal side walkway and associated works. Committee	TBA
15	Lawrence Hill	Land And Buildings On The South Side Of Silverthorne Lane Bristol BS2 0QD Redevelopment of the site for: (Plot 1) Removal of the Shed 4 western gable wall; (Plot 2) Removal of Shed 4 (excluding wall to canal), insertion of opening into boundary wall and lowering/removal of material; (Plot 3) Removal of Shed 3, removal of Sheds 2a-c; (Plot 4) Insertion of pedestrian access opening into the northern boundary wall of shed 1b, alterations to the South wall of Shed 1b/north wall of Shed 2b, Restoration/rebuild of Shed 1a; (Plot 5) Reduction in height of the walls attached to the North Gateway, removal of western Hammer Forge Wall, reduction of Northern Hammer Forge Wall, demolition and rebuild of Eastern Hammer Forge wall. Works to the Boiler Shop, including new openings in the Western gable end, replacement of asbestos cement roof, removal of post-war cladding and glazing between piers, internal works including new floor level; (Plots 2-5) Potential stabilisation to the early 19th century Feeder Canal rubble stone wall. Committee	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
16	Stoke Bishop	Casa Mia Bramble Lane Bristol BS9 1RD Demolition of existing dwelling (Casa Mia) and erection of four detached residential dwellings with associated garages, refuse storage, internal access road and landscaping (resubmission of application 17/07096/F). Appeal against non-determination Delegated decision	24/02/2020
17	Easton	77 - 83 Church Road Redfield Bristol BS5 9JR Outline application for the erection of a four-storey building comprising 2no. ground floor retail units and 9no. self-contained flats at first, second and third floor levels, with matters of scale, layout and access to be considered (landscaping and design reserved). Appeal against refusal Delegated decision	12/05/2020
18	Frome Vale	67 Symington Road Bristol BS16 2LN One bedroom single storey dwelling in the rear garden of the existing property. Appeal against refusal Delegated decision	19/05/2020
19	Clifton Down	41 Alma Vale Road Bristol BS8 2HL Enforcement notice appeal for use of ground floor and basement levels of building as domestic storage. Appeal against an enforcement notice	14/08/2020
20	Redland	36 Woodstock Road Bristol BS6 7EP Erection of a structure on garage roof. Appeal against refusal Delegated decision	01/09/2020
21	Redland	36 Woodstock Road Bristol BS6 7EP Enforcement notice appeal for installation of timber/glazed structure at end of rear garden without planning permission. Appeal against an enforcement notice	01/09/2020
22	Henbury & Brentry	The Lodge Carriage Drive Bristol BS10 6TE Sycamore Tree T3 - Crown reduce canopy by a maximum of 30%. TPO 1148 Appeal against refusal Delegated decision	07/09/2020

23	Westbury-on-Trym & Henleaze	47 Henleaze Avenue Bristol BS9 4EU Retrospective application for removal of wall and formation of vehicular access and hardstanding. Appeal against refusal Delegated decision	16/09/2020
24	Westbury-on-Trym & Henleaze	47 Henleaze Avenue Bristol BS9 4EU Enforcement notice appeal for the removal of boundary wall and formation of parking space. Appeal against refusal	16/09/2020
25	Avonmouth & Lawrence Weston	6 Springfield Lawns Station Road Shirehampton Bristol BS11 9TY 6 x Lawson Cypress - Felling including stubbing out to the rear of 6 Springfield Lawns. TPO 097. Appeal against refusal Delegated decision	28/09/2020
26	Eastville	12 Lodge Causeway Bristol BS16 3HY Change of use from existing family dwellinghouse (C3) to a House of Multiple Occupation (HMO) with 8 bed-spaces (sui generis), incorporating a single-storey rear extension and all associated works. Appeal against refusal Delegated decision	12/10/2020
27	Clifton	31 West Mall Bristol BS8 4BG Application for a Certificate of Existing Use/Development - use of upper floors as self contained maisonette. Appeal against refusal Delegated decision	02/11/2020
28	Hengrove & Whitchurch Park	84 Westleigh Park Bristol BS14 9TQ First floor extension to form new 1 bed dwelling. Appeal against refusal Delegated decision	25/11/2020
29	Hartcliffe & Withywood	181 Highridge Green Bristol BS13 8AA New dwellinghouse within the existing curtilage. Appeal against refusal Delegated decision	30/11/2020
30	Hengrove & Whitchurch Park	1 Maidenhead Road Bristol BS13 0PS New dwelling to side of existing with removal of garages and outbuildings. Appeal against refusal Delegated decision	01/12/2020

31	Eastville	15 Bridge Street Eastville Bristol BS5 6LN Enforcement notice appeal for the erection of a two storey rear extension with door access onto the roof from first floor level to rear without planning permission. Appeal against an enforcement notice	01/12/2020
32	Southville	Unit A & B Baynton Road Bristol BS3 2EB Erection of building three storey building containing 7no. residential flats, and associated works. Appeal against refusal Delegated decision	03/12/2020
33	Frome Vale	Open Space Gill Avenue Bristol Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	07/12/2020
34	Southville	215 North Street Bedminster Bristol BS3 1JH Demolishing existing single storey building and replacement with new two storey residential unit. Appeal against refusal Delegated decision	15/12/2020
35	Clifton	Beaufort Cottage Suspension Bridge Road Bristol BS8 4AN Single storey front extension. Appeal against refusal Delegated decision	18/12/2020
36	Redland	7 Belvedere Road Bristol BS6 7JG Change of use from 3 x flats to a 17 x bed extension to the nursing home at 8-9 Belvedere Road. Appeal against refusal Committee	23/12/2020
37	Clifton Down	175 Whiteladies Road Bristol BS8 2RY Proposed replacement the current valley roof with a new attic roof, to form two bedrooms and to form a new bathroom over the present rear extension. Appeal against refusal Delegated decision	29/12/2020
38	Bishopsworth	58 Dancey Mead Bristol BS13 8DF To erect an attached house. Appeal against refusal Delegated decision	30/12/2020

39	Westbury-on-Trym & Henleaze	7A North View Bristol BS6 7PT Erection of rear roof extension to create 1 no. new flat (Class C3) - resubmission of planning application ref: 19/05608/F. Appeal against refusal Delegated decision	07/01/2021
40	Hengrove & Whitchurch Park	32 Widcombe Bristol BS14 0AS Erection of new 2 bed dwelling attached to side of existing house. Appeal against refusal Delegated decision	18/01/2021
41	Westbury-on-Trym & Henleaze	Orange Mast Lime Trees Road Bristol BS6 7XW Application to determine if prior approval is required for a proposed - Monopole and cabinets to be installed. Appeal against refusal Delegated decision	18/01/2021
42	Clifton Down	23 Burlington Road Bristol BS6 6TJ Replacement of 3no. aluminium windows to the front elevation, at mansard roof level, with 3no.double glazed single pane sliding aluminium windows. Replacement of rear first and second storey aluminium windows with 6no. six pane double glazed timber sash windows. Appeal against refusal Delegated decision	25/01/2021
43	Clifton Down	23 Burlington Road Bristol BS6 6TJ Replacement of 3no. aluminium windows to the front elevation, at mansard roof level, with 3no.double glazed single pane sliding aluminium windows. Replacement of rear first and second storey aluminium windows with 6no. six pane double glazed timber sash windows. Appeal against refusal Delegated decision	25/01/2021
44	Central	6 Pipe Lane City Centre Bristol BS1 5AJ Proposed single storey rear extension, replacement rear windows, addition of secondary glazing and internal alterations. Appeal against refusal Delegated decision	26/01/2021
45	Central	6 Pipe Lane City Centre Bristol BS1 5AJ Proposed single storey rear extension, replacement rear windows, addition of secondary glazing and internal alterations. Appeal against refusal Delegated decision	26/01/2021

46	Eastville	4 Island Gardens Bristol BS16 1BU Application for a Certificate of Proposed Development - detached outbuilding. Appeal against refusal Delegated decision	29/01/2021
47	Stockwood	211 Whittock Road Bristol BS14 8DB Proposed 2 bed, two storey single dwelling house, attached to the side of the existing property. Appeal against refusal Delegated decision	01/02/2021
48	Cotham	Ground Floor Flat 3 Victoria Walk Bristol BS6 5SR New window to side elevation. Appeal against refusal Delegated decision	01/02/2021
49	Clifton Down	Whiteladies Residential Home 22 Redland Park Bristol BS6 6SD Proposed demolition of coach house and conversion of Nursing Home into one 1 bedroom (2 bedspace) flat four 2 bedroom (3 bed space) flats, two 2 bedroom (4 bed space) flats, one 3 bedroom (6 bed space) flat and the rebuilding of the two storey coach house to form a new 2 bedroom (4 bed space) cottage, with associated bin and cycle storage and parking. Appeal against refusal Delegated decision	03/02/2021
50	Redland	125 Redland Road Bristol BS6 6XX Replace existing upvc top hung dormer windows at second floor level and replace with enlarged dormer windows with side hung timber windows. Appeal against refusal Delegated decision	08/02/2021
51	Ashley	The Jamaica Inn 2 - 4 Grosvenor Road Bristol BS2 8XW Outline planning application (including consideration of Access, Appearance, Layout and Scale) for the demolition of the existing building and the erection of 10 no. self-contained flats (Use class C3) with associated cycle storage, private amenity space and refuse storage. Appeal against refusal Delegated decision	08/02/2021
52	Bishopston & Ashley Down	7 Selborne Road Bristol BS7 9PH Enforcement notice appeal for development not in accordance with the plans approved as part of planning permission 19/00729/H. Appeal against an enforcement notice	08/02/2021

53	Henbury & Brentry	The Hazels Sheepwood Road Bristol BS10 7BS T3 conifer cypress - Fell.(TPO 398) Appeal against refusal Delegated decision	10/02/2021
54	Horfield	TA Centre Dorian Road Bristol BS7 0XL The installation of supporting steelwork accommodating 6no antenna apertures and 2no transmission dishes, plus 4no equipment cabinets and ancillary development thereto. As part of this application, 2no existing telecommunications flagpoles (measuring 5m and 7m, respectively), and two existing equipment cabinets, will be removed. Appeal against refusal Delegated decision	17/02/2021
55	Central	Tower House Fairfax Street Bristol BS1 3BN High level signage and entrance signage. Internally illuminated. Appeal against refusal Delegated decision	18/02/2021
56	Hartcliffe & Witherwood	60 Gatcombe Road Bristol BS13 9RD New attached dwelling to existing terrace. Appeal against refusal Delegated decision	23/02/2021
57	Avonmouth & Lawrence Weston	The Glebe House 1 McLaren Road Bristol BS11 9FE Demolition of The Glebe House and the erection of five townhouses and three self-contained flats (Use Class C3) with associated car parking, cycle storage, refuse storage and private amenity space. Appeal against refusal Delegated decision	25/02/2021
58	Southville	6 Albany Buildings Bristol BS3 1BT Works and a change of use to facilitate the conversion of an existing building to two residential units. Appeal against non-determination Delegated decision	25/02/2021
59	Knowle	100 Newquay Road Bristol BS4 1DS Change of use from vacant off-licence (A1) to a Hot Food Takeaway (Sui Generis). Appeal against refusal Delegated decision	01/03/2021

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
60	Central	9A Union Street Bristol BS1 2DD Change of use of first and second floors from a Class A1 use (Retail) to a House in Multiple Occupation, with 7no. bedrooms (sui generis). Proposed solar panel array at roof level. Appeal against non-determination	Appeal allowed 17/02/2021 Costs not awarded
61	Bishopston & Ashley Down	Land At 281A-D & 283A Gloucester Road Bishopston Bristol BS7 8NY Enforcement notice for the erection of canopy structure without planning permission. Appeal against an enforcement notice	Appeal dismissed 26/02/2021
62	Avonmouth & Lawrence Weston	122 Portview Road Bristol BS11 9JB Proposed demolition the existing buildings, erection of a three storey building to accommodate 6 no. flats. Appeal against refusal Delegated decision	Appeal dismissed 01/03/2021
63	Southville	St Catherines Place Shopping Centre East Street Bedminster Bristol BS3 4HG Full planning application for comprehensive redevelopment of the site to provide mixed use development comprising 205 residential dwellings (Class C3), 1288sqm of new retail, leisure and commercial space including a cinema (Class A1, A3, D2), refurbishment of existing retail facilities together with parking and amenity space, vehicular access, servicing arrangements, public realm, landscaping and associated works. (Major). Appeal against refusal Committee	Appeal dismissed 19/02/2021
64	Filwood	Inns Court Avenue Bristol Application to determine if prior approval is required for a proposed telecommunications upgrade. Proposed 20.0m AGL Phase 7 monopole c/w wraparound cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	Appeal dismissed 18/02/2021
65	Cotham	24 Cotham Vale Bristol BS6 6HR Enforcement notice appeal without planning permission the change of use of the property to a HMO. Appeal against an enforcement notice	Appeal dismissed 24/02/2021

66	Clifton Down	6-8 Belgrave Hill Bristol BS8 2UA Proposed development of a single dwelling (Use Class C3) with associated external works (Self Build). Appeal against refusal Committee	Appeal allowed 19/02/2021 Costs awarded
67	St George Central	61 Cecil Avenue Bristol BS5 7SE Extension of existing house to create 4no. self-contained flats and 1no. single-dwelling house, with associated works. Appeal against refusal Delegated decision	Appeal dismissed 25/02/2021
68	Hotwells & Harbourside	173 - 175 Hotwell Road Bristol BS8 4RY Demolition of existing lock-up garage and construction of residential apartment building containing 8 units over car park, refuse, recycling & bicycle storage. Appeal against refusal Delegated decision	Appeal dismissed 23/02/2021
69	Windmill Hill	Telecoms Site Adj To Open Space Bushy Park Bristol Proposed Phase 7 monopole c/w wraparound cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	Appeal dismissed 15/02/2021
70	Frome Vale	10 Probyn Close Bristol BS16 1JR Erection of 2 Bedroom Dwelling (Self Build). Appeal against refusal Delegated decision	Appeal dismissed 25/02/2021
71	St George West	1 Ebenezer Street Bristol BS5 8EF Conversion and extension of outbuilding, to from ancillary accommodation and associated works. Including raised eaves of roof to east elevation (amendment to consent granted under app.no. 19/00429/H). Appeal against refusal Delegated decision	Appeal allowed 26/02/2021
72	Bedminster	53 Ruby Street Bristol BS3 3DX Application for variation of condition no. 2 (List of Approved Plans) of permission 20/00813/H - rear roof extension - now proposed amendment to external material from render to timber. Appeal against refusal Delegated decision	Appeal allowed 19/02/2021

73	Hotwells & Harbourside	13/15 St Georges Road Bristol BS1 5UU Proposed construction of 1no. ground floor retail unit (Use Class A1) and 3no. one bed flats (Use Class C3). Appeal against refusal Delegated decision	Appeal dismissed 18/02/2021
74	Hotwells & Harbourside	13/15 St Georges Road Bristol BS1 5UU Proposed construction of 1no. ground floor retail unit (Use Class A1) and 3no. one bed flats (Use Class C3). Works include the partial demolition of the rear wall Appeal against refusal Delegated decision	Appeal dismissed 18/02/2021
75	Avonmouth & Lawrence Weston	5 Wellington Mews Bristol BS11 9YN Replace 2.no rooflights with single dormer roof extension to front elevation. Appeal against refusal Delegated decision	Appeal allowed 18/02/2021