

DEVELOPMENT CONTROL COMMITTEE B

9th June 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	Clifton	Goldney Lodge Worlds End Lane Bristol BS8 4TQ Demolition of outhouses and construction of a two storey side extension. Construction of garden studio. Appeal against refusal Delegated decision	09/04/2021
3	Redland	53 Logan Road Bristol BS7 8DS Roof extensions. Appeal against refusal Delegated decision	15/04/2021
4	Hillfields	95 Gorse Hill Bristol BS16 4PL Replacement of an existing garage with annexe for ancillary accommodation. Appeal against refusal Delegated decision	10/05/2021
5	Redland	48 Redland Court Road Bristol BS6 7EH Raise the height of roof pitch. Appeal against refusal Delegated decision	18/05/2021
6	Stoke Bishop	22 Old Sneed Avenue Bristol BS9 1SE Alterations and extensions to the property on the north (rear), west and south (road) elevations to provide additional residential accommodation. Appeal against refusal Delegated decision	18/05/2021

7	Stoke Bishop	96 Sylvan Way Bristol BS9 2LZ Proposed two storey extension Appeal against refusal Delegated decision	19/05/2021
8	Stoke Bishop	1 Ellbridge Close Bristol BS9 1BU Single storey side /rear and front extension with raised terrace. Appeal against refusal Delegated decision	19/05/2021

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
9	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	15/06/2021
10	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	15/06/2021
11	Lawrence Hill	1 Milsom Street Bristol BS5 0SS Enforcement notice appeal for the erection of rear extension without planning permission. Appeal against an enforcement notice	TBA

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
12	Lawrence Hill	<p>Land And Buildings On The South Side Of Silverthorne Lane Bristol BS2 0QD</p> <p>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.</p> <p>Committee</p>	11/05/2021
13	Lawrence Hill	<p>Land And Buildings On The South Side Of Silverthorne Lane Bristol BS2 0QD</p> <p>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.</p> <p>Committee</p>	11/05/2021
14	Bedminster	<p>Police Dog & Horse Training Centre Clanage Road Bristol BS3 2JY</p> <p>Proposed change of use from training centre (Use Class D1) to touring caravan site (Use Class D2), consisting of 62 pitches and associated buildings and works.</p> <p>Committee</p>	20/07/2021

Written representation

Item	Ward	Address, description and appeal type	Date lodged
15	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
16	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
17	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
18	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
19	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
20	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
21	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

22	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
23	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
24	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
25	Southmead	Greystoke Avenue Repton Grange Bristol BS10 5NZ Application to determine if prior approval is required for a proposed telecommunications installation: 15m high Phase 8 monopole, C/W wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	12/03/2021
26	Brislington West	57 West Town Lane Brislington Bristol BS4 5DD New single storey dwelling. (Self Build). Appeal against refusal Delegated decision	15/03/2021
27	Clifton Down	41 Alma Vale Road Clifton Bristol BS8 2HL Change of use from D1 (pre-school care) to C3 flat. (Ground floor and part basement). Appeal against refusal Delegated decision	25/03/2021
28	Eastville	4 Island Gardens Bristol BS16 1BU Application for Outline Planning Permission With Some Matters Reserved for two dwelling houses. Approval sought for Access, landscaping, Layout, Scale. Appeal against refusal Delegated decision	30/03/2021

29	Bishopsworth	Telecommunication Cabinet Lake Shore Drive Bristol BS13 7BA Proposed telecommunications installation: Proposed 20m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	30/03/2021
30	Stoke Bishop	13 Avon Grove Bristol BS9 1PJ Proposed detached garage. Appeal against non-determination Delegated decision	12/04/2021
31	Stockwood	Land Front Of Stockwood Precinct Stockwood Road Stockwood Bristol Application to determine whether prior approval is required for the proposed installation of a 20 metre high telecommunications column supporting 6 no. antennas, together with ground-based equipment cabinets and ancillary development. Appeal against refusal Delegated decision	13/04/2021
32	Lockleaze	39 Stothard Road Bristol BS7 9XL x2 two storey 2 bedroom, 3 person semi-detached dwellings to front of site and x2 single storey 2 bedroom, 3 person dwellings to rear of site as well as access and x6 car parking spaces, bin and cycle storage. Appeal against refusal Delegated decision	10/05/2021
33	Clifton Down	All Saints Court All Saints Road Bristol BS8 2JE Refurbishment of existing building. Conversion of garages to form 2no. (1bedroom 2 bedspace) Use Class C3 residential units. Extension to form 2 (1bedroom 2 bedspace) Use Class C3 residential units at roof level. Erection of bin and cycle stores. Appeal against non-determination	10/05/2021
34	Avonmouth & Lawrence Weston	130 Nibley Road Bristol BS11 9XN Enforcement notice appeal for use of building to rear for operation of motorbike repair business. Appeal against an enforcement notice	17/05/2021
35	Bedminster	1 - 21 Bedminster Down Road Bristol BS13 7AB Removal of 4no. hoarding panels and installation of 1no. single sided, illuminated, sequential, landscape display. Appeal against refusal Delegated decision	18/05/2021

36	Filwood	10 Melvin Square Bristol BS4 1LZ Part demolition of existing building and erection of 6no. apartments (use class C3) with secure cycle parking and refuse/recycling store. Appeal against refusal Delegated decision	21/05/2021
37	St George Central	75 New Queen Street St George Bristol BS15 1DE Demolition of existing garage and outbuildings. Two storey side extension to form separate dwellinghouse (Use Class C3) including new vehicle access and driveway with 4no. off-street parking spaces. Appeal against refusal Delegated decision	25/05/2021
38	Avonmouth & Lawrence Weston	Garage Hung Road Site Adjacent To 125 Nibley Road Bristol Creation of a 1 x 2 bedroom property within the side plot of no.125 Nibley Road. Appeal against refusal Delegated decision	25/05/2021
39	Clifton Down	Beer Garden For Brewhouse And Kitchen Cotham Hill Bristol BS6 6JY Retrospective Application for the installation of new retractable awning to existing beer garden opposite Brewhouse & Kitchen. Appeal against refusal Delegated decision	25/05/2021
40	Avonmouth & Lawrence Weston	Beaumont Court Avonmouth Road Bristol BS11 9FL Creation of additional apartments at third-floor. Appeal against refusal Delegated decision	26/05/2021

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
41	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	Appeal dismissed 22/04/2021

42	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	Appeal dismissed 01/04/2021
43	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	Appeal dismissed 01/04/2021
44	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	Appeal dismissed 21/04/2021
45	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	Appeal allowed 19/05/2021 Costs not awarded
46	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	Appeal allowed 27/04/2021
47	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	Appeal dismissed 18/05/2021
48	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	Appeal dismissed 24/05/2021

49	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	Appeal allowed 24/05/2021
50	Hillfields	6 Esson Road Bristol BS15 1NP Proposed two storey rear extension. Appeal against refusal Delegated decision	Appeal dismissed 13/04/2021
51	Eastville	4 Island Gardens Bristol BS16 1BU Application for a Certificate of Proposed Development - detached outbuilding. Appeal against refusal Delegated decision	Appeal allowed 09/04/2021
52	St George Central	278 Two Mile Hill Road Bristol BS15 1AT Formation of dropped kerb. Appeal against refusal Delegated decision	Appeal allowed 13/04/2021
53	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	Appeal dismissed 09/04/2021
54	Cotham	Ground Floor Flat 3 Victoria Walk Bristol BS6 5SR New window to side elevation. Appeal against refusal Delegated decision	Appeal dismissed 12/04/2021
55	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	Appeal allowed 29/04/2021

56	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	Appeal dismissed 27/04/2021
57	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	Appeal dismissed 29/04/2021
58	Henbury & Brentry	The Hazels Sheepwood Road Bristol BS10 7BS T3 conifer cypress - Fell.(TPO 398) Appeal against refusal Delegated decision	Appeal dismissed 17/05/2021
59	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	Appeal allowed 24/05/2021
60	Hartcliffe & Withywood	60 Gatcombe Road Bristol BS13 9RD New attached dwelling to existing terrace. Appeal against refusal Delegated decision	Appeal dismissed 22/04/2021
61	Westbury-on-Trym & Henleaze	32 Parrys Lane Bristol BS9 1AB Partial change of use from residential C3 to D1 for dentistry purposes on the ground floor. Proposed part single storey/part double storey extension and alterations the existing house to maintain C3 dwelling unit above. Creation of new access from Elmlea Avenue and alteration of existing access from Parrys Lane. Creation of car park to front and side of property. Appeal against refusal Delegated decision	Appeal allowed 19/05/2021

62	Westbury-on-Trym & Henleaze	28 South Croft Bristol BS9 4PR Proposed hip to gable roof alteration and rear dormer roof extension. Appeal against refusal Delegated decision	Appeal allowed 21/05/2021
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