

DEVELOPMENT CONTROL COMMITTEE B

21st July 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	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
4	Redland	48 Redland Court Road Bristol BS6 7EH Raise the height of roof pitch. Appeal against refusal Delegated decision	18/05/2021
5	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
6	Stoke Bishop	96 Sylvan Way Bristol BS9 2LZ Proposed two storey extension Appeal against refusal Delegated decision	19/05/2021

7	Brislington West	40 Runswick Road Bristol BS4 3HY Single storey rear extension and loft conversion. Appeal against refusal Delegated decision	14/06/2021
8	Ashley	1 Treefield Place Bristol BS2 9UU Demolition of existing garage. Erection of a new artist studio to front elevation. Appeal against refusal Delegated decision	30/06/2021
9	Hengrove & Whitchurch Park	1 Maidenhead Road Bristol BS13 0PS Proposed two storey side extension. Appeal against refusal Delegated decision	06/07/2021

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
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	08/07/2021
11	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	08/07/2021
12	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
13	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
14	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
15	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
16	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
17	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
18	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
19	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
20	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
21	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
22	Brislington West	57 West Town Lane Brislington Bristol BS4 5DD New single storey dwelling. (Self Build). Appeal against refusal Delegated decision	15/03/2021

23	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
24	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
25	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
26	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 Delegated decision	10/05/2021
27	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
28	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
29	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

30	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
31	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
32	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
33	Bishopsworth	Esso Filling Station Hartcliffe Way Bristol BS3 5RH Installation of internally illuminated 48-sheet digital advertisement hoarding (6m by 3m). Appeal against refusal Delegated decision	01/06/2021
34	Horfield	23 St Lucia Crescent Bristol BS7 0XR Demolition of existing bungalow and construction of a pair of semi-detached bungalows, (one 2 bedroom and one 1 bedroom). Appeal against refusal Delegated decision	02/06/2021
35	Clifton Down	Garden Flat 15 Aberdeen Road Bristol BS6 6HT Proposed single storey rear extension and garden landscaping. Appeal against refusal Delegated decision	08/06/2021
36	Clifton Down	Garden Flat 15 Aberdeen Road Bristol BS6 6HT Proposed single storey rear extension, garden landscaping and minor structural works. Appeal against refusal Delegated decision	08/06/2021
37	Knowle	48 Tavistock Road Bristol BS4 1DN Proposed two bedroom dwelling. Appeal against refusal Delegated decision	14/06/2021

38	St George Troopers Hill	Trooper Court 303 Crews Hole Road Bristol BS5 8BQ Enforcement Notice Appeal for installation of timber enclosure without planning permission. Appeal against an enforcement notice	14/06/2021
39	Hotwells & Harbourside	63 Park Street City Centre Bristol BS1 5NU Retention of storage container, at the rear of the building. Appeal against refusal Delegated decision	15/06/2021
40	Hotwells & Harbourside	63 Park Street City Centre Bristol BS1 5NU Enforcement notice appeal for the installation of shipping container. Appeal against an enforcement notice	15/06/2021
41	Ashley	58 Banner Road Bristol BS6 5LZ Enforcement notice for the use of basement (formation) of separate flat without planning permission. Appeal against an enforcement notice	23/06/2021
42	Hillfields	113 Thicket Avenue Bristol BS16 4EQ Enforcement notice appeal for the erection of two canopy structures to the front of the property. Appeal against an enforcement notice	28/06/2021
43	Henbury & Brentry	Henbury Lodge Station Road Henbury Bristol BS10 7QQ Proposed replacement of existing sheds, with an outbuilding to accommodate garden room and disable WC. Appeal against refusal Delegated decision	02/07/2021
44	Henbury & Brentry	Henbury Lodge Station Road Henbury Bristol BS10 7QQ Proposed replacement of the existing sheds with an outbuilding to accommodate garden room and disable WC. Appeal against refusal Delegated decision	02/07/2021
45	Horfield	Land To Rear Of 382 - 386 Southmead Road Bristol BS10 5LP Retrospective change of use of land at the rear of houses 382, 384 and 386 Southmead Road to provide parking spaces for 7no. cars. Appeal against non-determination Delegated decision	05/07/2021

46	Frome Vale	128 Downend Road Fishponds Bristol BS16 5BG Application for prior approval of a proposed new dwellinghouse on terraced buildings in commercial or mixed use. Appeal against non-determination Delegated decision	05/07/2021
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List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
47	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	Appeal dismissed 22/06/2021
48	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	Appeal dismissed 22/06/2021
49	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	Appeal dismissed 15/06/2021
50	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	Appeal dismissed 30/06/2021
51	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	Appeal allowed 15/06/2021

52	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	Appeal dismissed 30/06/2021
53	Stoke Bishop	13 Avon Grove Bristol BS9 1PJ Proposed detached garage. Appeal against non-determination Delegated decision	Appeal dismissed 25/06/2021
54	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	Appeal dismissed 02/07/2021
55	Redland	53 Logan Road Bristol BS7 8DS Roof extensions. Appeal against refusal Delegated decision	Appeal allowed 16/06/2021
56	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	Appeal withdrawn 21/06/2021
57	Stoke Bishop	1 Ellbridge Close Bristol BS9 1BU Single storey side /rear and front extension with raised terrace. Appeal against refusal Delegated decision	Appeal allowed 05/07/2021
58	Horfield	232 Filton Avenue Bristol BS7 0AZ Change of use from dwelling house (C3a) to a large house in multiple occupation (Sui Generis) for up to 7 people, including a hip-to-gable and rear roof extension, and the conversion of existing garage to habitable rooms. Appeal against refusal Delegated decision	Appeal withdrawn 08/07/2021