

STATEMENT NUMBER A6

Mr Ian Tidmarsh

Written Public Forum Statement in relation to planning application no. 21/00746/F for submission to Control Committee A at its meeting on Wednesday 11th August 2021 - Application Number 21/00746/F

I strongly oppose the proposed development and am deeply alarmed, as should the committee be, by the poor quality of the report and recommendation submitted by the Planning Officer.

I have submitted two detailed objections during this somewhat convoluted and apparently corrupted planning process.

Today my submission focusses on the context and location of the proposed plot and following your visit to the site, I would ask you to consider the following:

a) does the information and description of the location and context provided by the officer (in the pre advice and officer's report) represent a truthful and accurate view, or is it conveniently adapted to suit the premise that planning will be granted regardless of due process. Hence, is the recommendation robust?

b) is this site, in an already highly populated area of our conservation area, suitable for a small (flat sized) residential development where none exist today?

From the outset in the Pre-advice the officer has repeatedly inaccurately described the location of the plot and its context:

'The application site is currently occupied by a single story garage which backs onto Clyde Lane, which is an adopted highway which includes some existing small scale mews developments'

'The local area is predominantly residential in character, and contains a number of small mews type houses in place of previous garages and outbuildings'

'...the character appraisal notes that occasionally intimate streets or cul-de-sacs are set behind principle Victorian Streets... An identified example is Clyde Lane'. ...'As such, no concerns are raised to the introduction of a mews house in the proposed location'

The Officer Report continues to inaccurately describe the site as being amongst, and providing continuation of, mews houses in Clyde Lane - see pages 1, 7, 8, 10, 11, 12 & 13

This is not true or accurate.

Clyde Lane does not have any mews developments or any other properties facing onto the highway, except Clyde House (a significant Victorian property), situated at the end of the Elliston Road terrace.

At present, the only buildings in this space (to the rear of Clyde Park facing onto Clyde Lane) are garden sheds and small-scale lock-up garages of uncertain date. The only new buildings in the immediate neighbourhood are those that border this space, and are accessed via Clyde Lane. These are the houses of Clyde Mews, for which planning permission was granted in 1988 to replace the existing warehouse and workshops of Stone's the builders (Ref.88/02294/F), and the Coach House, which replaced an existing two-storey workshop (Ref: 09/02605/F).

Properties in Clyde Mews are viable family homes, typically 3 or 4 bedrooms, c1,500 Sq Ft and with garages and gardens.

When developed Clyde Mews did not form any part of the gardens of residential properties which continue to form a significant part of the open and verdant outlook.

The existing local mews houses do not relate in any way to the proposed plot behind No6 Clyde Park or any other part of Clyde Lane.

It is no more acceptable or relevant to use this (genuine brown-field) development as a justification for the application than it is to assert that building a high rise block in Clifton Village is acceptable because there are already high rise blocks visible across Bristol.

In the first instance I might regard misrepresentation as an oversight caused by not visiting the site. However, the officer has continued to present an argument throughout the planning process which is significant but materially inaccurate. I urge you to disregard the notion that building a 'mews style' or any other type of property on this plot is in any way a continuation of something that already exists in Clyde Lane. To the contrary, no residential properties exist today and granting permission will cause significant damage, disruption and overcrowding in a rare and important part of the conservation area.