

DEVELOPMENT CONTROL COMMITTEE A

22 September 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	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
3	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
4	Brislington West	40 Runswick Road Bristol BS4 3HY Single storey rear extension and loft conversion. Appeal against refusal Delegated decision	14/06/2021
5	Windmill Hill	10 New Walls Bristol BS4 3TA Erect a porch to the front elevation. Appeal against refusal Delegated decision	03/08/2021
6	St George Troopers Hill	77 Dundridge Lane Bristol BS5 8SN Erection of garden fence over one metre in height, adjoining a highway. Appeal against refusal Delegated decision	03/08/2021

7	Bedminster	5 Prospect Terrace Bristol BS3 3BQ Replacement of existing roof with a mansard style roof, to provide a new bedroom and bathroom at second floor. Appeal against refusal Delegated decision	11/08/2021
8	Avonmouth & Lawrence Weston	7 Fairford Road Bristol BS11 9QZ Single storey rear extension and two-storey side extension. Appeal against refusal Delegated decision	11/08/2021

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
9	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
10	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	11/05/2021

11	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.	11/05/2021
		Committee	
12	Bedminster	Police Dog & Horse Training Centre Clamage Road Bristol BS3 2JY 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.	20/07/2021
		Committee	
13	Lawrence Hill	10 Feeder Road Bristol BS2 0SB Demolition of existing buildings and development of 4 buildings - a 5 storey building comprising flexible commercial floorspace (Use B1 and B8) and a part 7, part 8 and part 14 storey building interlinked to provide a communal area at ground floor level and student bedspaces (sui generis) at the upper levels, incubator space (B1 use class) at ground floor level, shared social and study spaces, roof terrace and associated car parking (for the commercial use), cycle parking. Appeal against refusal Delegated decision	TBA

Written representation

Item	Ward	Address, description and appeal type	Date lodged
14	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

15	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
16	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
17	Brislington West	57 West Town Lane Brislington Bristol BS4 5DD New single storey dwelling. (Self Build). Appeal against refusal Delegated decision	15/03/2021
18	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
19	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
20	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
21	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
22	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

23	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
24	Knowle	48 Tavistock Road Bristol BS4 1DN Proposed two bedroom dwelling. Appeal against refusal Delegated decision	14/06/2021
25	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
26	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
27	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
28	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
29	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
30	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

31	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
32	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
33	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
34	Lockleaze	Telecommunication Mast Opposite 60 Lockleaze Road Bristol BS7 9RU Proposed telecommunications installation: Proposed 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	22/07/2021
35	Hengrove & Whitchurch Park	21 New Fosseyway Road Bristol BS14 9LW Two storey side and single storey rear extension. Appeal against non-determination Delegated decision	22/07/2021
36	Southville	Telecommunications Mast Corner Of Victoria Grove And Princess Street Bedminster Bristol BS3 4AG Proposed 15m Phase 8 Monopole C/W, wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	22/07/2021
37	Lockleaze	195 Wordsworth Road Bristol BS7 0EF Change of use from dwelling house (C3a) to a small house in multiple occupation (C4). Appeal against refusal Delegated decision	22/07/2021

38	Lawrence Hill	Telecoms Equipment Easton Way At Junction With Stapleton Road Easton Bristol BS5 0QA Application to determine if prior approval is required for a proposed: Development by or on behalf of an electronic communications code operator -Proposed 15m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	22/07/2021
39	Westbury-on-Trym & Henleaze	Grange Court Grange Court Road Bristol BS9 4DW Application to determine if prior approval is required for proposed two storey upward extension to comprise 14 new dwellings on detached block of flats. Appeal against refusal Committee	22/07/2021
40	Ashley	123 Chesterfield Road Bristol BS6 5DU Construction of a detached single storey 1 bedroom dwelling within site curtilage. Appeal against refusal Delegated decision	13/08/2021
41	Hartcliffe & Witherwood	26 Murford Avenue Bristol BS13 9JY 2 no. 2-bedroom dwellings. Appeal against refusal Delegated decision	13/08/2021
42	Bedminster	Land Adjacent To 52 Brighton Crescent Bristol BS3 3PR Erection of a detached single dwelling and associated works (Re-submission of application 20/00855/F). Appeal against refusal Delegated decision	17/08/2021
43	Lockleaze	Ikea Ltd Eastgate Road Bristol BS5 6XX New and replacement elevational signage, including new internally illuminated IKEA wordmark NE elevation, replacement externally illuminated IKEA wordmark signs, unlit block advertisement banner and car park/pedestrian entrance signage. Appeal against refusal Delegated decision	23/08/2021
44	Hillfields	269 Lodge Causeway Bristol BS16 3RA Prior notification for conversion of rear part of retail (Use Class A1) to 1no. one bed dwelling (Use Class C3) under Schedule 2, Part 3, Class M of the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended). Appeal against refusal Delegated decision	26/08/2021

45	Stoke Bishop	17 Haytor Park Bristol BS9 2LR Demolition of existing dwelling and replacement with one and half storey, 4 bedroom dwelling. Appeal against refusal Delegated decision	26/08/2021
46	Frome Vale	234 Frenchay Park Road Bristol BS16 1LD Attached side extension to form a 2-bedroom, self-contained house with associated access and parking. Appeal against refusal Delegated decision	27/08/2021

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
47	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	Appeal withdrawn 02/09/2021
48	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	Appeal dismissed 04/08/2021 Costs awarded
49	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	Appeal dismissed 04/08/2021 Costs awarded
50	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	Appeal dismissed 06/09/2021
51	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	Appeal dismissed 07/09/2021

52	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	Appeal dismissed 09/08/2021 Costs not awarded
53	Stoke Bishop	96 Sylvan Way Bristol BS9 2LZ Proposed two storey extension Appeal against refusal Delegated decision	Appeal dismissed 26/08/2021
54	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	Appeal dismissed 05/08/2021
55	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	Appeal allowed 12/08/2021
56	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	Appeal allowed 16/08/2021
57	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	Appeal allowed 25/08/2021
58	Hengrove & Whitchurch Park	1 Maidenhead Road Bristol BS13 0PS Proposed two storey side extension. Appeal against refusal Delegated decision	Appeal dismissed 27/08/2021