

STATEMENT A15 – David Wells

Re: Former Car Park College Road Clifton Bristol BS8 3HX

With references to the Council Officer's Report and Recommendation.

This application should be rejected. It needs significant amendment.

In Para 7.4 of the Officer's Report and Recommendation he states that 'the vast majority of the representations object to both the initial proposal for the site and the revised proposal' and summarises the objections. Supportive comments only seem to have been received from Trustees of the Bristol Zoological Society.

The Key Issues in Section 9 do not adequately answer the objections, are insensitive to points raised, seem misleading on the advice of Historic England and just express different views without justification.

Para 9.15 quotes Section 72 of the Planning Act 1990 as requiring the Local Planning Authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. In Para 9.19 the Officer says that 'the current site is not identified as making any contribution to the Conservation Area' but obviously the nature of its development will impact the area.

The comments from Historic England in Paras 7.6 and 7.7 clearly express their view that the proposal does not meet these requirements and concludes that 'We therefore advise that your authority would still be justified in recommending refusal, given that the amendments do not represent a meaningful change to the previous scheme' However in Para 9.17 the Officer interprets this as inviting the Local Authority to proceed!

Similarly in Para 7.8 the Conservation Advisory Panel considered the first application to be over intensive development, overbearing with insufficient parking etc. 'The Panel considers the proposal does not accord with relevant up to date Local Plan heritage policies nor the requirements of the NPPF' etc (and the amendments in the revised application were minor). These comments also seem to have been ignored.

With regard to parking, in Para 7.10 (2) Transport Development Management say that surrounding streets will be swamped with overspill parking without Advice 1044!?

In view of the above it seems incredible that the Officer is recommending that planning permission can be granted. Also, in spite of the City's Climate Strategy there doesn't seem to be any intention to achieve at least zero carbon emissions.

The crux of the problem seems to be that a density of 121 DPH is not compatible with this conservation area.

Recognising the need for more housing, the current proposal should be rejected and then significantly amended to satisfy the objections including the comments by Historic England and the Conservation Advisory Panel.

Regards,

John David Wells

Canynge Square