

DEVELOPMENT CONTROL COMMITTEE B

24th November 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	Horfield	3 Tilling Road Bristol BS10 5AQ Part demolition and enlargement of original porch to provide WC, utility and entrance hallway. Appeal against refusal Delegated decision	18/10/2021
9	Hartcliffe & Withywood	15 Elmtree Drive Bristol BS13 8LY First floor side extension. Appeal against refusal Delegated decision	20/10/2021
10	Westbury-on-Trym & Henleaze	3 Reedley Road Bristol BS9 3SR Double storey side extension including associated demolitions. Appeal against refusal Delegated decision	27/10/2021
11	Redland	19 Woodstock Road Bristol BS6 7EL Enlarge existing dormer to rear to incorporate French windows with side screens and balcony. Appeal against refusal Delegated decision	10/11/2021
12	Ashley	66 North Road Bishopston Bristol BS6 5AJ Two storey side extension, reinstatement of boundary garden wall and addition of PV panels to the roof. Appeal against refusal Delegated decision	10/11/2021

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
13	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	18/01/2022

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
14	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
15	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
16	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

17	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	11/01/2022
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Written representation

Item	Ward	Address, description and appeal type	Date lodged
18	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
19	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
20	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
21	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
22	Hartcliffe & Witherwood	26 Murford Avenue Bristol BS13 9JY 2 no. 2-bedroom dwellings. Appeal against refusal Delegated decision	13/08/2021

23	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
24	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
25	St George Central	161 Whiteway Road Bristol BS5 7RR Proposed two storey side extension to create new dwelling. Appeal against refusal Delegated decision	14/09/2021
26	Southmead	235 Ullswater Road Bristol BS10 6EF Construction of a detached dwelling. Appeal against refusal Delegated decision	14/09/2021
27	Lawrence Hill	Land To The Rear Of 232-234 Stapleton Road Easton Bristol BS5 0NT Demolition of single storey Victorian store building to the rear and replacement with 2 storey block of flats containing 3 no. flats, shop storage and including refuse, recycling and cycle storage for both shops and flats. Appeal against refusal Delegated decision	14/09/2021
28	Westbury-on-Trym & Henleaze	29 Westover Road Bristol BS9 3LY Erection of a two storey, 2no. bedroom semi-detached single dwelling. Appeal against refusal Delegated decision	14/09/2021
29	Central	Tower House Fairfax Street Bristol BS1 3BN High level signage. Appeal against refusal Delegated decision	28/09/2021
30	Clifton	1 The Mall Bristol BS8 4DP Convert the existing mono-pitched roof to a flat roof terrace providing outdoor amenity space and replacement of glazing windows and shopfront with double glazed timber units. Appeal against refusal Delegated decision	29/09/2021

31	Stoke Bishop	4 Ivywell Road Bristol BS9 1NX Window replacement, new lower ground floor light well and alterations to lower floor ground rooms. Appeal against refusal Delegated decision	06/10/2021
32	Stoke Bishop	4 Ivywell Road Bristol BS9 1NX Window replacement, new lower ground floor light well and alterations to lower floor ground rooms. Appeal against refusal Delegated decision	06/10/2021
33	Horfield	1 Bishopthorpe Road Bristol BS10 5AA Erection of 1 no. (3 bedroom 5 bedspace) dwelling (Use Class C3) with associated car parking, private amenity space with space for cycle and refuse storage. Appeal against refusal Delegated decision	18/10/2021
34	Redland	127 Redland Road Bristol BS6 6XX Conversion of an existing garage with first-floor accommodation above to create a one-person flat. Appeal against refusal Delegated decision	18/10/2021
35	Horfield	38 Toronto Road Bristol BS7 0JP The change of use of a 6-bedroom house in multiple occupation (C4) to a 7-bedroom house in multiple occupation (sui generis use class). Appeal against refusal Delegated decision	19/10/2021
36	Avonmouth & Lawrence Weston	Flat 6 Selsdon House 1 Smyths Close Bristol BS11 9FS Erection of terrace with balustrade above existing flat roof. Appeal against refusal Delegated decision	20/10/2021
37	Bedminster	Bridge And Land To North Of South Liberty Lane Ashton Vale Bristol BS3 2TJ Application for approval of details reserved by condition 3 (Site Access Scheme) of appeal decision APP/Z0116/W/18/3214893, which granted planning permission for the demolition of existing bridge and construction of residential housing and flats (Use Class C3) with associated new access road, car parking, landscaping and ground works. Appeal against refusal Delegated decision	25/10/2021

38	Bedminster	Land And Bridge To North Of South Liberty Lane Bristol Application to approve details in relation to condition 16 (external lighting) of appeal APP/Z0116/W/18/3213893 permission 15/06617/F Demolition of existing bridge and construction of residential housing and flats (Use Class C3) with associated new access road, car parking, landscaping and ground works. Appeal against refusal Delegated decision	25/10/2021
39	Bedminster	Bridge And Land To The North Of South Liberty Lane Bristol Application to approve details in relation to condition 3 4 5 6 7 8 13 14 and 17 of APP/Z0116/W/18/3214893 permission 15/06617/F Demolition of existing bridge and construction of residential housing and flats (Use Class C3) with associated new access road, car parking, landscaping and ground works. Appeal against refusal Delegated decision	25/10/2021
40	Lawrence Hill	143 Lawrence Hill Bristol BS5 0BT Installation of illuminated digital poster advertisement. Appeal against refusal Delegated decision	04/11/2021
41	Clifton	9B Westfield Place Bristol BS8 4AY Construction of mansard roof and terrace. Appeal against refusal Delegated decision	05/11/2021
42	Cotham	1A To 1D Chandos Road Bristol BS6 6PG First floor extension to form two residential flats. Appeal against refusal Delegated decision	11/11/2021

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
43	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	Appeal allowed 08/11/2021
44	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	Appeal dismissed 08/10/2021

45	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	Appeal dismissed 29/10/2021
46	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	Appeal dismissed 11/11/2021
47	Avonmouth & Lawrence Weston	Beaumont Court Avonmouth Road Bristol BS11 9FL Creation of additional apartments at third-floor. Appeal against refusal Delegated decision	Appeal dismissed 14/10/2021
48	Clifton Down	Garden Flat 15 Aberdeen Road Bristol BS6 6HT Proposed single storey rear extension and garden landscaping. Appeal against refusal Delegated decision	Appeal allowed 11/11/2021 Costs not awarded
49	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	Appeal allowed 11/11/2021 Costs not awarded
50	Knowle	48 Tavistock Road Bristol BS4 1DN Proposed two bedroom dwelling. Appeal against refusal Delegated decision	Appeal dismissed 03/11/2021
51	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	Appeal dismissed 12/11/2021
52	Hotwells & Harbourside	63 Park Street City Centre Bristol BS1 5NU Enforcement notice appeal for the installation of shipping container. Appeal against an enforcement notice	Appeal dismissed 12/11/2021

53	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	Appeal dismissed 05/11/2021
54	Hengrove & Whitchurch Park	21 New Fosseyway Road Bristol BS14 9LW Two storey side and single storey rear extension. Appeal against non-determination Delegated decision	Appeal allowed 15/10/2021
55	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	Appeal allowed 15/10/2021
56	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	Appeal dismissed 26/10/2021
57	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	Appeal dismissed 26/10/2021
58	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	Appeal allowed 03/11/2021

59	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	Appeal dismissed 01/11/2021
60	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	Appeal dismissed 04/11/2021
61	Horfield	1 Court Close Bristol BS7 0XH Erection of 2m tall solid panel timber fence and gate along a portion of property boundary. Appeal against refusal Delegated decision	Appeal dismissed 21/10/2021