

DEVELOPMENT CONTROL COMMITTEE B

23rd February 2022

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	Windmill Hill	10 New Walls Bristol BS4 3TA Erect a porch to the front elevation. Appeal against refusal Delegated decision	03/08/2021
3	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
4	Southville	17 Friezewood Road Bristol BS3 2AD A garden Design to include a wrap around balcony area attached to the back of the house which comes out from existing height of the back door. Appeal against refusal Delegated decision	10/12/2021
5	Windmill Hill	45 Somerset Terrace Bristol BS3 4LJ Renovation with new Mansard Roof. Appeal against refusal Delegated decision	10/12/2021
6	Bishopsworth	60 Lewis Road Bristol BS13 7JB Single storey rear extension. Appeal against refusal Delegated decision	06/01/2022

7	Clifton	1 Albermarle Terrace Bristol BS8 4NA Glass roof and enclosure to light well to front. Appeal against refusal Delegated decision	11/01/2022
8	Eastville	27 Baileys Mead Road Bristol BS16 1AE The erection of a two storey rear extension. Appeal against refusal Delegated decision	21/01/2022
9	St George Troopers Hill	31A Marion Walk Bristol BS5 8LL Proposed first floor extension. Appeal against refusal Delegated decision	04/02/2022
10	Hengrove & Whitchurch Park	85 Dakota Drive Bristol BS14 0TD Two storey front extension. Appeal against refusal Delegated decision	14/02/2022
11	Avonmouth & Lawrence Weston	1 Myrtle Cottages Pembroke Road Shirehampton Bristol BS11 9SE New dormer window to rear and reinstatement of chimney to rear. Appeal against refusal Delegated decision	14/02/2022

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
12	Brislington West	515 - 517 Stockwood Road Brislington Bristol BS4 5LR Outline application for the erection of a five-storey building comprising 9no. self-contained flats, with Access, Layout and Scale to be considered at part of the outline application. Appeal against refusal Delegated decision	27/04/2022
13	Brislington West	515 - 517 Stockwood Road Brislington Bristol BS4 5LR Outline application seeking matters of Access, Layout, and Scale for the erection of a care complex (Use Class C2). Appeal against refusal Delegated decision	27/04/2022

14	Bedminster	<p>Bridge And Land To North Of South Liberty Lane Ashton Vale Bristol BS3 2TJ</p> <p>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.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	22/03/2022
15	Bedminster	<p>Land And Bridge To North Of South Liberty Lane Bristol</p> <p>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.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	22/03/2022
16	Bedminster	<p>Land And Bridge To North Of South Liberty Lane Bristol</p> <p>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.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	22/03/2022
17	Bedminster	<p>Bridge And Land To The North Of South Liberty Lane Bristol</p> <p>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.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	22/03/2022
18	Lawrence Hill	<p>11 - 17 Wade Street Bristol BS2 9DR</p> <p>Outline application for the demolition of buildings and erection of student accommodation, with access, layout and scale to be considered.</p> <p>Appeal against non-determination</p>	TBA

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
19	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
20	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
21	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

22	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
23	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
24	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
25	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
26	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
27	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

28	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
29	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
30	Cotham	Garages Adjacent To 2 Elliston Road Bristol BS6 6QE Demolition of existing garages and erection of a two storey house, with one floor set below ground level. Appeal against refusal Delegated decision	26/11/2021
31	Knowle	277 Redcatch Road Bristol BS3 5DY Application for a Lawful Development Certificate for an Existing use or operation - Incidental outbuilding. Appeal against refusal Delegated decision	02/12/2021
32	Hengrove & Whitchurch Park	1 Maidenhead Road Bristol BS13 0PS Application for a lawful development certificate for a proposed new detached garage. Appeal against refusal Delegated decision	07/12/2021
33	Avonmouth & Lawrence Weston	46 Ridingleaze Bristol BS11 0QE Change of use from currently vacant former bookmakers (Sui Generis) to a Hot Food Takeaway (Sui Generis) together with new shopfront and roller shutters to the front elevation and wall mounted extract and boiler flues, fresh air intake grill and condenser to the rear elevation. Appeal against refusal Committee	13/12/2021
34	Bedminster	Land On Corner Of North Street And South Street Advertising Hoarding North Street Bedminster Bristol BS3 Development of 2No. class C3 apartments with associated works. Appeal against refusal Delegated decision	14/12/2021

35	Cotham	8 Chandos Road Bristol BS6 6PE Demolition of single storey extension. Construction of two new residential dwellings. Appeal against non-determination	15/12/2021
36	Eastville	Land To Rear Of 40 Park Road Stapleton Bristol BS16 1AT Enforcement notice appeal for the erection of platform structure over land. Appeal against an enforcement notice	16/12/2021
37	Ashley	66 Bath Buildings Bristol BS6 5PU An application to determine if prior approval is required for a proposed change of use from retail (formerly Use Class A1) to cafe(formerly Use Class A3) with an extraction flue to the rear. Appeal against refusal Delegated decision	30/12/2021
38	Lawrence Hill	Swift House Albert Crescent Bristol BS2 0UD Erection and operation of a waste transfer station and ancillary structures, including a trailer shelter, a weighbridge and weighbridge office. Appeal against refusal Committee	30/12/2021
39	Westbury-on-Trym & Henleaze	334 Canford Lane Bristol BS9 3PW Demolition of existing dwelling and construction of proposed 2No dwelling Houses. (Self Build). Appeal against refusal Delegated decision	30/12/2021
40	Central	Telecommunication Mast Redcliff Hill Bristol BS1 6RF Application to determine if prior approval is required for proposed installation of a 20 metre high monopole supporting 6 antennas and 2 transmission dishes, 4 equipment cabinets and development ancillary works. Appeal against refusal Delegated decision	30/12/2021
41	Windmill Hill	25 St Johns Crescent Bristol BS3 5EP Adding a roof dormer to provide space for an upstairs bathroom. Rear extension to provide more kitchen space and utility room. Appeal against conditions imposed Delegated decision	30/12/2021

42	Clifton Down	69 Alma Vale Road Bristol BS8 2HR Change of use from a single 4 bedroom residential dwelling to a 4 person HMO. Appeal against refusal Delegated decision	05/01/2022
43	Windmill Hill	2 Winton Lane Totterdown Bristol BS4 2AB Convert existing integral garage for use as 'home office'. Appeal against non-determination	05/01/2022
44	Lockleaze	249 Muller Road Bristol BS7 9NE Construction of two storey side extension to provide 2 No two-bed flats, and erection of single storey building (providing ancillary accommodation) to rear of 249 Muller Road following demolition of shed. (Retrospective Application). Appeal against refusal Delegated decision	13/01/2022
45	Stoke Bishop	Telecoms Equipment Edge Of Green Shirehampton Road Sea Mills Bristol BS9 2EQ Application to determine if prior approval is required - Proposed 15.0m Phase 8 Monopole C/W wrap around Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	17/01/2022
46	Hengrove & Whitchurch Park	Osprey Court Hawkfield Way Bristol Outline application for the erection of a care complex (Use Class C2), with Access, Layout and Scale to be considered - (Major Application). Appeal against non-determination Delegated decision	17/01/2022
47	Avonmouth & Lawrence Weston	Land At Rear Of 2 Woodwell Cottages Woodwell Road Bristol BS11 9UP Erection of three residential dwellings including access road and ancillary buildings. Appeal against refusal Delegated decision	18/01/2022
48	Hengrove & Whitchurch Park	Land Adjoining Access To St Augustines Park From East Dundry Road (opposite 89 & 91) Whitchurch Bristol BS14 0LN Application to determine if prior approval is required for a proposed 18.0m Phase 8 monopole, C/W wraparound cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	18/01/2022

49	Windmill Hill	Pavement To West Of BT Mast South Side Roundabout St Johns Lane Bristol Application to determine if prior approval is required for a proposed - Proposed 15.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	18/01/2022
50	Brislington East	Pavement Adjoining Wick Library Allison Road Brislington Bristol Removal of 15m high T-Range column incorporating 6no. antennas (brown), 3no. cabinets (1no. 770 x 618 x 1940mm; 2no. 770 x 750 x 1925mm), 1no. meter cabinet (355 x 185 x 1250mm) and all ancillary development. Installation of a 17.5m Apollo pole (brown) with 6no. antennas; 2no. cabinets (1898 x 798 x 1645mm) & 1no. meter cabinet (655 x 255 x 1015mm) (RAL6009 Fir Green); and all ancillary Appeal against refusal Delegated decision	18/01/2022
51	Filwood	Telecoms Mast Outside Oasis Academy Connaught Melvin Square Bristol BS4 1AT Application to determine if prior approval is required for a proposed 15.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	18/01/2022
52	Hartcliffe & Withywood	Land Rear Of 56 To 58 Mellent Avenue Bristol BS13 0NS Construction of 1no. two bedroom bungalow. (Resubmission of withdrawn application) Appeal against refusal Delegated decision	18/01/2022
53	Avonmouth & Lawrence Weston	Telecommunication Mast Opposite 3 Portview Road Bristol BS11 9GQ Application to determine if prior approval is required for a proposed 20.0m Phase 8 Monopole C/W wraparound cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	19/01/2022
54	Hillfields	11 The Greenway Bristol BS16 4EZ Double storey side extension together with change of use from C3 dwelling house to Sui Generis HMO. Appeal against refusal Delegated decision	27/01/2022

55	Windmill Hill	The Windmill 14 Windmill Hill & 3 Eldon Terrace Bristol BS3 4LU First-floor and raised single storey rear extensions. Change of use of The Windmill Public House and conversion into 5 flats (Use Class C3). Reinstatement of the basement beneath 3 Eldon Terrace to residential use (retrospective). Minor external alterations and sub-division of the rear garden area. Appeal against refusal Committee	11/02/2022
56	Knowle	26 Bayham Road Bristol BS4 2DR Enlargement of existing detached garage to create a habitable granny annexe plus a bicycle storeroom. Appeal against non-determination	14/02/2022

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
57	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	Appeal dismissed 08/02/2022
58	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	Appeal dismissed 07/02/2022
59	St George Central	161 Whiteway Road Bristol BS5 7RR Proposed two storey side extension to create new dwelling. Appeal against refusal Delegated decision	Appeal dismissed 31/01/2022
60	Southmead	235 Ullswater Road Bristol BS10 6EF Construction of a detached dwelling. Appeal against refusal Delegated decision	Appeal dismissed 31/01/2022
61	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	Appeal allowed 13/01/2022

62	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	Appeal dismissed 13/01/2022
63	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	Appeal dismissed 12/01/2022
64	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	Appeal allowed 05/01/2022
65	Lawrence Hill	143 Lawrence Hill Bristol BS5 0BT Installation of illuminated digital poster advertisement. Appeal against refusal Delegated decision	Appeal dismissed 10/02/2022
66	Clifton	9B Westfield Place Bristol BS8 4AY Construction of mansard roof and terrace. Appeal against refusal Delegated decision	Appeal dismissed 04/02/2022
67	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	Appeal dismissed 06/01/2022
68	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	Split decision 08/02/2022
69	Cotham	1A To 1D Chandos Road Bristol BS6 6PG First floor extension to form two residential flats. Appeal against refusal Delegated decision	Appeal dismissed 25/01/2022

70	Clifton	11 Jacobs Wells Road Bristol BS8 1DX Application for retrospective planning permission for replacement windows and doors from timber to uPVC. Appeal against refusal Delegated decision	Appeal allowed 18/01/2022 Costs not awarded
71	Cotham	6 Clyde Park Bristol BS6 6RR Demolition of existing residential garage and erection of 2no. bed two storey mews house, with front and rear courtyards. Appeal against refusal Committee	Appeal allowed 08/02/2022
72	Frome Vale	38 Victoria Park Fishponds Bristol BS16 2HJ Loft conversion with rear dormer and rooflights to front and rear. Appeal against refusal Delegated decision	Appeal allowed 01/02/2022
73	Hartcliffe & Witherwood	Garage Adjacent To 1 Elvard Close Bristol BS13 9BT Demolition of existing garage and erection of single storey 1no. bed dwelling unit. Appeal against refusal Delegated decision	Appeal dismissed 10/02/2022
74	Eastville	155 Speedwell Road Bristol BS5 7SP New dwelling to existing site. Appeal against refusal Delegated decision	Appeal dismissed 14/02/2022