

DEVELOPMENT CONTROL COMMITTEE B

6th April 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	Hengrove & Whitchurch Park	85 Dakota Drive Bristol BS14 0TD Two storey front extension. Appeal against refusal Delegated decision	14/02/2022
4	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
5	Redland	7 Glentworth Road Redland Bristol BS6 7EG Demolition and rebuilding of front boundary wall to accommodate 1no. off-street parking space. Appeal against refusal Delegated decision	11/03/2022

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
6	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
7	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
8	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	22/03/2022
9	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	22/03/2022
10	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	22/03/2022

11	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
12	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>	04/05/2022

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
13	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

14	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. Committee	11/05/2021
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Written representation

Item	Ward	Address, description and appeal type	Date lodged
15	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
16	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
17	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
18	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

19	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
20	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
21	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
22	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
23	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
24	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
25	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 wrapround cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	18/01/2022

26	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 wrapround cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	18/01/2022
27	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 wrapround Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	18/01/2022
28	Hartcliffe & Witherwood	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
29	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
30	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
31	Westbury-on-Trym & Henleaze	Public Conveniences High Street Westbury Bristol BS9 3ED T1 Yew - Fell TPO 1406. Appeal against refusal Delegated decision	11/02/2022
32	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

33	Southville	20 Mount Pleasant Terrace Bristol BS3 1LF Proposed change of use from C3 to C4. Appeal against refusal Delegated decision	14/02/2022
34	Horfield	Flats A And B 260 Southmead Road Bristol BS10 5EN Demolition of existing extensions and construction of a 2-storey side and rear extension. Provision of refuse and cycle storage. Appeal against refusal Delegated decision	24/02/2022
35	Central	45 High Street City Centre Bristol BS1 2AZ Change of use of upper floors and rear ground floor room from a retail use (Class E) to a House in Multiple Occupation (HMO) (Class C4). External alterations at roof level. Appeal against refusal Delegated decision	09/03/2022
36	Central	45 High Street City Centre Bristol BS1 2AZ Internal and external alterations associated with the change of use of the upper floors and rear ground floor room from a retail use (Class E) to a House in Multiple Occupation (HMO) (Class C4). Appeal against refusal Delegated decision	09/03/2022
37	Clifton Down	23 Burlington Road Bristol BS6 6TJ Replacement of 3no. windows at mansard roof level, to the front of the property. Appeal against refusal Delegated decision	09/03/2022
38	Clifton Down	23 Burlington Road Bristol BS6 6TJ Replacement of 3no. windows at mansard roof level, to the front of the property. Appeal against refusal Delegated decision	09/03/2022
39	Horfield	Land To Rear Of 382, 384 And 386 Southmead Road Bristol BS10 5LP Application for Outline Planning Permission With Some Matters Reserved - Erection of dwelling. Approval sought for Access with all other matters reserved. Appeal against non-determination	21/03/2022

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
40	Bedminster	Police Dog & Horse Training Centre Clanage 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. Committee	Appeal dismissed 17/03/2022
41	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	Appeal dismissed 23/02/2022
42	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	Appeal allowed 09/03/2022
43	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	Appeal dismissed 28/03/2022 Costs not awarded
44	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	Appeal dismissed 28/03/2022 Costs not awarded
45	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	Appeal dismissed 21/02/2022

46	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	Appeal allowed 25/02/2022
47	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	Appeal dismissed 18/02/2022
48	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	Appeal dismissed 02/03/2022
49	Windmill Hill	45 Somerset Terrace Bristol BS3 4LJ Renovation with new Mansard Roof. Appeal against refusal Delegated decision	Appeal dismissed 02/03/2022
50	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	Appeal allowed 24/02/2022
51	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	Appeal dismissed 16/03/2022
52	Cotham	8 Chandos Road Bristol BS6 6PE Demolition of single storey extension. Construction of two new residential dwellings. Appeal against non-determination	Appeal dismissed 17/03/2022 Costs not awarded

53	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	Appeal allowed 10/03/2022
54	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	Appeal dismissed 28/02/2022
55	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	Appeal allowed 02/03/2022
56	Bishopsworth	60 Lewis Road Bristol BS13 7JB Single storey rear extension. Appeal against refusal Delegated decision	Appeal allowed 17/03/2022
57	Clifton	1 Albermarle Terrace Bristol BS8 4NA Glass roof and enclosure to light well to front. Appeal against refusal Delegated decision	Appeal dismissed 18/03/2022
58	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	Appeal dismissed 23/03/2022
59	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	Appeal withdrawn 28/03/2022

60	Brislington East	<p>Pavement Adjoining Wick Library Allison Road Brislington Bristol</p> <p>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</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal allowed</p> <p>21/03/2022</p>
61	Avonmouth & Lawrence Weston	<p>Land At Rear Of 2 Woodwell Cottages Woodwell Road Bristol BS11 9UP</p> <p>Erection of three residential dwellings including access road and ancillary buildings.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal dismissed</p> <p>23/03/2022</p>
62	Avonmouth & Lawrence Weston	<p>Telecommunication Mast Opposite 3 Portview Road Bristol BS11 9GQ</p> <p>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.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal allowed</p> <p>23/03/2022</p>
63	Eastville	<p>27 Baileys Mead Road Bristol BS16 1AE</p> <p>The erection of a two storey rear extension.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal dismissed</p> <p>10/03/2022</p>
64	St George Troopers Hill	<p>31A Marion Walk Bristol BS5 8LL</p> <p>Proposed first floor extension.</p> <p>Appeal against refusal Delegated decision</p>	<p>Appeal allowed</p> <p>01/03/2022</p>