

Public Forum

D C Committee A

6pm on Wednesday 20th July 2022



1. Members of the Development Control Committee A

Councillors: Richard Eddy (Chair), Paul Goggin (Vice-Chair), Tony Dyer (substitute for Tom Hathway), Fi Hance, Andrew Varney, Marley Bennett, Tessa Fitzjohn (substitute for Ed Plowden), John Geater, Katja Hornchen (substitute for Philippa Hulme)

2. Officers:

Gary Collins - Development Management, Zoe Willcox, Matthew Cockburn, Laurence Fallon, Jeremy Livitt



Questions/Statement Number	Request To Speak Made (S)	Planning Application Number	Name
QA1		19/02664/F – Chanson Foods Avon Street Bristol	Suzanne Audrey
A1	S	19/02664/F – Chanson Foods Avon Street Bristol	Paul Smith, University of Bristol
A2	S	“	John Nesbitt
A3		“	Suzanne Audrey
A4	S	“	David Redgewell
B1	S	22/01496/FB – Land At Marshall Walk	David Hagan



**List of People Requesting to Speak – Public Participation – DC A Committee –
5pm on Thursday 14th July 2022 for Questions, 12pm on Tuesday 19th July
2022 for Statements**

Chanson Foods

A1 – Paul Smith, University of Bristol

A2 – John Nesbitt

A4 – David Redgewell

Marshall Walk

B1 – David Hagan

QA1 – Suzanne Audrey - 19/02664/F | Demolition of the existing building and redevelopment of the site for purpose built student accommodation (Sui generis use) and flexible Class A1/A3 / B1/ D1 use, together with servicing arrangements, public realm works and landscaping. | Chanson Foods Avon Street Bristol BS2 0PS

Question 1

Has the committee seen the original document from Heritage England (rather than the reference to it in the officer's report) and the irrelevant images referred to in this section of the report:

"As originally submitted Historic England objected to the application as it would have the potential to impact on views of the Grade I listed Temple Mead complex. In respect of the latest revision, the wireline images provided show that the proposed development is very close to the ridge of Temple Meads train shed when viewed from the Bath Road. However, the applicant is extremely confident that it will not rise above the ridge in these key views. They have tested other views slightly further East along the Bath Road and are confident that the selected viewpoint from outside "The Sidings" pub is the location where there is the greatest chance of the proposed development being seen above the train shed. But they are confident it will not be and I am minded to agree. We still think there is the potential for this to rise above the train shed if plant is later added to the roof. If the LPA are minded to approve the proposals, then you could include a condition preventing the addition of plant to the roof which exceeds the height of the parapet line."

QA1: Historic England's original comment dated 23rd March 2020 is available to view online. The proposed development has undergone significant changes in the design, scale and massing since the original submission, which included reducing the tallest block from 13 to 12 storeys. Historic England confirmed that they were generally supportive of the latest design iterations, and the comments in the report refer to the revised massing. The images referred to in the Townscape and Visual Impact Assessment (TVIA) documents (dated 25th February 2020), are relevant in assessing the impacts on key heritage assets and in this case regarding the ridge of the Grade I listed Temple Meads Station when viewed from Bath Road. These form part of the supporting documents and are available to view online.

Question 2

Given the recent judicial review, is the committee satisfied that the application's officer's report has properly considered the level of heritage harm, and has not been unduly influenced by the Mayor's "driving development" agenda when weighing up the harm and public benefit?

QA2: This relates to the planning balance of paragraph 202 of the NPPF, please refer to the additional text provided in the Amendment Sheet.

Paul Smith
Director of Campus Operations

12th July 2022

1/9 Old Park Hill
Bristol

Development Control Committee Members

Dear Councillors, **STATEMENT NUMBER A1**

STATEMENT IN SUPPORT - TIGER DEVELOPMENTS (HOST LIVING), AVON STREET, BRISTOL

Host is a well-respected and award-winning student accommodation operator – and we have every confidence in it managing the scheme in a way that looks after the students but also maintains good relationships with its neighbours and the wider community.

The site is ideally located very close to our Temple Quarter Campus. There is already good pedestrian and cycling access, and a new footbridge is being proposed - within our own separate application at the neighbouring site – which would provide an excellent direct link across the Floating Harbour, adjacent to the applicant's scheme.

While not part of this application, it's worth highlighting the new bridge – which could be funded via CIL – would also provide the existing community with a new, attractive way to cross the Floating Harbour to Temple Meads and the city centre.

The applicant has worked closely with our team to ensure the design standards meet our requirements, with most of the room clusters being between six and ten bedrooms, which we find provides the best quality experience for the students. The proposed rents are also set at fair levels.

The number of rooms works well for the site and the University's needs. Building bespoke Purpose Built Student Accommodation (PBSA) in the right location provides high-quality accommodation for our students – many of whom have never lived away from home before – but also helps keep further pressure off existing homes and land for new homes in the city, which we fully appreciate is a major issue and top priority for the council.

The design by the Bristol team of architect Chapman Taylor is complementary to our aspirations for the wider Temple Quarter Enterprise Zone. Pulling back the building line allows for a wide and attractive footpath along the waterway. The café opening onto the waterfront also helps create an attractive local environment.

We support the application and would really welcome your approval so the applicant can help ensure we can provide sufficient numbers of high-quality student accommodation in the right location.

Yours Sincerely,



Paul Smith
Director of Campus Operations

**STATEMENT NUMBER A2 - PLANNING APPLICATION 19/02664/F -
Chanson Foods, Avon Street Statement in support – John Nesbitt, Host
Student Housing**

Dear Councillors,

I am John Nesbitt, Managing Director of Host Student Housing – we are the applicant.

We take our role as a developer and operator of student accommodation very seriously. We've won many awards for our developments and how well they are managed, with more than 10,000 student rooms across the UK, including in Bristol. Our students are really well-looked after – for many, of course, it's their first time living away from their family home.

But we also understand the importance of playing a positive role in the wider community...so I am delighted our application is supported by both the Dings Community Association and ward councillor Hibaq Jama. The Dings group has been very open and collaborative in its approach to our proposals – and I'm very confident we can build on that relationship, as we become part of this community.

We are committed to playing a key role in the long-term regeneration of this area, with our substantial investment in really high-quality buildings and public realm. Our development would bring even more vibrancy to this existing community and activity to the Harbourside.

We have worked very closely with the University of Bristol, so the scheme meets its design requirements including room sizes and amenities for students.

Just to reassure you, we have designed our scheme so there is no impact on Motion nightclub. Officers agree our design is robust and there won't be any noise issues for our residents, so Motion can continue to play its important role in this community too.

There is of course huge pressure on land especially for much-needed housing across the city. By building Purpose Built Student Accommodation in the right locations, the pressure on the existing housing stock can be eased. This is clearly the right location for student accommodation, a short walk from Temple Quarter Campus.

We hope you agree with ward councillor Hibaq Jama, the Dings Community Association and the University of Bristol and support our application.

Yours faithfully
John Nesbitt

STATEMENT NUMBER A3

Statement for Development Control A Committee - Weds 20 July, 2022 6.00 pm

19/02664/F | Demolition of the existing building and redevelopment of the site for purpose built student accommodation (Sui generis use) and flexible Class A1/A3 / B1/ D1 use, together with servicing arrangements, public realm works and landscaping. | Chanson Foods Avon Street Bristol BS2 0PS

You will probably be aware of some concerns in the city about the possibility of political influence in the planning system. In particular, it has been suggested that the content of planning officers' reports is being influenced by the elected mayor's priorities.

A recent Freedom of Information request referred to "driving development meetings" attended by the Head of Mayor's Office, Deputy Head of the Mayor's Office, Mayor's Policy Advisor, Executive Director – Growth and Regeneration and G&R Programme Manager. Agendas and minutes are not currently available for public scrutiny. [Information Request 23942421 Response.docx (live.com)]

The recent judicial review of the council's decision to grant planning permission for homes on the zoo car park site said the plans were "unlawful" because it did not take on board Historic England's advice. The court order said the application's officer's report failed to properly consider the level of heritage harm and weigh up harm and public benefit. ['Unlawful' plans for 62 homes on zoo car park quashed (bristol247.com)]

I draw your attention to this because Historic England also raised concerns about the current application. The officer quotes Historic England as follows:

"As originally submitted Historic England objected to the application as it would have the potential to impact on views of the Grade I listed Temple Mead complex. In respect of the latest revision, the wireline images provided show that the proposed development is very close to the ridge of Temple Meads train shed when viewed from the Bath Road. However, the applicant is extremely confident that it will not rise above the ridge in these key views. They have tested other views slightly further East along the Bath Road and are confident that the selected viewpoint from outside "The Sidings" pub is the location where there is the greatest chance of the proposed development being seen above the train shed. But they are confident it will not be and I am minded to agree. We still think there is the potential for this to rise above the train shed if plant is later added to the roof. If the LPA are minded to approve the proposals, then you could include a condition preventing the addition of plant to the roof which exceeds the height of the parapet line."

I could not find this updated response from Historic England on the website or images of the views in question. This may be a result of my own inability to search effectively. However, I think it is important that members of the committee have seen the original relevant documents.

In the conclusion of the report to the Development Committee, the officer states: "It has been established that the reduced height of the development would no longer have any impact on the setting on one of the closest heritage assets, Bristol Temple Meads station."

This does not fully reflect the Historic England concern: "We still think there is the potential for this to rise above the train shed if plant is later added to the roof." I could not see a specific condition relating to this in the 'Conditions' section of the officer's report (but apologies if I missed this).

This is important because the original Historic England report stated: "We urge your authority to adhere to national and local planning policy and guidance, and to seek revisions to the scheme to

ensure that the proposed buildings on this site will remain screened in long-range views of the Grade I listed station and not detract from its extraordinary silhouette - one of the defining images of Bristol.”

I would also draw the committee’s attention to the City Design team concerns: “The Council's City Design Team considers that the proposed scale of the development to be unacceptable and recommend a height parameter in the range of 6 to 10 residential storeys. City Design add that the excessive scale poorly mediates the transition from building on the north side of the viaduct to the lower scaled urban/heritage led vision identified for the Silverthorne Lane character area.”

In my opinion, the officer’s report repeatedly underplays the impact on heritage assets and the character area and overstates the public benefits of what is essentially student accommodation.

STATEMENT NUMBER A4

Public statement.

We would like to support this planning application for the Development of Bristol Harbour/ Temple quay .

With universities campus behind Bristol Temple meads station we feel this is right location for students flats.

We welcome the urban design of the building but these must be in keeping with the grade 1 Bristol Temple meads station design.

We want to see money towards bus service to the back of the station via Avon street.

Walkways along the quayside toward castle park and Bristol Bridge and money to make the ferry Terminal fully accessible at Bristol Temple quay

We also need a new bridge across the river / Harbour to the new entrance at Bristol Temple meads.

These students flats should subject to a green travel plan with the west of England mayoral combined transport Authority mayor Dan Norris.

For bus services walking cycling railway services especially the railway link to Bedminster and Lawrence hill station for local shopping.

On the Weston super mare to Avonmouth seven Beach via Clifton Down line.

Ferry service to the city centre Hotwells and the Netham Locke.

Including travel cards for students for the public transport Network .

Cycle parking .

We must reduce car parking to the university accommodation.

We also need local shopping facilities.

On the motion Night club.

We think proving the the flats are sound proofed and Air conditioned that like at the musical venue in Bristol city centre and the Harbour areas.

That the communities can live together.

We welcome the regeneration of this part of Temple meads/ Temple quay.

David Redgewell South west transport Network Railfuture Severnside.

COMMITTEE STATEMENT

Development Control Committee – 22nd July 2022
Land at Marshall Walk, Bristol ref:22/01496/FB -
STATEMENT B1



CSJ PLANNING

1. I write on behalf of CSJ Planning Consultants Ltd, the agent for this application. We act for the applicant Bristol City Council Housing Delivery Team.
2. This application seeks the redevelopment of the brownfield site to provide twelve affordable dwelling houses in line with the councils aspirations.
3. The site is not subject to any special designations such as nationally listed status or local listing.
4. This scheme proposes an innovative residential development seeking to make the most efficient use of a disused brownfield site, whilst utilising a modular construction method. It would provide a much-needed type of housing in a sustainable location.
5. The proposed housing would comprise 100% affordable units, which is in line with policy BCS17 of the Core Strategy and will contribute to the Council's corporate objectives set out in its Housing Delivery Plan.
6. The scale and layout of the development enables effective and efficient use of land to be delivered whilst also responding to the immediately surrounding context and safeguarding the amenity of existing development.
7. Arboricultural mitigation has been identified and can feasibly be delivered as part of the development proposal.
8. Key benefits of the scheme are:
 - Provision of 12 dwellings;
 - 100% affordable housing on site (policy requires 30%);
 - 100% reduction in residual Co2 emissions (policy requires 20%);
 - High quality landscape enhancement;
 - Improved accessibility and permeability.
9. Taking into account the key issues set out within this statement and those highlighted by the Planning Officer together with the clear material benefits of this proposal it is considered that planning should be approved in line with the officer recommendation.

Kind regards,

David Hagan