

DEVELOPMENT CONTROL COMMITTEE B

26th October 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	Horfield	16 Luckington Road Bristol BS7 0US Demolition of existing conservatory and construct accessible ground floor bedroom extension. Appeal against refusal Delegated decision	08/06/2022
3	Stoke Bishop	79 Bell Barn Road Bristol BS9 2DF Two-storey rear/side extension and basement works. (Self Build) Appeal against refusal Delegated decision	05/07/2022
4	Windmill Hill	41A St Johns Crescent Bristol BS3 5EL Two storey side extension. Appeal against refusal Delegated decision	30/08/2022
5	Stoke Bishop	49 The Crescent Sea Mills Bristol BS9 2JT Proposed enlarged ground floor rear extension which is permitted development and first floor stairwell extension. Appeal against refusal Delegated decision	28/09/2022
6	Clifton Down	13 Wellington Park Bristol BS8 2UR Proposed permeable paving to the forecourt area, providing an additional parking space and replacement railings. Appeal against refusal Delegated decision	28/09/2022

7	Redland	30 Codrington Road Bristol BS7 8ET Single storey rear extension to replace existing conservatory. Appeal against refusal Delegated decision	29/09/2022
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Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
8	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	TBA
9	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	TBA
10	Lawrence Hill	11 - 17 Wade Street Bristol BS2 9DR Outline application for the demolition of buildings and erection of student accommodation, with access, layout and scale to be considered. Appeal against non-determination	TBA
11	Brislington West	493 - 499 Bath Road Brislington Bristol BS4 3JU Demolition of existing building and redevelopment of the site for 146 residential units, including apartments and houses (Use Class C3), with associated car parking, landscaping and works. (Major application). Appeal against refusal Committee	31/08/2022
12	Clifton Down	Land At Home Gardens Redland Hill Bristol BS6 6UR Outline planning application for the redevelopment of the site comprising demolition of existing buildings (1-4 Home Gardens, 1-2 The Bungalows and associated garages and outbuildings) and the erection of two new buildings to provide up to 60 residential units (Class C3) (including 20% affordable housing) and up to 262sqm of flexible office space (Class E) to Whiteladies Road frontage and associated works. Permission sought for Access, Scale and Layout). Appeal against refusal Committee	15/11/2022

Written representation

Item	Ward	Address, description and appeal type	Date lodged
13	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
14	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
15	Cotham	4A-12H Alfred Place Kingsdown Bristol BS2 8HD Window replacement works to UPVC. Appeal against refusal Delegated decision	27/04/2022
16	Stoke Bishop	St Edyths Church Avonleaze Bristol BS9 2HU The replacement and relocation of the existing 6 No. face mounted antennas, the installation of 2 No. additional face mounted antennas painted to match the stone work and the installation of 1 No. GPS node to be installed behind the parapet and associated development thereto. Appeal against refusal Delegated decision	12/05/2022
17	Eastville	Merchants Arms Bell Hill Bristol BS16 1BQ Change of use from public house (Sui Generis) to mixed use Class F2 (Local Community Uses), Class C3 and Class C4. Appeal against non-determination	06/06/2022
18	Hengrove & Whitchurch Park	9 Doulton Way Bristol BS14 9YD First floor side extension. Appeal against non-determination	07/06/2022
19	Henbury & Brentry	Severn House Ison Hill Road Bristol BS10 7XA Window and balcony door replacement scheme for 16 flats. Appeal against refusal Delegated decision	07/06/2022

20	Horfield	3 Hunts Lane Bristol BS7 8UW Change of use of existing garage/store to a single 1 bed dwelling (Use Class C3). Appeal against refusal Delegated decision	14/06/2022
21	Westbury-on-Trym & Henleaze	Land Opposite Car Park Westbury Court Road Bristol BS9 3DF Application to determine if Prior Approval is required for proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	21/06/2022
22	Westbury-on-Trym & Henleaze	15 Westfield Road Bristol BS9 3HG Demolition of existing buildings and erection of 4no. dwellinghouses, with parking and associated works. Appeal against refusal Delegated decision	21/06/2022
23	Hartcliffe & Withywood	Telecommunication Outside 530 Bishport Avenue Bristol BS13 9LJ 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	06/07/2022
24	Redland	75/77 Harcourt Road Bristol BS6 7RD Single storey, rear extension to rear of 77 Harcourt Road. Appeal against non-determination	15/07/2022
25	Hartcliffe & Withywood	1 Maceys Road Bristol BS13 0NQ Erection of a two-storey two-bedroom dwelling attached to 1 Maceys Road, with vehicular access, refuse and cycle stores. Appeal against refusal Delegated decision	19/07/2022
26	Horfield	8 Cordwell Walk Bristol BS10 5BZ 2 No. dwellings to the side of 8 Cordwell Walk with garden space provided by land to the rear of 44 and 44a Bishop Manor Road. Appeal against refusal Delegated decision	19/07/2022
27	Hillfields	179 Charlton Road St George Bristol BS15 1LZ Construction of a 2-bed dwelling and associated works. Appeal against refusal Delegated decision	20/07/2022

28	Central	40 Baldwin Street Bristol BS1 1NR Erection of a building containing 9 residential flats and office space. Appeal against refusal Delegated decision	20/07/2022
29	Horfield	Land To Rear Of 374 Southmead Road Bristol BS10 5LP 2 new one bedroom dwellings on 2 storeys. Appeal against refusal Delegated decision	22/07/2022
30	Horfield	Junction Muller Road & Gloucester Road Bishopston Bristol BS7 0AB 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	02/08/2022
31	Lockleaze	37 Crowther Road Bristol BS7 9NS Conversion of an existing house into a 1 bed flat and 2 bed, 2 storey maisonette, including a roof extension and single storey extension. Erection of 2 dwellings on land to side. Appeal against refusal Delegated decision	02/08/2022
32	Stoke Bishop	Corner Of Coombe Lane/Stoke Lane/Parry's Lane Bristol BS9 1AL Application to determine if Prior Approval is required - proposed 'slim-line' phase 8 c/w wraparound cabinet at base, 3no. additional ancillary cabinets and associated works. Appeal against refusal Delegated decision	08/08/2022
33	Bedminster	Land Adjacent To Teddies Nurseries Clanage Road Bristol BS3 2JX Proposed demolition of existing buildings and erection of replacement building for indoor recreation use (Class E(d)), with associated car parking. Appeal against refusal Delegated decision	08/08/2022

34	Central	Rear Of 6 Tyndalls Park Road Bristol BS8 1PY Application for removal or variation of a condition 12 (List of Approved Plans) of permission 20/01279/F - Demolition of boundary wall and construction of a two storey building containing 1no. residential unit with associated provision of amenity space, refuse and cycle storage - revised plans to show the proposed building sitting higher on the site as compared to the consented scheme, given the proposed use of existing foundations. Appeal against refusal Delegated decision	23/08/2022
35	Bishopston & Ashley Down	229 - 231 Gloucester Road Bishopston Bristol BS7 8NR Erection of a new building to provide 4no. residential flats with refuse/recycling and cycle storage and associated development. Appeal against refusal Delegated decision	02/09/2022
36	Frome Vale	Strathmore Pound Lane Bristol BS16 2EP Appeal against High hedge at 4 metres in height in rear garden. Appeal against high hedge	09/09/2022
37	Horfield	160 Monks Park Avenue Bristol BS7 0UL Erection of a two bedroom dwelling; with associated vehicular access from Kenmore Drive and pedestrian access from Monks Park Avenue, refuse storage, cycle storage, car parking, provision of private gardens and new landscaping. Appeal against refusal Delegated decision	09/09/2022
38	Southmead	Telecoms Mast Corner Of Charlton Road/ Passage Road Westbury Bristol BS10 6TG Application to determine if prior approval is required for a proposed - Proposed 20.0m Phase 8 Monopole C/W wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	27/09/2022
39	Bishopston & Ashley Down	Telecommunication Monopole Junction With Queens Drive And Kings Drive Bristol BS7 8JW Proposed 15 metre tall slim-line, phase 8 monopole c/w wraparound cabinet at base, 3no. additional ancillary equipment cabinets and associated ancillary works. Appeal against refusal Delegated decision	29/09/2022

40	Hillfields	<p>Communication Mast Ingleside Road Bristol BS15 1JD</p> <p>Application to determine if prior approval is required for a proposed 5G telecommunications installation: H3G Phase 8 17 metre high street pole c/w wrap-around cabinet and 3 further additional equipment cabinets.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	29/09/2022
41	Brislington West	<p>Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD</p> <p>Enforcement notice appeal for hardstanding. (C/22/3306445).</p> <p>Appeal against an enforcement notice</p>	04/10/2022
42	Clifton	<p>The Richmond Building 105 Queens Road Clifton Bristol BS8 1LN</p> <p>Proposed telecommunications Rooftop installation upgrade and associated ancillary works.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	04/10/2022
43	Brislington West	<p>Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD</p> <p>Enforcement notice appeal for builders yard. (C/22/3306441).</p> <p>Appeal against an enforcement notice</p>	04/10/2022
44	Brislington West	<p>Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD</p> <p>Enforcement notice appeal for bunds & portable buildings. (C/22/3306446).</p> <p>Appeal against an enforcement notice</p>	04/10/2022
45	Brislington West	<p>Wyevale Garden Centre Plc Bath Road Brislington Bristol BS31 2AD</p> <p>Enforcement notice appeal for plant equipment. (C/22/3306444).</p> <p>Appeal against an enforcement notice</p>	04/10/2022
46	Bedminster	<p>Telecoms Installation Winterstoke Road Bristol BS3 2NW</p> <p>Application to determine if prior approval is required for a proposed 5G telecommunications installation: 15 metre slim line phase 8 monopole c/w wraparound cabinet at base, 3 no. additional ancillary equipment cabinets and associated ancillary works.</p> <p>Appeal against refusal</p> <p>Delegated decision</p>	06/10/2022

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
47	Bishopston & Ashley Down	1 Pitt Road Bristol BS7 8TY Application for a Lawful Development Certificate - existing use as a house in multiple occupation used by up to 7 people sharing. Appeal against refusal Delegated decision	Appeal allowed 12/09/2022
48	St George Central	Telecoms Mast And Base Station Two Mile Hill Road Bristol BS15 1BB 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	Appeal allowed 04/10/2022
49	Knowle	91 Exmouth Road Bristol BS4 1BD Application for Variation of Condition No 2 following Grant of Planning Permission 20/05846/H - Side and rear extension for a proposed garage. Amendment to regularise internal layout. Appeal against conditions imposed Delegated decision	Appeal allowed 05/09/2022
50	Westbury-on-Trym & Henleaze	50, 52 & 54 Stoke Lane Westbury Bristol BS9 3DN Proposed demolition of 3no. existing bungalows and replacement with 4 no. pairs of 4 bed semi-detached houses (totalling 8 dwellings). Appeal against refusal Delegated decision	Appeal dismissed 13/09/2022
51	Southmead	Land To Side And Rear Of 2 Westleigh Road Bristol BS10 5RD Application for Outline Planning Permission with all matters reserved - Proposed new two bed dwelling on land adjacent to 2 Westleigh Road, Southmead. Appeal against refusal Delegated decision	Appeal allowed 04/10/2022

52	Central	Tower House Pithay Court Bristol BS1 3BN Application to approve revised details reserved by condition 13 (external lighting) of permission 20/00802/F, which approved the change of use of part of existing car park, yoga studio and health clinic to offices/retail, creation of new reception area onto Pithay Court, extension of the podium, creation of external terrace at 3rd and 4th floor, together with additional office space, relocation of existing plant building and external alterations, including installation of new windows and respray of panels. (Major)	Appeal allowed 09/09/2022
53	Stoke Bishop	17 Haytor Park Bristol BS9 2LR Demolition of existing dwelling and replacement with one and a half storey 4 bedroom dwelling. Appeal against refusal Delegated decision	Appeal dismissed 20/09/2022
54	Southville	Aldi Foodstore Ltd North Street Bedminster Bristol BS3 1JA Application to vary Condition 7 (Vehicular Servicing) of permission 12/04305/X to allow the store to receive deliveries between 0500 to 2200 hours on Mondays to Saturdays and 0500 to 1800 on Sundays. Appeal against refusal Delegated decision	Appeal dismissed 04/10/2022
55	Bishopsworth	23 Little Headley Close Bristol BS13 7PJ TWO storey side extension. Appeal against non-determination	Appeal allowed 20/09/2022
56	Avonmouth & Lawrence Weston	Telecoms Outside St Bedes School House Lawrence Weston Road Bristol BS11 0ST Proposed 15.0m Phase 8 Monopole C/W wrapround cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	Appeal dismissed 13/10/2022
57	Clifton	18 Clifton Road Bristol BS8 1AQ Single storey rear extension at ground floor with first floor external area. Appeal against refusal Delegated decision	Appeal dismissed 10/10/2022