

DEVELOPMENT CONTROL COMMITTEE B

28 September 2016

REPORT OF THE SERVICE DIRECTOR - PLANNING

LIST OF CURRENT APPEALS

Informal hearing

Item	Ward	Address, description and appeal type	Date of hearing
1	Cabot	11 - 13 Queens Road Clifton Bristol BS8 1QE Change of use from a retail unit (Use Class A1) to cafe or restaurant (Use Class A3). Appeal against refusal Delegated decision	29/11/2016
2	Cotham	16 Clyde Road Redland Bristol BS6 6RP Copper Beech - fell. (Tree protected by Tree preservation Order 1283). Appeal against refusal Delegated decision	TBA
3	Westbury-on-Trym	Southmead Police Station Southmead Road Bristol BS10 5DW Demolition of the existing police station buildings and redevelopment of the site to provide a care home (Use Class C2), associated access, car parking and landscaping and the conversion of an existing building fronting Southmead Road to provide a single dwelling (Use Class C3). Appeal against refusal Committee	TBA

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
4	Eastville	541-551 Fishponds Road Fishponds Bristol BS16 3AF Demolition of existing warehouse and erection of a freestanding two storey restaurant with associated basement, drive-thru, car parking and landscaping. Installation of 2 no. customer order display and canopy. Appeal against refusal Committee	08/11/2016

5	Clifton	Trinity House Kensington Place Bristol BS8 3AH Appeal against an Enforcement Notice issued by the City Council on 17 March 2016 for an alleged breach of planning: Without planning permission, the re-modelling of existing dwelling to include basement and rear extension without complying with conditions 4 and 5 of the planning permission number13/01376/H. Appeal against an enforcement notice	05/10/2016
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Written representation

Item	Ward	Address, description and appeal type	Date lodged
6	Clifton	12 The Mall Bristol BS8 4DR Remove three sections of damaged and cracked marble slab located beneath old refrigeration unit and replace with modern butcher's refrigeration unit (retrospective) Appeal against refusal Delegated decision	23/03/2016
7	Frome Vale	46 Field View Drive Bristol BS16 2TT Horse chestnut - Reduce crown by 30%. Removal of deadwood and Ivy. Remove two large branches overhanging the footpath. TPO 379 Appeal against refusal Delegated decision	23/03/2016
8	Southville	1 Lock Lane Bedminster BS3 1BZ Change of use from commercial use to domestic (residential) use. Appeal against refusal Delegated decision	30/03/2016
9	Southville	1 Lock Lane Bedminster Bristol BS3 1BZ Appeal against an Enforcement Notice issued by the City Council on 02.03.2016 for an alleged breach of planning: Without the grant of planning permission the change of use of the property from a commercial unit to a residential dwelling Appeal against an enforcement notice	30/03/2016
10	Easton	420 Stapleton Road Easton Bristol BS5 6NQ Removal of the existing advertising and replace with one free standing digital adverting board (5m x 7.5m)and one wall mounted digital advertising board (14m x 3.5m) with associated logo boxes. Appeal against refusal Committee	08/06/2016

11	Ashley	39A Shaftesbury Avenue Bristol BS6 5LT Retention of the re-roofing of rear (east facing) roof slope with metal sheeting. Appeal against refusal Delegated decision	13/06/2016
12	Easton	18 Belle Vue Road Easton Bristol BS5 6DS An appeal against an Enforcement Noticed issued by the City Council on 25.04.2016 for an alleged breach of planning: Without the grant of planning permission the erection of a cycle storage structure to the front of the property. Appeal against an enforcement notice	28/06/2016
13	Horfield	68 Filton Road Bristol BS7 0PB Enforcement notice appeal for the erection of 2.5 metre high fence to the rear of the site fronting Toronto Road. Appeal against an enforcement notice	05/07/2016
14	Henbury	53 Arnall Drive Bristol BS10 7AR Demolition of existing garage and erection of one detached dwelling on land to the rear of the existing house. Appeal against refusal Delegated decision	13/07/2016
15	Ashley	147 Mina Road Bristol BS2 9YF Replacement of existing brickwork stores building at the rear of no.147 Mina Road with a one bedroom flat located above retained stores on ground floor below. Appeal against refusal Delegated decision	18/07/2016
16	Clifton East	99 Queens Road Clifton Bristol BS8 1LW Application for removal or variation of a condition of permission - app.no. 13/05499/F relating to condition 24 to alter the opening hours of the ground floor cafe. Appeal against refusal Delegated decision	19/07/2016
17	Eastville	Star Inn 539 Fishponds Road Fishponds Bristol BS16 3AF Erection of three houses. Appeal against refusal Delegated decision	19/07/2016

18	St George East	12 Grantham Road Bristol BS15 1JR Demolition of existing bungalow and outbuildings and construction of 4 No. one-bedroom flats in a new 2-storey building. Appeal against refusal Delegated decision	26/07/2016
19	Brislington West	40 Churchill Road Bristol BS4 3RW Proposed one bedroom dwelling accommodated within existing outbuilding. Appeal against refusal Delegated decision	27/07/2016
20	Clifton East	Rear Of 98 Whiteladies Road Bristol BS8 2QY Change of use of existing store to 'sui generis' student studio apartment with associated provision of refuse and cycle storage and roof light. Appeal against refusal Delegated decision	01/08/2016
21	Redland	6 Northumberland Road Bristol BS6 7AU An appeal against an Enforcement Notice issued by the City Council on 9th June 2016 for an alleged breach of planning: Without the benefit of planning permission, the removal of a 1.2 metre wide section of the front boundary wall at 6 Northumberland Road, Bristol BS6 7AU. Appeal against an enforcement notice	02/08/2016
22	Clifton	Haberfield House Hotwell Road Bristol BS8 4NH Conversion of vacant loft accommodation to create 6 two bedroom flats. Associated internal and external alterations including provision of new dormer windows and rooflights. Appeal against refusal Delegated decision	09/08/2016
23	Clifton	Haberfield House Hotwell Road Bristol BS8 4NH Proposed works in relation to conversion of vacant loft accommodation to create 6 two bedroom flats. Conversion of vacant loft accommodation to create 6 two bedroom flats. Associated internal and external alterations including provision of new dormer windows and rooflights. Appeal against refusal Delegated decision	09/08/2016
24	Clifton	1A Ambra Vale Bristol Change of the ground floor car park and storage area to purpose-built student accommodation (Use Class Sui generis) together with associated external alterations. Appeal against refusal	10/08/2016

25	Lawrence Hill	The Old Exchange Clarence Road St Philips Bristol BS2 0NR Erection of two dwelling houses. Appeal against refusal Delegated decision	11/08/2016
26	Windmill Hill	362 St Johns Lane Bristol BS3 5BA Retention and completion of timber raised decking area with opaque perspex/trellis privacy screens and steps to rear of property. Appeal against refusal Delegated decision	11/08/2016
27	Lockleaze	22 Stottbury Road Bristol BS7 9NG Retention of part two storey, part single storey, rear extension. Appeal against refusal Delegated decision	11/08/2016
28	Ashley	39A Shaftesbury Avenue Bristol BS6 5LT An appeal against and Enforcement Notice issued by the City Council on the 26 April 2016 for an alleged breach of planning: Without the benefit of planning permission, the cladding of the eastern roof slope with metal sheet cladding. Appeal against an enforcement notice	15/08/2016
29	Hartcliffe & Withyw	1 Randolph Avenue Bristol BS13 9PG Proposed new dwelling on land to rear of 1 Randolph. Appeal against refusal Delegated decision	15/08/2016
30	Redland	Rear Of 15-17 Zetland Road Bristol BS6 7AH Demolition of existing out buildings and construction of 2no., two bedroom houses (with access from Kingsley Road). Appeal against non-determination Delegated decision	18/08/2016
31	Westbury-on-Trym	4A Russell Grove Bristol BS6 7UE Subdivision of first floor flat to two flats. Appeal against refusal	18/08/2016
32	Hillfields	Land Rear Of 15 Worcester Close Bristol BS16 3PW Proposed 2 no.semi-detached three bedroom houses. Appeal against refusal Delegated decision	18/08/2016

33	Easton	66 Carlyle Road Bristol BS5 6HH Notification of prior approval for the erection of a single storey rear extension that would extend beyond the rear wall of the original house by 5 metres, have a maximum height of 2.5 metres and have eaves that are 2.5 metres high. Appeal against refusal Delegated decision	22/08/2016
34	Westbury-on-Trym	9B Etloe Road Bristol BS6 7PG Proposed roof extension to former additional living accommodation. Appeal against refusal Delegated decision	06/09/2016
35	Kingsweston	Land Adjacent To 3 Westbury Lane Bristol BS9 2PD Erection of dwelling with associated access from Westbury Lane. Appeal against refusal Delegated decision	14/09/2016
36	Clifton	19 Royal York Crescent Bristol BS8 4JY Addition to the existing single storey element; external wall insulation and associated works to existing eaves, sill and windows reveals, and installation of double glazed lights and doors. Appeal against refusal Delegated decision	15/09/2016

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
37	Windmill Hill	1 Cotswold Road North Bristol BS3 4NL Conversion and extension of existing workshop to form 1 x 1 bed flat at upper level and workshop below. Appeal against refusal Delegated decision	Appeal dismissed 07/09/2016
38	Bedminster	209 Luckwell Road Bristol BS3 3HD Proposed 1 no. two storey dwelling. Appeal against refusal Delegated decision	Appeal dismissed 13/09/2016
39	Knowle	36 Wootton Park Bristol BS14 9AQ Application for a Certificate of existing use - two bed independent self-contained dwelling. Appeal against refusal Delegated decision	Appeal dismissed 02/09/2016

40	Cotham	The Wall Woodbury Lane Bristol BS8 2SE Demolition of existing store building and erection of a detached two storey dwelling, (Change of use from D1 to residential). Appeal against refusal Delegated decision	Appeal allowed 17/08/2016 Costs awarded
41	Bishopsworth	28 Bishopsworth Road Bristol BS13 7JJ Demolition of existing garage/storage building and replacement with a two-bedroom dwelling (plus roof terrace) with integral garage. Appeal against refusal Delegated decision	Appeal dismissed 18/08/2016 Costs not awarded
42	Clifton	Avon Gorge Hotel Princes Buildings Sion Hill Bristol BS8 4LD Retention of Pergola. Appeal against refusal Delegated decision	Appeal dismissed 02/09/2016
43	Bedminster	Redpoint Climbing Centre 40 Winterstoke Road Bristol BS3 2NW Extension of climbing centre to form assembly area (Resubmission of 15/04308/F) Appeal against refusal Delegated decision	Appeal allowed 15/08/2016
44	Knowle	72 Somerdale Avenue Bristol BS4 1AE Deletion of condition nos. 4 (Cycle Parking Provision) & 5 (PV Panels) attached to planning permission 13/03335/F, which approved a 2-bedroomed dwelling accommodated within a two storey side extension to 72 Somerdale Avenue. Appeal against refusal Delegated decision	Appeal allowed 09/09/2016
45	Eastville	Grove Lodge Grove Road Fishponds Bristol BS16 2BW Application for a Lawful Development Certificate for a Proposed use or development. It is proposed to install 6 no. sleeping cabins crash pads placed on small concrete pads and connected to the existing water, electricity and sewerage services on the site. Appeal against refusal Delegated decision	Appeal withdrawn 30/08/2016