

DEVELOPMENT CONTROL COMMITTEE A

21 December 2022

REPORT OF THE DIRECTOR: ECONOMY 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	Filwood	22 Courtenay Crescent Bristol BS4 1TQ Rear ground floor extension with part first floor bedroom extension and new front porch. Appeal against refusal Delegated decision	16/11/2022
3	Knowle	79 Minehead Road Bristol BS4 1BP Two story side & rear extension & single storey front bay / porch and creation of 2 parking spaces to front. Appeal against refusal Delegated decision	17/11/2022
4	Stoke Bishop	14 Mariners Drive Bristol BS9 1QQ Oak frame 1.5 car garage to the front garden. Appeal against refusal Delegated decision	18/11/2022
5	Westbury-on-Trym & Henleaze	7 Wildcroft Road Bristol BS9 4HZ First floor extension over present garage. Appeal against refusal Delegated decision	18/11/2022
6	Hartcliffe & Withywood	50 Hareclive Road Bristol BS13 9JN Retrospective application for boundary wall with adjustments. Appeal against refusal Delegated decision	18/11/2022

7	Hillfields	25 Beaufort Road Speedwell Bristol BS15 1NF Two storey side extension. Appeal against refusal Delegated decision	07/12/2022
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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	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
12	Avonmouth & Lawrence Weston	8 - 10 Station Road Shirehampton Bristol BS11 9TT Redevelopment of the site to include 18no. houses and 3no. apartments with associated access, parking and landscaping. Appeal against non-determination	21/02/2023

Public inquiry

Item	Ward	Address, description and appeal type	Date of inquiry
13	Brislington East	Land At Broom Hill/Brislington Meadows Broomhill Road Bristol BS4 4UD Application for Outline Planning Permission with some matters reserved - Development of up to 260 new residential dwellings (Class C3 use) together with pedestrian, cycle and vehicular access, cycle and car parking, public open space and associated infrastructure. Approval sought for access with all other matters reserved. (Major) Appeal against non-determination Committee	31/01/2023

Written representation

Item	Ward	Address, description and appeal type	Date lodged
14	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 Delegated decision	06/06/2022
15	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
16	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
17	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 wraparound Cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	21/06/2022
18	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

19	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
20	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
21	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
22	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
23	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
24	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

25	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
26	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
27	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
28	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
29	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
30	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
31	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

32	Lockleaze	36 Stothard Road Bristol BS7 9XL Enforcement Notice enforcement for the erection of detached building in garden without planning permission. Appeal against an enforcement notice	17/10/2022
33	Bishopston & Ashley Down	37 Maple Road Bishopston Bristol BS7 8RD Change of use from small house in multiple occupation (C4) to a large house in multiple occupation for up to 7 people (sui generis). Appeal against refusal Delegated decision	17/10/2022
34	Cotham	38 Chandos Road Bristol BS6 6PF Demolition of 8no. existing garages and construction of 2no. two storey residential dwellings. Appeal against refusal Delegated decision	17/10/2022
35	Redland	7 Belvedere Road Bristol BS6 7JG Change of use from 3no. 2-bed flats (Class C3) to a 12-bed extension to the nursing home at 8-9 Belvedere Road (Class C2) (Revised proposal). Appeal against non-determination	24/10/2022
36	Bishopston & Ashley Down	21 Oak Road Bristol BS7 8RY Change of use from residential dwellinghouse (Use Class C3) to a House in Multiple Occupation (HMO) for up to 6 residents (Use Class C4), with associated cycle and refuse/recycling storage. Appeal against non-determination Committee	25/10/2022
37	Bishopsworth	Land To Rear Of 44 & 46 Wrington Crescent Bristol BS13 7EP Construction of 2no. three bedroom semi-detached dwellings. Appeal against non-determination	26/10/2022
38	Westbury-on-Trym & Henleaze	10 Rylestone Grove Bristol BS9 3UT Demolition of existing detached house and erection of 6 bedroom replacement detached dwelling with integral garage, associated landscaping and adjusted access. (Self Build). Appeal against refusal Delegated decision	17/11/2022

39	Stoke Bishop	2 Bramble Drive Bristol BS9 1RE Enforcement notice appeal for front boundary not completed as per plans approved as part of planning permission 21/00431/H and additional planting. Appeal against an enforcement notice	22/11/2022
40	Henbury & Brentry	Site Opposite Bradbury Court 117 Station Road Henbury Bristol BS10 7QH Application to determine if prior approval is required for a proposed - Proposed telecommunications installation: Proposed 15.0m Phase 8 monopole C/W wrapround cabinet at base and associated ancillary works. Appeal against refusal Delegated decision	23/11/2022
41	Westbury-on-Trym & Henleaze	9 Abbey Road Bristol BS9 3QN One proposed detached dwelling to the side of No. 9 Abbey Road. Appeal against refusal Delegated decision	08/12/2022
42	Clifton	Granby House Granby Hill Bristol BS8 4LT Replacement of all sash windows of Granby House that were manufactured and installed during 1972-74 on the front (north), side (west) and back (south) elevation with matching style wooden double glazed units and repair window casing and mouldings. Appeal against refusal Delegated decision	09/12/2022

List of appeal decisions

Item	Ward	Address, description and appeal type	Decision and date decided
43	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	Appeal dismissed 08/11/2022
44	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	Appeal dismissed 25/11/2022

45	Hartcliffe & Witherwood	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	Appeal dismissed 29/11/2022
46	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	Appeal dismissed 08/11/2022
47	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	Appeal dismissed 08/11/2022
48	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	Appeal dismissed 02/12/2022
49	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	Appeal dismissed 09/12/2022
50	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	Appeal allowed 08/12/2022
51	Redland	30 Codrington Road Bristol BS7 8ET Single storey rear extension to replace existing conservatory. Appeal against refusal Delegated decision	Appeal allowed 07/12/2022