

Bristol City Council

Minutes of Development Control Committee A



7th September 2016 at 2.00 pm

Members

Councillors: Donald Alexander (for Cllr Bradley), Lesley Alexander (Chair), Fabian Breckels, Mike Davies, Kye Dudd (part), Olly Mead (for Cllr Pearce), Jo Sergeant, Clive Stevens, Chris Windows and Mark Wright

Officers: Gary Collins, Susannah Pettit, Jess Leigh, Laurence Fallon, Norman Cornthwaite.

20. Apologies for Absence and Substitutions

Apologies were received from Councillor Bradley – substitute Councillor Donald Alexander and Councillor Pearce – substitute Councillor Mead.

21. Declarations of Interest

The following declarations were received and noted:

1. Councillor Mead – 16/01848/F – 56 Filton Avenue. The site is located in his Ward.

22. Minutes of the Meeting held on 27th July 2016

Referring to the last page, Councillor Breckels stated that his named been misspelt and should be corrected. This was agreed.

Resolved – that the Minutes be agreed as a correct record of the Meeting and signed by the Chair, subject to the agreed amendment.

23. Appeals

The Representative of the Service Director, Planning introduced the report and summarised it for everyone.

- Item 1 – The Appeal Hearing has been opened and adjourned.
- Item 2 – A Public Inquiry is scheduled for 8th November 2016.
- Item 38 – Dismissed telecoms appeal
- Item 39 – Allowed telecoms appeal on same site as item 38.

Resolved – that the report be noted.



24. Enforcement

The Representative of the Service Director, Planning introduced the report and summarised it for everyone.

Resolved – that the report be noted.

25. Public Forum

Statements

Members of the Committee received Public Forum Statements in advance of the meeting.

The Statements were heard before the application they related to and were taken fully into consideration by the Committee prior to reaching a decision. *(A copy of the public forum statements are held on public record in the Minute Book).*

26. Planning and development.

16/02986/F – Bristol Zoo Gardens

(Councillor Dudd left the Meeting during this item.)

The Representative of the Service Director, Planning introduced the report, summarised it and gave a presentation of the application.

During the debate and questioning the following issues were highlighted:

- The design was considered to be good and appropriate
- Concerns were expressed about car parking, particularly on the adjacent streets and the inconvenience and irritation this will cause local residents
- The issue of parking enforcement was also discussed, although it was noted that the Zoo has no powers to require people to park or not park in any particular areas
- Concerns were also expressed about the pedestrian access that it is proposed to use, even though it was noted that this is an existing access and is close to the restaurant; it was suggested that the applicant may wish to consider using an access nearer to the car park
- The issue of the access and its proximity to the neighbouring boarding house, and the noise and disturbance that will be caused by customers leaving the premises late at night
- Concerns were expressed about the closing hours applied for

In response issues raised about car parking, Officers explained that it was estimated that the restaurant would result in 46 to 47 extra cars in the area each carrying an average of 2.6 people; this could not be considered a safety issue. A survey carried out had shown that 172 car parking spaces are available in the evening. Any refusal of the application on the grounds of car parking could not be defended at an Appeal.



Councillor Mead stated that a lot of concerns had been raised by Members and that he considered deferring a decision on this application. He therefore moved that a decision on the application be deferred to allow the applicant to address the issue of noise concerns by possibly relocating the entrance to the site. It would also allow the applicant more time to discuss this issue with local residents. He also suggested that a site visit may be appropriate. Councillor Stevens seconded this Motion.

On being put to the Vote it was Carried – voting 6 for, 3 against and 1 abstention.

The issue of a site visit was then put to the Vote and this was Carried – voting 5 for, 3 against and 2 abstentions.

It was therefore

Resolved – (1) that a decision on this application be deferred until a future Meeting of the Committee to address the issue of noise concerns; and

(2) that a site visit be made by the Committee.

16/01848/FB – 56 Filton Avenue

The Representative of the Service Director, Planning introduced the report, summarised it and gave a presentation of the application.

During the debate and questioning most Members considered the design to be good. However some Members expressed concerns about the lack of off street parking. In response to concerns about car parking, Officers explained that lack of off street car parking had not been a reason for refusal in previous applications and appeals on this site and could not therefore be reasonably introduced as grounds for refusal now. To justify refusal the Council would have to demonstrate safety issues relating to on street parking.

Councillor Wright moved the recommendations. Councillor Windows seconded them.

On being put to the Vote it was

Resolved – (7 for, 2 against and 1 abstention) that planning permission be granted subject to conditions as set out in the report.

The Meeting finished at 4.15pm.

CHAIR _____

