

Bristol City Council
Minutes of the Development Control B Committee

8 March 2023 at 2.00 pm



Members Present:-

Councillors: Ani Stafford-Townsend (Chair), Fabian Breckels, Andrew Brown, Katja Hornchen, Guy Poultney, Chris Jackson and Richard Eddy

Officers in Attendance:-

Philippa Howson, Jonathan Dymond and Norman Cornthwaite

37 Welcome, Introduction and Safety Information

The Chair welcomed everyone to the meeting and issued the safety information.

38 Apologies for Absence

Apologies were received from Cllrs Lesley Alexander (substitute Richard Eddy), Lorraine Francis and Chris Windows.

39 Declarations of Interest

None were received.

40 Minutes of the previous meeting held on Wednesday 18th January 2023

Resolved – that the Minutes of 18th January 2023 be agreed as a correct record and signed by the Chair.

41 Action Sheet

There was nothing to report.

42 Appeals

The Team Manager, Development Management introduced the report.



Item 9 Broom Hill/Brislington Meadows. He updated Members on the progress of the Public Inquiry. The third week of the Public Inquiry took place last week and the session for closing submissions was due to take place.

Item 34 149/149A and Land to the rear of Marksbury Road. He advised that the Appeal had been upheld and therefore planning permission had been granted. Costs had also been awarded against BCC. The decision had only recently been received, so Officers would consider the Inspector's conclusions and report to Members at the next Meeting. (The decision notice was circulated to Members of the Committee the following day.)

43 Enforcement

The Team Manager, Development Management introduced the report.

He noted that 3 notices have been issued.

44 Public Forum

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.

45 Planning and Development

The Committee considered the following applications.

46 21/02794/F 86 to 92 and 96 to 102 Stokes Croft, Croftdale, Hepburn Road

The Case Officer introduced the report, summarised it for everyone and gave a presentation.

The application is for the demolition of Croftdale and other industrial buildings on site and redevelopment of 86-92 and 96-102 Stokes Croft and Croftdale to provide 9no. residential units (Class C3), 2no. workshop units (Class E(g)) and 59no. bedrooms of student accommodation with associated development, including retention of existing ground floor retail units on Stokes Croft and the existing student accommodation at 86-92 and 96-98 Stokes Croft.

The following answers were provided to questions:

- Some of the information relating to Refusal Reason No. 3 was not received in time so could not be considered



- The reasons for refusal were clarified and confirmed; if the application was granted the developer could develop the site; the application had been assessed in accordance policies
- Historic England had not objected to the demolition of Croftdale as it only comments on proposals affecting Grade 1 and Grade II* listed buildings; comments on other buildings are normally delegated to the BCC Conservation Team who considered that this building should be retained due to its heritage value
- Neither the applicant nor agent were present at site visit earlier in the day as the visit was to allow the Members to view the site
- The loss or harm to a heritage asset has to be justified before public benefits can be considered
- There is no affordable housing provision; 9 flats are proposed and the minimum threshold for affordable housing is 10 units
- No viability information was requested or provided
- If the scheme was to be approved by the Committee, Officers could draw up appropriate conditions including any that Members particularly wanted included
- The alleyway beneath number 92 Stokes Croft is to be gated so that only residents could use it, although this arrangement could be reviewed in the future
- A lot of work went to agreeing the arrangements for access and servicing the site from the rear
- Safety aspects relating to transport were the subject of technical approval and there are minimal transport concerns
- Since the committee report and recommendation was finalised the applicant has stated that the proposal can achieve a BREEAM Excellent rating, but there not been time to assess whether or not this claim is valid; if the application was approved by Committee it may be possible include BREEAM Excellent as a condition
- It was confirmed that there are concerns about existing residents and future occupants being overlooked by the proposed development
- It was noted that there could be more improvements to the site than the developer is proposing

Debate

- The site visit was very helpful
- Something needs to done to this site, there is huge potential
- Most of the scheme is very good, but there is a trade off between losing the historic building and improving the site for the local community; there are a lot of benefits for the local community with this scheme
- There is lot of support for the scheme from local Members and the local community; the scheme provides housing and employment; it is on a brownfield site and it will help regenerate the area; it will also help reduce crime; do not support reasons for refusal
- Local support for the scheme was noted; the positives for the scheme outweigh the negatives
- Scheme is not perfect but is good for the community
- It would be good to see the shop fronts restored
- Scheme could be better in a number of ways, but not convinced by the Officer reasons for refusal
- It was suggested that should the Committee approve the application, the choice of appropriate conditions be delegated to Officers



Officers stated that they would need time to come up with the appropriate conditions and noted that Members wanted to see conditions relating to the BREEAM Excellent rating and the choice of materials; there will also need to be a S106 Agreement.

Councillor Stafford Townsend moved the Officer recommendation that application be Refused.

Councillor Eddy seconded the Motion.

On being put the Vote the Motion was Lost – Voting 0 for, 7 against.

Councillor Eddy moved that the application be Granted with the choice of appropriate Conditions and an S106 Agreement delegated to Officers.

Councillor Breckels seconded the Motion.

On being out to the Vote it was

RESOLVED (Voting 7 for, 0 against) – that the application be Granted with the choice of appropriate Conditions and an S106 Agreement delegated to Officers.

47 22/02730/X 83 Hartcliffe Way

The Case Officer introduced the report, summarised it for everyone and gave a presentation. The Case Officer also drew members attention to the amendment sheet and its content.

The application is for the amendment of conditions following consent granted under application no.21/03335/X - 30 (hours of operation) and 32 (list of approved drawings) - now proposed change to hours of opening to 06:00 - 19:00 Monday to Fridays and 08:00 - 19:00 Saturday, Sundays & Bank Holidays to allow street cleansing staff to collect their vehicles at 06:00 and at 07:00 to allow staff to enter the site to ensure the HRRC is ready for opening to the public at 08:00. Changes to site layout relating to modular building moved south with addition of ramps, firewater tank moved, addition of diesel tank and addition of substation.

The following answers were provided to questions:

- Noisier operations on the site are not to be undertaken during the proposed more sensitive hours as set out in the report; there is also a Noise Management Plan conditioned which sets out exactly which operations happen at which time and also mechanisms for review if complaints are received.



Debate

- Live near the site and there are no issues
- In Ward and there are no issues

Councillor Stafford Townsend moved the Officer recommendation that the application be Granted subject to Conditions.

Councillor Brown seconded this Motion.

On being put to the Vote it was

RESOLVED (Voting 7 for, 0 against) - the application be granted subject to Conditions.

47 Date of Next Meeting

The next meeting is scheduled to be held on Wednesday 5th April 2023 at 6.00 pm.

The meeting ended at 3.55 pm

CHAIR _____

