



AGENDA ITEM NO. 9

GREATER BRISLINGTON NEIGHBOURHOOD PARTNERSHIP 12th DECEMBER 2016

Report of: Ariaif Hussain

Title: Development & Housing Projects

Contact Telephone Number:

RECOMMENDATIONS

To note some of the major developments and housing projects that are/proposed for the Brislington NP area

To note how residents can be involved in the decision making process for the planning applications.

Background

There are a number of current and proposed developments happening across the Brislington NP area.

Depending on the development (normally based on size) they are categorised as a major development if a scheme with 10 or more residential units or 1000 square metres of commercial floor space.

Below are a few of the locations where development/housing is either being potentially earmarked or currently being built:

- 1. Land at Broomhill Road – Appendix 9a BSA1201 and Appendix 9a(i)**
- 2. 493- 499 Bath Road – Appendix 9b and Appendix 9b(i) (site acquired by Sovereign Housing for redevelopment)**
- 3. Broomhill – Appendix 9c**

4. Guildford Road – Appendix 9d

5. Paintworks Site – Bath Road (vicinity) – number of applications and current works

Have your say on Planning Applications: Appendix 9e

To have your say in the decision making process, you can comment on planning applications. You can support, object to or make a general comment. Development Control takes comments into account when they make a decision on a planning application.

Search for planning applications and make a comment ☐

at Planning Online.

<http://planningonline.bristol.gov.uk/onlineapplications/search.do?action=simple>

You normally have 21 days from the date of publicity to make a comment. If Development Control receives your comment before they make a decision, it will be considered.

If the application will be decided by a Development Control Committee, Development Control considers all comments received up to two weeks before the committee meeting.

Other ways to comment

You can:

- email development.management@bristol.gov.uk
- write to Development Management, City Hall, Bristol City Council, PO Box 3176, Bristol, BS3 9FS
- contact your local councillor and send Development Control your comment through them

If you have emailed or added your comment on the website, you don't need to send Development Control a copy of your comment by post.

What to include in your comment:

- date
- your name and address
- application number
- site address

Publishing your personal details

If you make a written comment, this must be put on public file by law. This doesn't mean that the information can be reused for any purpose. It means:

- your comment, name and address will form part of the planning application documents
- your comment, name and address will be published on our website

Development Control remove your signature, email address and telephone number before publishing your comment.

It may be possible for your name and address to be browsed through internet browsers and search engines.

Exceptions

Development Control consider keeping your personal details private, for example keeping an address confidential if someone is the subject of harassment.

If you want your comment to be kept confidential, write a letter marked "Confidential" to the Development Management Service Manager.

Comments Development Control won't accept

Development Control won't take your comment into consideration or publish it if:

- it contains anything that is racist, defamatory or derogatory
- the comment is anonymous

What you can comment on

All comments will be considered. Development Control can only take planning issues into account, such as:

- loss of light or privacy
- overshadowing on your home
- highway safety
- traffic and parking issues
- noise
- amenity
- wildlife
- historic buildings
- conservation
- design
- appearance of the development

Development Control can't take some issues into account, such as:

- loss of view
- effect on property values

- private rights
- boundary disputes
- construction noise

What happens after you comment?

Development Control send you an email acknowledging your comment. If you sent Development Control a comment by post and didn't include an email address, wait five days and then contact Development Control to check if they have received it.

Development Control won't contact you again until after a decision is made, unless the application is:

- to be decided by a Development Control Committee
- significantly altered or withdrawn

Legal Information

When councillors decide how the wellbeing fund is spent they should have due regard to the public sector equality duty that applies to all public bodies. This duty is contained in the Equality Act 2010 and came in to force on 6 April 2011. It replaces previous equality duties under the Sex Discrimination, Race Relations and Disability Discrimination Acts.

The duty means that councillors are required to have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited under the Act
- Promote equality of opportunity between different groups
- Foster good relations between people from different groups

The duty covers the following protected characteristics:

- Disability, Sexual orientation, Age, Gender reassignment, Religion and belief; Sex, Race, Pregnancy and maternity.

It also applies to marriage and civil partnership, but only in respect of the requirement to eliminate discrimination and harassment.