

**BRISTOL CITY COUNCIL**

**MINUTES OF A MEETING OF THE  
DEVELOPMENT CONTROL (CENTRAL) COMMITTEE  
HELD ON 17<sup>TH</sup> OCTOBER 2001 AT 6:00 P.M.**

- P Councillor Alderson
- A Councillor Blake
- P Councillor Dodd
- P Councillor Hulin (Substituting for Councillor Blake)
- P Councillor Johnson
- P Councillor Jones
- P Councillor C Price
- P Councillor Pyle (in the Chair)
- P Councillor Saward
- P Councillor J White

An apology for absence had been received from Councillor Blake.

**DCC**

**26.10/01 PUBLIC PARTICIPATION (STATEMENTS AND PETITIONS)**

The following statements were received by the Committee:-

<b>NAME/ADDRESS</b>	<b>REGARDING</b>	<b>COMMENT</b>
1. Nicholas Hood CBE, Chairman, @Bristol, Anchor Road, Harbourside, Bristol BS1 5DB	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
2. David Marsh, Burgess Salmon Solicitors, Narrow Quay House, Narrow Quay, Bristol BS1 4AH	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement

3.	Les Sparks, 114 Selly Park Road, Selly Park, Birmingham B29 7LH	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
4.	Susan Lynch. Head of Planning & Development, Drivers Jonas, 6 Grosvenor Street, London W1K 4DJ	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
5.	John Calcutt, Chief Executive, Crest Nicholson PLC	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
6.	H.D.C. Stebbing, Head of Estate Management and Central Properties, Lloyds TSB, PO Box 112, Canons House, Canons Way, Bristol BS99 7LB	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
7.	John Durant, Chief Executive, @Bristol, Anchor Road, Harbourside, Bristol BS1 5DB	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
8.	Bob Ballard, Brandon Hill Community Association, 10 Queens Parade, Bristol BS1 5XJ	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement

9. John Savage, Bristol Harbourside Sponsors Group, Leigh Court Business Centre, Pill Road, Abbots Leigh, Bristol BS8 3RA	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
10. Malcolm Rose, 'Pittulie Pride', Poste Restante, Prince Street Post Office, Prince Street, Bristol.	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
11. Jerry Hicks MBE	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
12. Robert Huddleston, 12 Pitch and Pay Lane, Bristol BS9 1NH	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
13. Edward Cusson, King Sturge, 40 Berkeley Square, Bristol BS8 1HU	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
14. Alan Watson, 41 Rownham Mead, Bristol BS8 4YB	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
15. Susan Snowdon, 84 North Road, Bristol BS6 5AJ	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statements #
16. Edward Cullinan, Edward Cullinan Architects, 1 Baldwin Street, London N1 7RU	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement

17. Poppy Green, 15 Bellevue, Bristol BS8 1DB	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement #
18. Caroline Davey, Opinion Leader Research, 5th Floor, Holborn Gate, 330 High Holborn, London WC1V 7QG	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
19. Ian Thompson, Area Manager, South West of England Development Agency, 100 Temple Street, Bristol BS1 6AE	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
20. Ilse Hambrook, 2 York Street, Balckboy Hill, Bristol BS8 2YE	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement #
21. Nick Childs, Childs and Sulzmann Architects, 24B Berkeley Square, Clifton, Bristol BS8 1HP	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
22. Mrs Liz Leaman, 11 Jacobs Wells Road, Clifton, Bristol BS8 1DX	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
23. Andrew Kelly, Bristol 2008 / Bristol Cultural Development Partnership	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement

24. John Hirst, Broadmead Board Limited, The Management Suite, 69 Broadmead, Bristol BS1 3DX	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
25. Roland Harmer, 12 Eastfield Road, Cotham, Bristol BS6 6AA	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
26. Councillor Tessa Coombes	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
27. Mrs Dorothy Brown, Chairman, Bristol Visual and Environmental Group, 6 Buckingham Vale, Bristol BS8 2BU	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
28. David Skinner, Chesterton, Embassy House, Queens Avenue, Clifton, Bristol BS8 1SB	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
29. Mrs W.A. Pollard, Garden Flat, 22 Richmond Terrace, Clifton, Bristol BS8 1AA	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
30. John Burke, President, Bristol Chamber of Commerce and Initiative, 16 Clifton Park, Bristol BS8 3BY	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement #

31. R.G. Chambers, 9 Apsley Road, Bristol BS8 2SH	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
32. Andrew Yates, Managing Director, Crest Nicholson Properties Ltd.	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
33. David Mellor, Alec French Partnership, 27 Trenchard Street, Bristol BS1 5AN	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
34. Peter Evans, Peter Evans Partnership, 21 Richmond Hill, Clifton, Bristol BS8 1BA	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
35. Kenneth Stradling, on behalf of Graham Brown, 2320 High Kingsdown, Bristol BS2 8DG	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
36. Nicky Rylance, Bristol Chamber of Commerce and Industry, 16 Clifton Park, Clifton Bristol BS8 3BY	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement #
37. Rachel M Pallett, 18 Queens Parade, Brandon Hill, Bristol BS1 5XJ	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement

38. Alan Elkan, Chairman, Bristol Civic Society, 42 Cotham Road, Bristol, BS6 6DP	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
39. Dick Penny, Managing Director, Watershed Media Centre, Canons Road, Harbourside, Bristol BS1 5TX	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
40. Dave Sutton, 23 Vivian Street, Bristol BS3 4LW	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
41. Kim Willingham, "La Guerite", Great George Steeet, Bristol BS1 5QT	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
42. Matthew Tanner, Director, ss Great Britain, Great Western Dockyard, Bristol BS1 6TY	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written statement
43. Geoffrey Stock, 68 Radnor Road, Horfield, Bristol BS7 8QY	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written Statement Attached @
44. Councillor Anne White	Application No. 01/00986/P/C - Land at Canons Marsh (Agenda Item no.4)	Written Statement Attached @

# Denotes that the statement was received in the writer's absence.

@ Denotes late submissions which were received by the Committee, but, due to time constraints, not spoken to.

At the outset of the Public forum the Committee agreed to extend the time permitted for this item (usually 1 hour) by 30 minutes. This was subsequently extended by a further 25 minutes, so that this item lasted until 8.00pm.

Copies of the written statements are contained in the minute book.

**RESOLVED - that the statements be received and taken into account in conjunction with Report No.4.**

**DCC**

**27.10/01 APPLICATION NO. 01/00986/P/C - LAND AT CANONS MARSH (INC CAR PARK & BRANDONS YARD), ANCHOR ROAD, CITY CENTRE - REDEVELOPMENT TO PROVIDE A MIXED USE SCHEME COMPRISING RESIDENTIAL, OFFICE/WORKSHOPS, LEISURE RETAIL, FOOD AND DRINK, EDUCATION, CULTURAL AND CRECHE FACILITIES (USE CLASSES C3, B1, D2, A1, A3 AND D1), PUBLIC OPEN SPACE, NEW MARINE INLET AND MOORINGS, CAR PARKING AND ACCESS**

The Committee considered a report of the Head of Planning Services (agenda item no. 4) regarding the above application..

The Head of Planning Services outlined the report in detail, exploring the key issues surrounding the application and, with the aid of associated plans and drawings, giving a detailed explanation of each. He referred members to the amendment sheet circulated at the meeting (a copy of which is attached to the minute book) and updated the Committee on the numbers of letters received in relation to this application. He also referred to the statements received earlier in the meeting and responded to a number of issues raised therein. He concluded his presentation by stating that he felt the process undertaken by the applicants had been inclusive, covered all perspectives and addressed the concerns over the previous applications, and that the scheme was of national quality.

The Head of Legal Services' representative also addressed the Committee and reminded them of their duties and responsibilities when considering such applications.

The Committee then discussed the application, during which the following points/comments were made:

(a) the Committee thanked the public for their continued interest in

the scheme, and also thanked officers on the hard work put in on this application;

- (b) the application was felt to be a significant improvement on previous applications, and addressed many of the concerns expressed;
- (c) that the level of public opposition to this scheme was noticeably less than on previous applications;
- (d) the proposals were generally welcomed by members, who acknowledged the wide ranging consultative exercise carried out, and commented on the quality of the scheme;
- (e) some members felt that the level of affordable housing, at 10%, was disappointing, but accepted the officers' recommendation on this matter. The Head of Planning Services confirmed that the affordable housing element would be provided 'on-site' rather than as a commuted sum;
- (f) Councillor J White suggested that buildings 10 and 11A would be much bigger than the plans suggested, and would have a detrimental effect on the views of the Cathedral and on the scheme in general;
- (g) Councillor C White raised his concerns regarding the potential flooding of the site and the impact the scheme would have on wind conditions in the area (as raised in the public forum). The Head of Planning Services replied that the Environment Agency was satisfied that the proposals would not increase the risk of flooding, and that an independent assessment by Bristol University had concluded that the wind conditions were expected to be pleasant and comfortable within the site;
- (h) Councillor Alderson suggested that further work needed to be done on the relationship between the proposed scheme and the harbour, and that every effort should be made to protect the City's maritime heritage;
- (i) Councillor Johnson expressed concern regarding the parking associated with Building 9, and proposed that condition 16 relating to parking provision should be amended to read as follows:

"Building 9 - none to be at surface level"

This was seconded by Councillor C Price.

The Head of Planning Services replied that such an amendment was not appropriate, as the implications would need to be assessed and discussed with the applicant. After further discussion it was suggested that the following should be added as an advice to the any decision:

“A Full examination of surface car parking associated with Building 9 take place”.

- Councillor Johnson agreed to amend his proposal accordingly.
- (j) Councillor Dodd stated that the pedestrian crossing on Canons Way were inadequate, and that a more imaginative approach was required to avoid conflict between pedestrians and motor vehicles. He suggested that a strongly worded advice be added to an decision requesting that this matter be revisited at the reserved matters stage, and this was accepted by the Committee.

The Chair concluded the debate by commenting that, on balance, the application seemed to be acceptable to members of the Committee.

On being put to the vote it was

**RESOLVED - (unanimously)**

**that permission be granted subject to the conditions and advices listed in the report and amendment sheet, subject to the following additional advices:-**

- 1. The applicant is requested to carry out a full examination of surface level parking associated with Building 9 in light of the Committee’s comments on this matter.**
- 2. The applicant is requested to re-examine the issue of the pedestrian crossing facilities on Canons Way in light of the committee’s concerns regarding potential conflict between pedestrians and motor vehicles.**

The meeting ended at 9.45pm.

CHAIR