

BRISTOL CITY COUNCIL

**MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL (NORTH) COMMITTEE
HELD ON 19TH MARCH 2003 AT 2.00 P.M.**

- P Councillor Patterson (in the Chair)
- P Councillor Abraham
- P Councillor Benson
- A Councillor Blake
- P Councillor R. Brown
- P Councillor Elworthy
- P Councillor Hugill
- P Councillor Kitson
- P Councillor J. Price
- P Councillor C Smith (for Councillor Hargreaves)
- P Councillor Sykes (for Councillor Jones)

DCN

59.3/03 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies were received from Councillor Hargreaves for whom Councillor C Smith substituted, and from Councillor Jones, for whom Councillor Sykes substituted.

DCN

60.3/03 DECLARATIONS OF INTEREST

Councillor	Item	Comments
R Brown	6 (1) 02/03712/H B 87 Park Grove, Henleaze	Ward Councillor
R Brown	6 (2) 03/00416/YY/N B Star Service Station Northumbria Drive, Henleaze	Ward Councillor

DCN

**61.3/03 MINUTES - DEVELOPMENT CONTROL (NORTH) COMMITTEE -
12TH FEBRUARY 2003**

RESOLVED - that the minutes of the meeting of the Development Control (North) Committee held on 12th February 2003 be confirmed as a correct record and signed by the Chair, subject to the amendment made by Councillor R Brown to Minute 58.02/03.

The Committee unanimously agreed that a letter should be sent to Bryan Cadman, the Development Control (North) Team Manager, wishing him a speedy recovery following his recent operation.

DCN

62.3/03 APPEALS

The committee considered a report of the Head of Planning Services (agenda item no. 4) noting appeals lodged, imminent public inquiries and appeals awaiting decision.

RESOLVED - that the report be noted.

DCN

63.3/03 PUBLIC PARTICIPATION - STATEMENTS AND PETITIONS

The Committee received the following statements, which are contained in the minute book:

ITEM No	APPLICATION	NAME/ADDRESS	COMMENTS
6 (1)	02/03712/H/N	(i) Kate Pegram	Statement attached
6 (2)	03/00416/YY/N	(i) Mrs Pat Malyckyj	Statement attached
6 (3)	02/03417/P/N	(i) Nick Deeks, on behalf of the Applicant	Statement attached
A	A	(ii) Mrs Warren	Statement attached

A	A	(iii) Sue Davies	Statements attached
A	A	(iv) Councillor Pat Roberts	Statement attached

The statements were heard before the appropriate agenda items and taken into consideration when the Committee made its decisions.

DCN

64.3/03

NORTH AREA PLANNING AND DEVELOPMENT

The committee considered a report of the Head of Planning Services (agenda item no. 6) considering the following matters for the North Area:-

(1)87 Park Grove, Henleaze. Erection of dormer extension on side elevation. Single storey rear extension and conversion of existing garage to store/office. Application No. 02/03712/H/N.

The following Members did not take part in the debate or decision on this application as they had not attended the site visit: Councillors Abraham, Benson, J Price, C Smith and Sykes.

The Head of Planning Services Representative outlined the application.

Members considered that the parapet standing above the wall was a problem to the neighbouring premises, No 89 Park Grove, and that the sense of 'enclosure' was unacceptable. It was agreed that an amended application which replaced the parapet/hidden gutter detail with a pitched roof/eaves detail was more likely to be favourably received.

RESOLVED - (5 voting for and 0 against)
that the application for a proposed rear extension be refused by reason of its length, height and position adjoining the common boundary and the resulting sense of enclosure and impact upon daylight and sunlight, and the likelihood of having an unacceptable effect upon the rear ground floor rooms and garden of the adjoining

house, No 89 Park Grove. As such, the proposal is considered to be contrary to the provisions of Bristol Local Plan Policy B9 and Planning Advice Note No 5 (draft) 'Householders Guide to Extending and Improving Your Home'.

- (2) Star Service Station Limited, Northumbria Drive, Henleaze. Telecommunication base station with the erection of a 12m monopole with 3 sector antennae and 1 transmission dish with associated cabinet. Application No. 03/00416/YY/N.**

The Head of Planning Services Representative outlined the application.

Councillor R Brown considered that the monopole would be completely exposed in the proposed position, obtrusive against the skyline and would be very dominant on the horizon. She also questioned if any part of Westbury Park received coverage at all from the station at the Water Tower.

Other members considered that there were no visual amenity grounds on which to refuse the application and that, in view of the fact the area was one of mixed usage, this would be as good a location as anywhere to place the monopole.

RESOLVED - (7 voting for, 1 against and 2 abstentions) that permission be granted subject to the conditions and advices listed in the report.

- (3) Courage Limited, St. Brendans Way, Avonmouth. Outline application for redevelopment for a warehouse club, tyre sales and installation. Application No. 02/03417/P/N.**

The Head of Planning Services Representative outlined the application and drew Members attention to the Amendment Sheet tabled at the meeting (a copy of which is contained in the Minute Book) which detailed changes to the report.

Whilst Members welcomed the redevelopment in general they asked various questions, to which Head of Planning Services and Traffic/Transport Representatives and responded thus:

although there had been a 'gentleman's agreement' with Courage that no deliveries would be made before the hour of 07.00 there was no formal control over this arrangement. Costco have stipulated that they wish to start deliveries at 05.00 and their noise consultants did not believe this would cause undue noise and disturbance for local residents. Also, the proposed additional measure of an acoustic fence should alleviate any noise escape from the Yard.

the siting of the warehouse was part of the outline application and Appendix 5 showed the relationship with the Avonmouth Road properties.

there would be a slight increase in traffic in such areas as Longcross, Lawrence Weston and Shirehampton as a result of the redevelopment.

The general traffic situation at St Brendans Way Roundabout (not related to this application) was an issue which would be discussed with the Highways Agency.

the membership policy of the Warehouse Club was quite specific, having been tested through the Courts, and it would not be possible for absolutely anyone to be classed as a 'qualifying individual'. It was also quite a different type of operation to another Cash N' Carry in the vicinity, particularly with regards to the very wide range of products that would be on sale.

Members were particularly concerned at the fact that it was proposed to start deliveries as early as 05.00 and agreed that this should be amended to 07.00, but with the final delivery time being extended from 12.00 to 13.00.

Insofar as RECOMMENDATION C) was concerned, Members:

RESOLVED - (i) (10 voting for and 0 against)
that Condition 7 should be varied to state that ANo vehicles may arrive or depart, be loaded or unloaded at or from the site outside the hours of 07.00 and 13.00 on Mondays to Saturdays, and there shall be no deliveries on Sundays@, and an advice

added in respect of Sustainable Development Profile.

Insofar as RECOMMENDATIONS A), B) and C), Members:

RESOLVED - (ii) (10 voting for and 0 against)

that these be agreed and that the application be referred to the Office of the Deputy Prime Minister as a departure from the Local Plan and under the Town and Country Planning (Shopping Development)(England and Wales) (No. 2) Direction.

(4) 16-20 Church Road, Horfield. Erection of 9 no. one and two bedroom flats in two separate blocks on two and three floors. Application No. 02/04678/F/N.

The Head of Planning Services Representative outlined the application.

Councillor R Brown considered that the minor amendments made to the original outline application had slightly improved the proposed development but voiced concern at the metal staircase to be used, being both noisy when walked upon and slippery when wet.

The Head of Planning Services Representative stated that it would be appropriate to give consideration to the introduction of sound deadening material onto the treads of the proposed external staircase, to reduce any resonating effect resulting from its use.

RESOLVED - (10 voting for and 0 against)

that permission be granted subject to the conditions and advices listed in the report, with an additional advice in respect of the stair treads.

(The meeting ended at 4.00 pm)

CHAIR