

BRISTOL CITY COUNCIL

MINUTES OF A MEETING OF THE
DEVELOPMENT CONTROL (SOUTH AND EAST) COMMITTEE
HELD ON 12TH MARCH 2003 AT 2.00 P.M.

P Councillor A Becker
P Councillor R Brown
P Councillor B Chalmers
P Councillor A Cooper
P Councillor Crispin (Chair)
P Councillor R Griffey
A Councillor J Hargreaves
P Councillor R Hodges
P Councillor G Jones
P Councillor C Smith
P Councillor M Sykes

DCSE

61.3/03 APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

There were none.

DCSE

62.3/03 DECLARATIONS OF INTEREST

The following declarations of interest were received and noted:

Councillor	Item	Comments
Crispin	7 (6) – 02/03722/F/S - Former YMCA, Palmerston Street, Bedminster	Prejudicial – Member of the regeneration team; vacated the Chair and did not take part in the Item.
Sykes	“	Had been contacted by the Applicant.

**DCSE
63.3/03 MINUTES - DEVELOPMENT CONTROL (SOUTH AND EAST)
COMMITTEE - 5TH FEBRUARY 2003**

RESOLVED - that the minutes of the meeting of the Development Control (South and East) Committee held on 5th February 2003 be confirmed as a correct record and signed by the Chair.

**DCSE
64.3/03 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.

**DCSE
65.3/03 PUBLIC PARTICIPATION**

The Committee received the following statements; copies of the written ones are contained in the Minute Book.

Item No	Application	Name/Address	Comments
6 (1)	02/04126/F/E – 348 Church Road, St George	Mark Blatter, 3 Glebe Road, St George	Written statement
7 (3)	02/03350/M/S & 02/03887/M/S – Former Sports Ground, Playing Field and Allotments, St Johns Lane, Bedminster	Michael McCarthy, The Old Salt Box, Bath Road, Swineford, BS30 6LN.	Written statement
“	“	Dave Sutton, 23 Vivian Street, BS3 4LW.	Written statement
“	“	Councillor Diane Bunyan (Local Member)	Written statement
7 (4)	02/04570/FB/S – Headley Park Primary School, Headley Lane, Headley Park	Norman Fowler, local resident	Verbal statement objecting to the application

7 (6)	02/03722/F/S – Former YMCA, Palmerston Place, Bedminster	Councillor Peter Crispin (Local Member)	Verbal statement supporting the application
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The statements were heard before the relevant agenda items and taken into consideration by the Committee when it made its decisions.

DCSE

66.3/03

EAST AREA PLANNING AND DEVELOPMENT

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

**348 Church Road, St. George
Erection of two-storey town house with double garage on land to rear
Application No. 02/04126/F/E (St. George West Ward)**

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.

A debate took place during which most Members expressed concerns about the impact the scheme would have in terms of its relationship and overlooking on the adjacent flats at Whitebeam Court.

Councillor Chalmers, however, moved that the application be approved and this was seconded by Councillor Smith. On being put to the vote it was lost (2 voting for, 7 against and 1 abstention).

It was therefore

RESOLVED - that permission be refused because of the impact the scheme would have in terms of its relationship and overlooking on the adjacent flats at Whitebeam Court and that Officers be given delegated powers to frame the wording of the reason for refusal.

The committee considered a report of the Head of Planning Services (agenda item no. 7) considering the following matters for the South Area:-

- (1) 9 Fanshawe Road, Hengrove
Erection of two storey dwelling to side of existing house
Application No. 02/03784/F/S (Hengrove Ward)**

The Chair announced that he had been informed by the Head of Planning Services Representative that the Applicant had withdrawn the application and therefore this item had been removed from the agenda.

- (2) 168 Cotswold Road, Bedminster
Demolition of office and workshop and erection of eight houses
Application No. 02/03956/F/S (Windmill Hill Ward)**

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.

Members considered that, despite the view of Economic Regeneration that this should be retained for employment, the site and its setting were more suitable for residential redevelopment.

RESOLVED - that permission be granted subject to the conditions and advices listed in the report, as amended by the Amendment Sheet.

- (3) Former Sports Ground, Playing Fields and Allotments, St. John's Lane, Bedminster
Reserved matters application following outline planning approval ref: 01/01119/P/S for redevelopment of land and buildings to provide three sports pitches, sports clubhouse pavilion and 140 houses/flats. (Application for approval of siting, design, external appearance and landscaping.)
Application No. 02/03887/M/S is Duplicate of Application of 02/03350/M/S**

Application Nos. 02/03350/M/S and 02/03887/M/S (Windmill Hill Ward)

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. An amended drawing was also tabled and a copy of this is contained in the Minute Book. The Head of Planning Services Representative emphasised that this application was now for only 135 dwellings.

In response to a question from Councillor Brown, the Head of Traffic and Transport Representative explained the situation concerning pedestrian facilities.

Councillor Becker stated that from the point of view of sustainability, this and other schemes should have as many access links as possible to encourage people to walk rather than use their cars for short journeys. Councillor Crispin stated that he agreed with this proposal.

Councillor Smith stated that this site had been where Bristol City Football Club had originally played. Members agreed that Officers should investigate whether or not a Blue Plaque could be erected on the site to commemorate this fact.

RESOLVED - that permission be granted subject to the conditions and advices listed in the report, as amended by the Amendment Sheet.

- (4) Headley Park Primary School, Headley Lane, Headley Park
Creation of multi-use Sports Court to east of Scout Hut, to be enclosed by approximately 4.08m high-galvanised rebound, noise reduction fencing and accessed by new footpath laid within school grounds with new entrance gates (1.6m high) installed in existing boundary railings on Headley Lane
Application No. 012/04570/FB/S (Hartcliffe Ward)**

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. An additional drawing was also tabled and a copy of this is contained in the Minute Book.

Members considered that it was important that the use of the facilities outside of normal school hours should be properly controlled.

RESOLVED - that permission be granted subject to the conditions and advices listed in the report.

- (5) Merrywood Gospel Hall, Merrywood Road, Southville
Conversion to 3 no. dwellings and associated external alterations
Application No. 02/03486/F/S (Southville Ward)**

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.

RESOLVED - that permission be granted subject to the conditions and advices listed in the report, as amended by the Amendment Sheet.

- (6) Former YMCA, Palmerston Street, Bedminster
Regeneration of derelict tennis court to create a community garden
Application No. 02/03722/F/S (Bedminster Ward)**

(Councillor Crispin, having declared a prejudicial interest, was not present for this item; Councillor Chalmers took the Chair.)

The Head of Planning Services Representative outlined the application.

RESOLVED - that permission be granted subject to the conditions and advices listed in the report.

(The meeting ended at 3.50 pm.)

CHAIR