

Present: Councillor Livingston (Chair);

Councillors Brock, Duveen, Hopper, Maskell, McKenna, Page, Pearce, Robinson, Singh, Vickers, J Williams and R Williams.

Apologies: Councillor Gavin.

RESOLVED ITEMS

It was reported at the meeting that application 172213/FUL (After Dark Nite Club, 112 London Street) had been withdrawn.

73. MINUTES

The Minutes of the meeting held on 4 April 2018 were agreed as a correct record and signed by the Chair.

74. SITE VISITS

The Director of Environment and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

Resolved -

- (1) That the under-mentioned application together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit with briefing note:

180358/FUL - BRISTOL & WEST ARCADE, MARKET PLACE

Demolition of vacant former Bristol & West Arcade (173 - 175 Friar Street) and erection of an eight storey mixed -use building (plus basement) to provide 35 residential units, 4,212 sqm of B1 office floorspace, and 5 retail units (A1/A2/A3), demolition of rear parts of 29 - 31 and 32 Market Place, the change of use of the retained units at 27 - 28, 29 - 31 Market Place at first, second and third floors to provide 8 residential units, change of use at ground and basement level of 32 Market Place from A2 to flexible retail use (A1/A2/A3), retention of 260.4 sqm of A4 use at ground and basement at 29-31 Market Place, change of use at ground and basement of 27 Market Place.

- (2) That the under-mentioned application together with any additional applications which the Head of Planning, Development and Regulatory Services might consider appropriate, be the subject of an accompanied site visit:

180204/HOU - 79 HENLEY ROAD, CAVERSHAM

First floor rear extension.

75. PLANNING APPEALS

(i) New Appeals

The Director of Environment and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding one planning appeal, the method of determination for which she had already expressed a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

(ii) Appeals Recently Determined

The Director of Environment and Neighbourhood Services submitted details of five decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

(iii) Reports on Appeal Decisions

There were no reports on appeal decisions.

Resolved -

- (1) That the new appeal, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

76. APPLICATIONS FOR PRIOR APPROVAL

The Director of Environment and Neighbourhood Services submitted a report giving details in Table 1 of seven pending prior approval applications, and in Table 2 of eight applications for prior approval decided between 16 March 2018 and 13 April 2018.

Resolved - That the report be noted.

77. QUARTERLY PERFORMANCE MONITORING REPORT - DEVELOPMENT MANAGEMENT SERVICE

The Director of Environment and Neighbourhood Services submitted a report providing performance monitoring information for Quarter 4 (January-March) of 2017/18. It set out the Council's current performance against government criteria for designation and corporate indicators where they varied from the government criteria.

Resolved - That the report be noted.

78. ANNUAL PERFORMANCE MONITORING REPORT- DEVELOPMENT MANAGEMENT SERVICE

The Director of Environment and Neighbourhood Services submitted a report setting out details of performance in development management (applications, appeals, enforcement and associated services) during 2017/18.

Resolved - That the report be noted.

79. DRAFT REVISED NATIONAL PLANNING POLICY FRAMEWORK AND ASSOCIATED CONSULTATIONS

The Director of Environment and Neighbourhood Services submitted a report on a draft Revised National Planning Policy Framework (NPPF) which had been published by the Department for Housing Communities and Local Government (DHCLG) on 9 March 2018.

The report explained that the revised NPPF was intended to set out how various reforms which the government had previously consulted on would be taken forward, with the main aim being to provide more housing to meet current high levels of unmet need for housing. DHCLG had also published several other documents including National Planning Policy Framework Consultation Proposals, Draft Planning Practice Guidance, a consultation on 'Supporting housing delivery through developer contributions', a Housing Delivery Test Draft Measurement Rule Book, and a Government response to the Planning for the Right Homes in the Right Places consultation.

The report briefly summarised the contents of the revised NPPF and the other consultation documents, and considered some of the possible implications for the planning system as it currently operated and specifically implications for the Council. A draft recommended response to the consultations was set out for approval at Appendix 1.

Resolved -

- (1) That the contents of the Draft Revised NPPF and associated documents published by DCLG in March 2018 and the various proposed changes to the planning system be noted;
- (2) That the general thrust of the recommended response to the consultation and other proposals as outlined in the report be agreed, with the final comments to be agreed by the Head of Planning, Development and Regulatory Services in consultation with the Lead Councillor for Strategic Environment, Planning and Transport.

80. STREET NAME ASSIGNMENT FOR DEVELOPMENT AT REAR OF 52 RUSSELL STREET

The Director of Environment and Neighbourhood Services submitted a report asking the Committee to agree a street name for a development site to the rear of 52 Russell Street. A plan of the site detailing the street layout and location of the development was attached to the report at Appendix 1.

The report stated that a proposed name of Aldworth Rise had been suggested by the developer and referenced the history of the location which had previously been the site of a property called 'Aldworth Rise', built circa 1840 by a world-renowned architect called James Brooks.

The report stated that, if the proposed name was not considered suitable, the Committee should select an alternative from the Approved Street Names List which was attached to the report at Appendix 2.

This item was brought to the Committee for urgent consideration, in accordance with Section 100B 4(b) of the Local Government Act 1972 (as amended), on the grounds that the matter needed to be determined prior to the next scheduled meeting of the Committee.

Resolved - That the development to the rear of 52 Russell Street be named Aldworth Rise.

81. PLANNING APPLICATIONS

The Committee considered reports by the Director of Environment and Neighbourhood Services.

Resolved -

(1) That, subject to the conditions now approved, permission be granted under planning legislation and, where appropriate, under the Advertisement Regulations, as follows:

172295/FUL - 41 MINSTER STREET

Upgrade of existing rooftop base station comprising the relocation of an existing antenna and the provision of additional 3 No antennas together with feeder cables, steelworks and ancillary development.

Granted as recommended.

Conditional planning permission and informatives as recommended.

172296/LBC - 41 MINSTER STREET

Upgrade of existing rooftop base station comprising the relocation of an existing antenna and the provision of additional 3 No antennas together with feeder cables, steelworks and ancillary development.

Granted as recommended.

Conditional consent and informatives as recommended.

180094/FUL - EQUITY HOUSE, 4-6 SCHOOL ROAD

Change of use from B1 (offices) to D1 (non-residential institution) for use as a community facility offering space for worship, training, education and meetings with associated works. Part retrospective.

An update report was tabled at the meeting which recommended changes and clarifications to conditions regarding amplified music and singing, parking and turning spaces, submission and monitoring of a Travel Plan, and ensuring a range of uses. The report also stated that there had been additional comments received and that an acceptable car parking plan had been submitted, which was appended

to the update report.

Granted as recommended in the original report.

Conditional planning permission and informatives as recommended in the update report, with the condition regarding amplified music and singing amended to require no amplified sound.

Comments and objections received and considered.

Objectors Nick Brailsford and Gavin Pearce Boby, and Hussain Haidry on behalf of the applicant, attended the meeting and addressed the Committee on this application.

(Councillor Duveen declared a prejudicial interest in this item on the grounds that he had previously expressed support for the application and held meetings with the applicants as Ward Councillor. He made a statement to the Committee but did not take part in the debate or decision.)

(2) That consideration of the following application be deferred for the reason indicated:

180204/HOU - 79 HENLEY ROAD, CAVERSHAM

First floor rear extension.

An update report was tabled at the meeting which made two corrections to the original report.

Deferred for an accompanied site visit including the neighbouring properties.

Objectors Tim Page and Barbara Camanzi, and the applicant Gavin Frost, attended the meeting and addressed the Committee on this application.

82. EXCLUSION OF THE PRESS AND PUBLIC

Resolved -

That, pursuant to Section 100A of the Local Government Act 1972 (as amended), members of the press and public be excluded during consideration of item 83 as it was likely that there would be a disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A (as amended) of the Act.

83. PLANNING ENFORCEMENT QUARTERLY UPDATE

The Director of Environment and Neighbourhood Services submitted a report on the current status of all outstanding enforcement notices/prosecutions, including cases where formal enforcement action and/or prosecutions had been undertaken but where the action taken had not yet resolved the breach of planning control. An overview of all outstanding cases involving formal action was attached at Appendix 1.

Resolved - That the report be noted.

PLANNING APPLICATIONS COMMITTEE MINUTES - 25 APRIL 2018

(Exempt information as defined in paragraphs 6 & 7).

(The meeting started at 6.30 pm and closed at 8.15 pm).