



NOTICE OF DECISION

**Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015**

Decision :	REFUSED
Application no:	23/00579/F
Type of application:	Full Planning
Site address:	Redland Filling Station, Hampton Road, Bristol, BS6 6JA.
Description of development:	Installation of vehicle charging points with associated electrical infrastructure and works (Sub-station to be installed by DNO).
Applicant:	Motor Fuel Group Ltd
Agent:	JMS Planning & Development Ltd
Committee/Delegation Date:	27.02.24
Date of notice:	27.02.24

The reason(s) for refusal associated with this decision are attached

DECISION: REFUSED

The following reason(s) for refusal are associated with this decision:

Reason(s)

1. There is insufficient justification to demonstrate that the additional EV charging space within the proposed development would not prejudice the implementation of an acceptable layout of the site in design, character and heritage terms and subsequently lead to the addition of incongruous plant equipment being added adjacent to the highway causing harm to street scape to the detriment of the established street scene and Whiteladies Road and Cotham and Redland conservation areas. The runs contrary to the conclusions of an Inspector under appeal decision APP/Z0116/W/23/3316534 as well as Sections 12 and 16 of the National Planning Policy Framework, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Local Plan Policies BCS21, BCS22 and DM31 as well as the Whiteladies Road Conservation Area Enhancement Statement (1993) and Cotham and Redland Conservation Area Character Appraisal (2011).

Advice(s)

1. Refused Applications Deposited Plans/Documents

The plans that were formally considered as part of the above application are as follows:-

13664-201-144 - Existing Site Layout, received 10 February 2023
13664-202-144 Rev B - Proposed Site Layout, received 16 October 2023
13664-203-144 - Proposed Substation Elevations, received 10 February 2023
13664-204-144 - Proposed LV Enclosure Panel Elevations, received 10 February 2023
13664-205-144 Rev B - Proposed Site Elevations, received 16 October 2023
13664-BP1-144 - Proposed Block Plan, received 10 February 2023
13664-LP1-144 - Site Location Plan, received 10 February 2023
Planning Statement, received 10 February 2023
Copy of Letter dated 6 December 2022 from Deans Watkins Transportation Ltd (including tracking plan), received 10 February 2023
Supporting Information in Application Cover Letter, received 10 February 2023

Article 35 Statement

The council always wants to work with the applicant in a positive and proactive manner. Unfortunately the proposed development is contrary to the policies of the Development Plan as set out in the officer report. Clear reasons have been given to help the applicant understand why planning permission has not been granted.

The right to appeal

You have the right to appeal against this decision. Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

If you intend to submit an appeal that you would like examined by inquiry then you must notify us (development.management@bristol.gov.uk) and the Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on GOV.UK.

You are allowed six months from the date of this notice of decision in which to lodge an appeal.

Negotiations

Before making an appeal, you may wish to contact the case officer who dealt with your application, who may be able to advise you, how the council's objections to your proposal might be overcome if you amend your scheme. Please note that if negotiations are successful, you will need to submit a new planning application, which may, of course, be refused by committee.

Lodging an appeal will not prejudice your negotiations but you may need to agree with the council to postpone the appeal, to allow negotiations to take place.

Complaints

Only planning matters can be considered at an appeal. If you think that the council did not properly consider your application, you can make a complaint under the council's complaints procedures, details can be found on the website www.bristol.gov.uk/complaints-and-feedback or by calling 0117 9223000.