

Relevant Application Site History

16/07025/COU - Prior approval for change of use from offices (B1a) to residential use (C3). PRIOR APPROVAL GIVEN.

17/02563/COU - Prior approval for the change of use from office floor space within Use Class B1 (a) to residential accommodation falling within Class C3 (dwelling houses). PRIOR APPROVAL GIVEN.

17/04292/F - Demolition of extensions and construction of 2no. additional floors on rear wing (West Block) to accommodate 9no. Use Class C3 residential units with associated external alterations, cycle and refuse storage and new pedestrian access. PERMISSION GRANTED.

18/00521/X - Variation of condition Nos 2 and 11 Application Reference Number: 17/04292/F - Amending design details to omit the brise soliel from around the buildings parapet and amend the design of the entrance canopy over main entrance. PERMISSION GRANTED.

18/03661/P - Outline planning application for development comprising 47 Class C3 houses and apartments. Access, appearance, layout and scale to be considered with landscaping reserved for future consideration (Major application). REFUSED for the following reasons:

1. The application submitted does not demonstrate that there is no demand for (a) use of the existing premises for industry or warehousing; or (b) the development of the site for new industrial or warehousing purposes; and (ii) the proposal will not prejudice the function or viability of the rest of the Principle Industrial and Warehousing Area. The proposed change of use of the site is therefore contrary to policy BCS8 of the Bristol Local Plan, Core Strategy (2011); and policy DM13 of the Bristol Local Plan Site Allocations and Development Management Policies 2014.
2. The proposed development would result in a poor quality living environment for future occupiers to the detriment of occupier residential amenity. The proposal is therefore contrary to policy BCS21 of the Bristol Local Plan Core Strategy (2011); policies DM26, DM27, DM28 and DM29 of the Bristol Local Plan Site Allocations and Development Management Policies (2014); and guidance within the Urban Living SPD: Making Successful Places at Higher Densities (2018).
3. The proposed layout and form of development would result in a poor quality public realm; would prejudice existing and future development potential of adjoining sites; and would fail to take the opportunities available to improve the quality of the area and the way it functions. The proposal is therefore contrary to policy BCS21 of the Bristol Local Plan Core Strategy (2011); policies DM26, DM27 and DM28 of the Bristol Local Plan Site Allocations and Development Management Policies (2014); and guidance within the Urban Living SPD: Making Successful Places at Higher Densities (2018).
4. The information submitted does not demonstrate that the optimum viable heating system is proposed for the site in sustainability terms; that the development would safeguard against overheating; and that adequate commitment is made in relation to sustainability objectives regarding building materials, minimising water use, biodiversity and waste. On this basis the proposal has not adequately demonstrated meeting current sustainability

requirements for new development as required by policies BCS13, BCS14 and BCS15 of the Bristol Local Plan Core Strategy (2011).

5. In the absence of an appropriate agreement under s106 of the Town and Country Planning Act 1990, the proposed development fails to provide adequate affordable housing to meet the city wide need for affordable housing, contrary to policy BCS17 of the Bristol Local Plan: Core Strategy (2011).

6. In the absence of an appropriate agreement under s106 of the Town and Country Planning Act 1990, the proposed development fails to provide for appropriate fire hydrant provision, improvements to highway infrastructure, and the provision of relevant Traffic Regulations Orders, in order to mitigate the impacts of the development, and to ensure a safe vehicular and pedestrian environment, contrary to policy BCS11 of the Bristol Local Plan: Core Strategy (2011) and policy DM23 of the Bristol Local Plan: Development Management Policies (2014).

20/05492/P Outline application seeking matters of Access, Layout, and Scale for the erection of a care complex (Use Class C2). Date Closed 18 March 2021 REFUSED for the following reasons:

1. The application submitted does not demonstrate that there is no demand for (a) use of the existing premises for industry or warehousing; or (b) the development of the site for new industrial or warehousing purposes; and (ii) the proposal will not prejudice the function or viability of the rest of the Principle Industrial and Warehousing Area. The proposed change of use of the site is therefore contrary to policy BCS8 of the Bristol Local Plan, Core Strategy (2011); and policy DM13 of the Bristol Local Plan Site Allocations and Development Management Policies 2014.

2. The proposed layout and form of development would result in a poor quality public realm; would prejudice existing and future development potential of adjoining sites; and would fail to take the opportunities available to improve the quality of the area and the way it functions. The proposal is therefore contrary to policy BCS21 of the Bristol Local Plan Core Strategy (2011); policies DM26, DM27 and DM28 of the Bristol Local Plan Site Allocations and Development Management Policies (2014); and guidance within the Urban Living SPD: Making Successful Places at Higher Densities (2018).

3. The proposed development would result in a poor quality living environment in terms of outdoor amenity spaces for future occupiers to the detriment of occupier amenity and health. The proposal is therefore contrary to policy BCS21 of the Bristol Local Plan Core Strategy (2011); policies DM27, DM28 and DM29 of the Bristol Local Plan Site Allocations and Development Management Policies (2014); and guidance within the Urban Living SPD: Making Successful Places at Higher Densities (2018).

4. The application has failed to demonstrate that there would be suitable and safe servicing and pedestrian access to the site to serve the development and failed to demonstrate that there would be adequate provision and access for car parking, cycle storage and waste storage to serve the proposed development. The proposal is therefore contrary to policy BCS10 of the Bristol Local Plan: Core Strategy (2011), and policy DM23 of the Bristol Local Plan Site Allocations and Development Management Policies (2014).

5. On the basis of the information submitted, the proposal has not adequately demonstrated meeting current sustainability policy requirements for new development. The proposal therefore fails to accord with the requirements of policies BCS13, BCS14 and BCS15 of the Bristol Local Plan Core Strategy (2011).

6. In the absence of an appropriate agreement under s106 of the Town and Country Planning Act 1990, the proposed development fails to provide for Travel Plan management and audit contributions in order to mitigate the impacts of the development contrary to policy BCS11 of the Bristol Local Plan: Core Strategy (2011) and policy DM23 of the Bristol Local Plan: Development Management Policies (2014).

20/03657/P Outline application for the erection of a five-storey building comprising 9no. self-contained flats, with Access, Layout and Scale to be considered at part of the outline application. Date Closed 25 February 2021 REFUSED for the following reasons:

1. The proposed development by virtue of its position crammed into the site and resultant layout would be out of keeping the existing pattern of development in the area. The proposed building would also negatively impact the appearance of the existing Orchard House building. The proposal would therefore conflict with Policy BCS21 of the Bristol Development Framework Core Strategy 2011 (the CS) which requires new development to contribute positively to an area's character and identity in order to create or reinforce local distinctiveness. It would also conflict with the requirements of Policies DM21, DM26 and DM27 of the Bristol Local Plan: Site Allocations and Development Management Policies 2014.
2. The proposed development would result in a poor quality living environment for future occupiers to the detriment of occupier residential amenity. The proposal is therefore contrary to policy BCS21 of the Bristol Local Plan Core Strategy (2011); policies DM26, DM27, DM28 and DM29 of the Bristol Local Plan Site Allocations and Development Management Policies (2014); and guidance within the Urban Living SPD: Making Successful Places at Higher Densities (2018).
3. The proposed building by virtue of its position and resultant internal access layout is not suitable by reason of its width resulting in inadequate and unsafe access for future & existing occupiers. The development also does not provide sufficient turning space for larger servicing vehicles resulting in unsafe access to the rear of the site. For these reasons the development is contrary to Policy BCS10 of Bristol Development Framework Core Strategy (Adopted June 2011) and Policy DM23 of the Bristol Local Plan: Site Allocations and Development Management Policies (Adopted July 2014).
4. The proposed layout and form of development and proposed internal access would prejudice existing and future development potential of adjoining sites; and would fail to take the opportunities available to improve the quality of the area and the way it functions. The proposal is therefore contrary to policy BCS21 of the Bristol Local Plan Core Strategy (2011); policies DM26, DM27 and DM28 of the Bristol Local Plan Site

Allocations and Development Management Policies (2014); and guidance within the Urban Living SPD: Making Successful Places at Higher Densities (2018).

21/04340/P Application for Outline Planning Permission With Some Matters Reserved - For the erection of 58no. residential apartments with associated works. Approval sought for the matters of Access, Layout, Scale, and Appearance. DISMISSED - APP/Z0116/W/24/3341173

21/04414/P Outline application seeking matters of access, layout and scale for a care complex (use class C2) with associated works. Date Closed 10 January 2023. APPROVED