

# Development Management

## Member Referral Form

### Reporting of a planning application to a Development Control Committee

Before submitting, please discuss the application with the identified case officer, as this may prevent the need for the referral, if the officer recommendation agrees with the ward member view.

(Please email this form to [development.management@bristol.gov.uk](mailto:development.management@bristol.gov.uk))

**Councillor name:** Charlie Bolton

**Councillor ward:** Southville

**Date:** 5/11/18

**Application ref. no:** 18/05310/F

**Application address:** St Catherines Place, Bedminster

**I would like this planning application to be considered by a Development Control Committee if it is proposed to be recommended for approval.**

#### **Reasons for referral (must be on planning grounds):**

##### **Affordable housing**

I regard the proposal to build zero affordable houses as completely unacceptable.

##### **Over-development**

This development cannot be seen in isolation. It needs to be seen in the context of Bedminster Green as a whole. The overall development – when I was last told about it – proposed 1200-1500 additional units overall.

It would be entirely possible to get 800-1000 units from a development of heights and density similar to those in the harbour. This would still be a huge development, but could be done without the enormous blocks of flats.

I regard the current proposal as part of a package which is just too big.

## **Focus**

St Catherines Place is the focal point of the development. The other buildings will taper down from it. So the taller the lead building at St Catherines, the bigger the rest of the development. It is therefore critical that planners consider the impact of this proposal as a whole, and not just on its own.

## **Existing structures**

No one is going to pretend that the existing St Catherines Place is anything other than an ugly development. However, that should in no way be used to justify replacing it with something equally ugly.

## **Character of the local area**

While that side of Bedminster cannot in any way be described as a thing of beauty, it is equally the case that the proposed development is completely out of keeping with the Victorian terraces of Windmill Hill.

## **Energy use**

While this is probably not a valid planning concern, I find it increasingly odd and unacceptable that we have new build which is anything other than carbon neutral, and indeed, carbon-reducing.

I have also been told that high-rise buildings have up to 60% more energy use than mid-rise buildings.

## **Noise**

I have spoken to residents of St Catherines Place who have raised concerns about the noise of the refurbishment of it. The building of a 22 storey block of flats will be a much larger project with much bigger noise implications, over a much longer period. The full development is likely to cause years of disruption.

## **Local facilities**

Along with Councillor Clarke, I have raised concerns over a period of years about the impact of the Bedminster Green development on school places, and capacity at local doctor and dental surgeries. These appear to have been ignored, so I place them on record again.

## **Traffic and parking issues**

Whatever development goes ahead, it is vital that it includes improvements to Bedminster station, and the opportunity is taken to maximise use of sustainable travel.

## **Air quality**

I find it surprising that the air quality summary states:

*'The assessment indicates that the pollutant concentrations associated with traffic will reduce at receptors, as a result of the development.'*

This seems counter-intuitive.

## **Recycling**

I am sure that blocks of flats will result in lower recycling rates than lower rise development

## **Children**

I have seen research which suggests children on tower blocks play outside less.

## **Conclusion**

I supported the original application for St Catherines Place. I increasingly regret having done so.

I supported for some specific reasons – namely the promise of substantial affordable housing in the wider development, the benefits of an increased population for the local trading community, and improvements to the shopping precinct of St Catherines Place itself.

I can accept that this plan will still improve St Catherines Place, although in a quite different way to its predecessor proposal. However, I have no doubts that a substantially smaller development will still deliver major benefits for traders, and I regard the absence of affordable housing as totally unacceptable

**By requesting to refer this application I understand that I am expected to submit a further statement\* as part of the Public Forum section of the relevant Committee meeting and attend the Committee meeting.**

\*Public Forum statements have to be with Democratic Services by Noon on the day before the Committee meeting.

## Notes:

1. The application that you are referring, must relate to a site within your ward. An exception to this relates to single member wards where referrals will be accepted from members from neighbouring wards when the ward member is not available.
2. The referral request must be received by Development Management no later than **7 days** after the end of the published consultation period. This is shown for each application in [Planning Online](#) – see Important Dates tab. While there may be a number of different dates listed here, the date that applies will be the **latest** of the **Expiry Dates** for the neighbour and standard consultation, advertisement and site notice. This applies to the first round of consultation and does not include any re-consultation period.
3. You can only refer an application to a Development Control Committee for planning reasons i.e. not for reasons such as loss of view, effect on property values, private rights, boundary disputes, or construction noise. It is not intended that a request from a constituent is simply “passed on” but that you are supporting the views expressed in this referral, and will attend the committee meeting.
4. The referred application will be considered by the next available committee meeting in order to assist us in determining planning applications in accordance with Government performance targets. Therefore, it could be considered by either of the DC committees.
5. Early contact with the case officer is recommended in order to establish the reasons for any potential referral and to explore potential solutions to the situation.