DE-BRIEFING NOTES FROM DEVELOPMENT MANAGEMENT COMMITTEE SITE VISITS

10th July 20026

Councillors: Michael Bell, Tristan Clark, Paul Hughes, Matthew Riddle ad Jayne Stansfield

Suzanne D'Arcy	Principal Planning Officer
Mahtab Noori	Planning Officer (P26/00645/F & P26/00638/ADV)
Martin Crawford	Highway Officer (P25/02678/O & P24/01249/F)
Paul Johnson	Democratic Services

Application No.	Site	Actions	Representations were received from the following Ward Councillor/Parish
P26/00825/O	Land on the Southwest Side of Duck Street, Tytherington	That a full and detailed report be presented to the Development Management Committee to include: • Consideration of whether the site is in a sustainable location to include confirmation that the Y2C bus service has been extended; a comment from WECA regarding the long-term viability of the Y2C; plans to show the location of the nearest bus stop and bus route; frequency of bus services; existing patronage; distances to key services; access to education. • Consideration of highway safety matters to include suitability of the proposed access; whether the increase in traffic movements would result in a severe adverse impact on the local highway network; speed data and accident records in the vicinity (including speed data recorded by Tytherington Parish Council) • Consideration of heritage assets and the weight given to any harm to the asserts and their setting in the planning balance. • Clarification of the agricultural land classification. • Clarification as to whether there are any archaeological considerations on this site. • Consideration of the impact of the proposal upon the wider landscape to include a photo montage showing	A statement was read out on behalf of Jon Lean / Tytherington Parish Council Representations were received from members of the public and the applicant

		the relationship of the development with nearby heritage assets and residential properties. • Consideration of the application in the context of the emerging Local Plan. • Details of Affordable Housing provision. • Ecological considerations, conditions and mitigation.	
P24/01249/F	Land Off Charborough Road, Filton	That a full and detailed report be presented to the Development Management Committee to include: • Consideration of the application in the context of the Council's climate change policies • Consideration of the application in the context of the emerging Local Plan. • Whether the proposal successfully responds to local buildings and characteristics. • Sections/elevations to demonstrate the relationship of the properties at the site access with the properties on Charborough Road. • Details of Affordable Housing provision. • Ecological considerations, conditions and mitigation to include a response to the resident's Badger Survey report. • Consideration of highway safety matters to address concerns regarding the safety of children travelling to/from the adjacent primary school; the suitability of the proposed access; traffic generation and a comparison with historic activities on the site; on-street parking; the level of on-site parking provision. • Details of a Construction Environmental Management Plan. • The distances to the nearest neighbouring properties. • Consideration of landscaping and tree issues to include details of tree retention and whether there are any TPOs. • Details of contributions towards the provision of new and additional nursery, primary, and secondary school places. • Consideration with regard to the loss of open space.	Adam Monk / Filton Town Council Representations were received from members of the public and the applicant

		• Consideration of the application in the context of the Article 4 Direction covering the Filton Ward and whether the removal of permitted development rights could restrict future development and demand for car parking.	
P26/00645/F & P26/00638/ADV	Pavement on Broad Street, Staple Hill	That a full and detailed report be presented to the Development Management Committee to include: • Confirmation that the application is not retrospective. • A highway boundary plan. • A photomontage to demonstrate how the hub would appear in the street scene. • Clarification of what a Street Hub is. • An indication as to the number of large events held at the Salvation Army • Consideration of the application in the context of the previous refusal reasons and the reasons for relocating position of the Street Hub in this location – could it have been positioned even further away from the Salvation Army?	Representations were received from a member of the public