

Neighbourhood Planning Network



Protecting Music Venues Whilst Delivering Housing

January 2018

Gary Collins, Head of Development Management



The Commitment to Housing Delivery



We will build 2000 new homes - 800 affordable - a year by 2020

*2016 Mayor's Election Manifesto
&
BCC Corporate Strategy*

Case Study 1: The Fleece



Case Study 1: The Fleece

Conversion of 33-49 Victoria St from B1 Office to C3 Residential under Prior Approval

Could only consider: Transport, Flooding & Contamination

Impact on Fleece raised once planning application made to make changes to elevational changes of the building, including windows & balconies

Prior Approval legislation subsequently changed to allow to consider “impacts of noise from commercial premises on the intended occupiers of the development”

Case Study 2: The Thekla



Case Study 2: The Thekla

Proposals for mixed use development of Redcliffe Wharf, including 36 residential units

Significant campaign at the end of the process

Assessed against Policy DM35 – noise mitigation

Approved subject to further assessment & mitigation measures to protect amenities of future residents

Current Policies

Core Strategy BCS2 – Bristol City Centre

“Development will include mixed uses for ... residential ...and arts and cultural facilities”

“Facilities and services.... Which contribute to the diversity and vitality of the city centre will be encouraged and retained”

Current Policies

Central Area Plan BCAP9 – Cultural and tourist facilities

“Existing cultural, tourist and water-based recreation facilities should be retained in those uses and enhanced where possible...”

Current Policies

Site Allocations & DM Policies DM 35 – Noise Mitigation

Noise-Sensitive Development

“Noise-sensitive development in locations likely to be affected by existing sources of noise such as busy roads, railway lines, aerodromes, industrial/commercial developments, waste, recycling and energy plant and sporting, recreation and leisure facilities, will be expected to provide an appropriate scheme of mitigation to ensure adequate levels of amenity for future occupiers of the proposed development.”

“Agent of Change”

This principle places the responsibility for mitigating impacts from existing noise-generating activities or uses on the proposed new noise-sensitive development

Local Plan Review

- Existing policies generally fit for purpose
- BCAP9 could refer to “protecting” existing facilities & venues from nearby proposed development
- DM35 could specifically refer to the Agent of Change principle to make it clear that the policy applies this principle

Next Steps

- Greater power in dealing with Prior Approval applications due to change in legislation following the Fleece case
- Local Plan Review to change emphasis where required (existing policies generally fit for purpose)
- BCC to look at where planning legislation relates to licensing & pollution control legislation – discussions happening soon & Mayor and MP engaged in this