

Meeting of the Development Management Committee on 21st February 2019

Agenda Item: PT18/1491/O Development at the Willow Brook Centre, Bradley Stoke

Transcript of live reporting originally published on the Twitter feed of the Bradley Stoke Journal
<https://twitter.com/TheBSJournal/>

3.09pm Planning meeting now under way at the Jubilee Centre #BradleyStoke #WillowBrook #McDonalds #Starbucks

3.15pm: The applicant's agent has had his 10 minutes. Now the Bradley Stoke town clerk is speaking against the application.

3.20pm: Residents' representative says plans show no 3D visuals. Some other residents are showing photographs they have brought along to the meeting.

3.24pm: Residents' rep's time is up. Argues with chair for more time.

3.30pm: Transport rep Dave Redgewell talking. Creating car-dependent restaurants. No night-time bus service. Travel plan isn't worth the paper it's written on.

3.33pm: Local ward councillor Sarah Pomfret begins by playing a sound recording of boy racers driving around the Willow Brook car park at night.

3.36pm: Pomfret: "Willow Brook spent a week clearing litter before the councillors' site inspection visit."

3.42pm: Local ward councillor Brian Hopkinson speaking. Residents not happy about access road being moved closer to their homes. Some people aren't bothered by speed bumps.

3.46pm: John Ashe reads out an email from BSCS headteacher Steve Moir. Food units "will have a detrimental impact on young people's health"

3.49pm: Cllr Keith Cranney: "I do wonder if the fast food bubble has burst." "People want proper, decent shops."

3.56pm: Cllr Roger Avenin speaking: We have so many food outlets ... "a visitor could get impression no one in Bradley Stoke knows how to cook!"

4.03pm: Principal planning officer [PPO] now speaking. Repeats previous advice against opting for a split decision (refuse permission for food units. allow new retail units) as this would "fundamentally change the application submitted".

4.12pm: PPO: Masterplan for original Willow Brook Centre development and any informal agreement [to keep main buildings far away from residential properties] "hold very little weight" for this application.

4.18pm: PPO: Benefits of proposed scheme outweigh any adverse impacts. All issues raised have been dealt with through mitigations and conditions.

4.27pm: Over to committee members. Cllr Ernie Brown speaks against and says he would like to propose refusal. Cllr Dave Hockey seems to be lending support.

4.33pm: Cllr Hockey: Cars will have a significant impact on nearby properties. Many conditions missing from officers' report when compared to planning inspector's decision on Fishponds Road McDonald's case.

4.37pm: PPO now responding to points raised. Conditions should be applied in preference to refusing permission. Could also consider deferral. [Groans from audience]

4.40pm: Legal officer giving opinion on relevance of 2006 WBC plans versus council's current policies.

4.45pm: Cllr Ernie Brown points out policy regarding "harmful concentration" of food outlets.

4.46pm: PPO: Committee members need to consider specific conditions to mitigate against perceived issues.

4.49pm: Cllr Michael Bell asking about possible condition restricting opening hours of food units. PPO points out that this was considered by case officer but rejected.

4.52pm: Cllr Linda Boon says no condition can stop people parked in cars having windows [down] and playing music.

4.53pm: Cllr Ken Dando also has concerns about noise from cars. Phase 1 (food units) is "unacceptable".

4.54pm: Five of the eight councillors on the committee have now spoken against aspects of the proposal.

5.00pm: We're heading for a vote on a proposal to refuse permission. Now clarifying precise grounds for refusal.

5.07pm: SGC's Development Management Committee has voted to REFUSE permission for proposed development at the Willow Brook Centre in Bradley Stoke. Application now goes to a higher-level committee for "re-evaluation". More in our March magazine, out 2nd March. #McDonalds #Starbucks

For more on this story, visit <http://www.bradleystokejournal.co.uk/tag/pt18-1491-o/>