

**Item 1: - Westmoreland House, 104-106 Stokes Croft**

Page no.	Amendment/additional information
5	<p><b>Additional representation received since the preparation of the report</b></p> <p><b>Montpelier Conservation Group</b></p> <p>MCG would like more consideration to be given to the naming of the entrance from Ashley Road - in the current design it is marked GODWIN YARD in large letters. We would suggest a quieter solution, and that the name 'Carriageworks' be used instead.</p> <p>On parking, there have been examples of councils which have excluded larger developments from residents' parking schemes and we feel this one should be permit-free.</p>
13	<p><b>Community Infrastructure Levy (CIL)</b></p> <p>The CIL Liability for this development is £655,410.72. However, as the development includes an element of affordable housing, CIL relief can be claimed against this element. In addition, if it is conditioned that some of the non-residential element must comprise uses that fall outside Class A1-5 of the Use Classes Order the CIL Liability would be reduced to reflect the lower CIL charges for these uses.</p>
19	<p><b>Additional pre-commencement condition</b></p> <p>Prior to first occupation the developer shall to the satisfaction of the Council enter into a contract with a car club provider to provide car club membership to residents for a period of up to 3 years and engage in marketing and promotional activities regarding this arrangement.</p> <p>Reason: In the interests of the sustainable development of the site.</p>
25	<p><b>Additional Informative</b></p> <p>10. In discharging conditions 12, 13, 14, 15 and 19 attached to these planning permissions, the Local Planning Authority will expect the developers of the site to consult with local stakeholders, including the Carriageworks Action Group (CAG).</p>

**Item 2: - Brunel Ford, Muller Road**

Page no.	Amendment/additional information
	No amendments

### Item 3: - The Laurels, Downleaze, BS9 1LT

Page no.	Amendment/additional information
16	One additional plan to be listed under condition 21, as follows:  P637/004C Front and Rear elevations, received 5 October 2015

### Item 4: - Malago House

Page no.	Amendment/additional information
18-29	<p>Additional conditions:</p> <ul style="list-style-type: none"><li>• Prior to the commencement of above ground works, the applicant shall liaise with Avon Fire and Rescue and agree the number and position of additional fire hydrants required. These shall be provided in the form and locations agreed and retained thereafter. Reason: in the interests of fire safety.</li><li>• Prior to the commencement of the development hereby approved (not including demolition), a detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods in accordance with the approved Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development. Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.</li></ul> <p>Amended conditions:</p> <p>Conditions 4 and 21 – wording amended to include reference to the 5 silver birch trees in the centre of the site, which are now proposed to be retained.</p> <p>Condition 7 – trigger point to be amended to state “<i>prior to the commencement of above ground works...</i>”.</p> <p>Conditions not necessary/to be removed:</p> <ol style="list-style-type: none"><li>1. Condition 9 (as duplicates condition 34)</li><li>2. Condition 36 (as duplicates condition 39)</li></ol>

### Item 5: - Bristol General Hospital

Page no.	Amendment/additional information
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3	<p><b>Additional representations received since the preparation of the report</b></p> <p>Eight additional public comments have been received.</p> <p>Seven additional letters of support have been received. The additional letters of support raise the following new matters:</p> <ul style="list-style-type: none"> <li>- Benefits of giving space back to pedestrians outweigh the small inconvenience to residents.</li> <li>- The setting of the listed building would be enhanced.</li> <li>- Pedestrian footfall to existing local business would be increased as a result of the proposals.</li> <li>- The proposal encourages sustainable forms of transport, active life styles and improves the public realm.</li> </ul> <p>One additional letter of objection has been received. The letter does not raise any new matters.</p>
8	<p>The applicant has submitted an additional technical note which assesses the impact of the proposed closure of Lower Guinea Street on the local highway network.</p> <p>As a result the following amendments should be made to paragraph 3, page 8:</p> <p>The applicant has provided <del>two</del> three technical notes which assess the impact of the proposed closure on the local highway network, including committed developments in the local area at the former General Hospital, Redcliffe Parade West, MetroBus which runs along Redcliff Hill and through Bedminster Bridge. <del>However, the assessment has not considered movements from existing properties and business onto the local highway network.</del> The assessment concludes that the full closure of Lower Guinea Street to vehicles would not have a significant impact on the operation of the local highway network.</p>
10	<p>The recommendation of the report should be amended as follows to reflect the requirement for the existing Section 106 agreement being renewed:</p> <p>RECOMMENDED GRANT subject to Planning Agreement</p>
10	<p>Additional Condition:</p> <p>Approval of road works necessary</p> <p>No development shall take place until details of the following works to the highway have been submitted to and been approved in writing by the Local Planning Authority.</p> <p>Reason: To ensure that all road works associated with the proposed development are to a standard approved by the Local Planning Authority and are completed before occupation.</p>
18	<p>Conditions not necessary / to be removed</p> <p>1. Condition 37 (duplicates Condition 36).</p>
19	<p>Condition to be amended:</p> <p>Condition 41</p> <p>Extent of Outdoor Use on Lower Guinea Street</p> <p>The outdoor use of Lower Guinea Street by the approved ground floor commercial units shall be kept clear at all times to ensure that a 3m width on the pedestrianised</p>

<b>Page no.</b>	<b>Amendment/additional information</b>
	<p>area of Lower Guinea Street is maintained <del>restricted to ensure that an area wide enough</del> for emergency service vehicles <del>is maintained at all times</del> between any tables / chairs and the existing pavement area.</p> <p>Reason: To ensure access is maintained for emergency services vehicles.</p>