

**Item 1: - Wapping Wharf D, E, F, G Wapping Road Bristol BS1 5RN**

Page no.	Amendment/additional information
9	<p>Two further representations have been received since the report was written, both from the same party. One representation was sent directly to the Conservation Officer, and queried the conclusions about the setting of listed buildings within the original report.</p> <p>The other queried the result of the shadowing analysis of Wapping Road submitted after the original report was completed. In essence this questions the veracity of the report and its conclusions, particularly in respect of the conclusions that the Masterplan 2 scheme could not be constructed, given changes to requirements regarding floor to ceiling heights.</p> <p>It is clear that a scheme could be constructed that meets the maximum building heights requirements in the original Masterplan, but this may require the reduction in the number of stories. However, the material issues is how much more significant the overshadowing resulting from the submitted scheme would be to the Masterplan 2 scheme.</p> <p>The submitted shadowing analysis shows the impact of the scheme in February, June and September. The impact of the scheme in February and June are very similar, and officers consider that there would be no material change in impact.</p> <p>However, there is a change in impact shown in the September study, which would have some impact on numbers 2 to 8 Wapping Road, and Daubeny Court. This suggests a similar impact in April. It shows that additional windows would be in shadow in the current scheme that were not in shadow for the MP2 scheme, in numbers 3, 4, 5 and 6 and parts of Daubeny Court at 2pm.</p> <p>Notwithstanding this, all of these properties would be affected by the MP2 scheme, and only one property is shown as being fully in shadow, that otherwise had some direct sunlight to the top storey. Therefore, whilst officers acknowledge there would be additional impact as a result of the reserved matters scheme, the impact would only be for part of the year, and on an elevation which is not in direct sunlight for much of the day. As such, it is not considered that the proposal would warrant refusal on these grounds.</p>
15	<p>Housing Mix</p> <p>As referred to in the original report the applicant has now submitted additional justification for the proposed housing mix, and how it varies from the outline permission.</p> <p>In relation to the affordable housing offer a representation has been made by Knightsone Housing Association, who will be managing block G. This confirms that the location and mix of affordable housing has been subject to negotiation with the applicant. As such, it is currently intended to manage the property in the following mix of uses:</p> <p>37 x over 55's retirement living social rent flats to include 2 x ground floor wheel chair accommodation. 26 x intermediate rental units. 18 x shared ownership units.</p> <p>They have also confirmed that they would prefer to manage the affordable housing within a similar block, for the following reason: 'Having all of our units in one block means we have total control over the management and can deal with any anti-social behaviour issues or neighbour disputes more quickly and</p>

Page no.	Amendment/additional information
	<p>thoroughly.'</p> <p>With regard to the provision of family flats evidence has been submitted from Savills which states that the provision of 3 bedroom units does impact on the viability of the development, although this does not go as far as to demonstrate that the scheme would not be viable if it complied with the condition requiring 15% of floorspace to be in use for 3 bedroom units.</p> <p>However, the more critical issue in this case is the impact on the way the development will be financed. According to the applicant, in order to finance the development it is necessary to pre sell a number of units, and as such it is intended to pre-sell block G to a Registered Provider, and Block E to a Private Renting Sector Investor, and as such the applicant has been in negotiation with a number of parties in the PRS sector. The applicant has advised the following:</p> <p>'Not one of the ten initially interested parties expressed any interest whatsoever in any three bed units. In recent discussions with the two investors still in the frame, both have made it clear that they do not want any three bed units in the cores they are looking to purchase. They do not believe that they will be able to let the units for family accommodation. This view has been reinforced by the agents advising them.'</p> <p>There is a justifiable policy aim of increasing the provision of family accommodation in the city centre, and officers cannot conclude on the basis of the submitted evidence that it would not be viable to achieve a greater proportion of three bedroom units on the site. However, it is considered that the provision of additional 3 bedroom units would impact on the financing model chosen by the applicant. The proposed scheme also does meet many of the aims of policy BCS18, in that it does provide a much more significant mix of tenure than is often achieved on city centre sites.</p> <p>Therefore, whilst officers remain concerned about the under-provision of affordable housing on the site, it is considered that the proposal does meet other policy objectives in this respect, and it is not considered that the proposal merits refusal on these grounds.</p>
26	<p>Heads of Terms for s106 agreement</p> <ul style="list-style-type: none"> <li>• The existing s106 agreement to be amended to allow for the following mix of affordable housing to be delivered as part of Phase 2: <ul style="list-style-type: none"> <li>37 x over 55's retirement living social rent flats to include 2 x ground floor wheel chair accommodation.</li> <li>26 x intermediate rental units.</li> <li>18 x shared ownership units.</li> </ul> </li> </ul> <p>Suggested Conditions</p> <p>1 To ensure the record of those sections of historic fabric that are to be dismantled or relocated</p> <p>No dismantling of sections of the listed gaol wall or alterations to the former JS Fry Warehouse shall take place until the applicant/developer has recorded those sections in accordance with a Written Scheme of Investigation that has been agreed with the Local Planning Authority. The recording is to be carried out by an archaeologist or archaeological organisation approved by the Local Planning Authority.</p>

Page no.	Amendment/additional information
	<p>Reason: to ensure the accurate reconstruction of those parts of the gaol wall that are to be relocated or rebuilt.</p> <p>2 To ensure that any sections or historic wall are rebuilt in appropriate materials</p> <p>Where sections of the historic structures are to be rebuilt and where quantities of reclaimed stone are insufficient, samples of new materials to be used should be agreed in advance by the Local Planning Authority. All new external and internal works and finishes, and any works of making good, shall match the existing original fabric in respect of using materials of a matching form, composition and consistency, detailed execution and finished appearance, except where indicated otherwise on the drawings hereby approved.</p> <p>Reason: to ensure that any new sections inserted into the line of the historic wall are in keeping with the surviving sections of retained wall.</p> <p>3 To secure the conduct of a watching brief during ground reduction works</p> <p>The applicant/developer shall ensure that all ground reduction works, both within the gaol gate and elsewhere, including the communal gardens, are monitored and recorded by an archaeologist or archaeological organisation in accordance with a Written Scheme of Investigation that has been agreed by the Local Planning Authority.</p> <p>Reason: to ensure that an accurate record is made of remains of archaeological interest before destruction or concealment.</p> <p>4 Code for Sustainable Homes</p> <p>The relevant phase of development (except archaeological investigations) shall not take place until evidence that the development is registered with a CSH certification body and a pre-assessment report (or design stage certificate with interim rating, if available) has been submitted indicating that the development can achieve the stipulated final CSH level. The relevant dwelling shall not be occupied until a final Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces that scheme) Certificate has been issued certifying that Code Level 3 has been achieved for this dwelling.</p> <p>Reason: To ensure that the dwellings achieve level 3 of the Code for Sustainable Homes (or any such equivalent national measure of sustainability for home design which replaces the scheme) and assessment and certification shall be carried out by a licenced CSH assessor and to ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions.</p> <p>5 District Heating</p> <p>The relevant phase of the development shall not take place until final details of the connection to the district heating system permitted in Block C has been submitted and approved in writing by the Local Planning Authority. Once approved the scheme shall be implemented in accordance with that approval prior to the occupation of the relevant Block, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>Reason: To ensure that the proposed development benefits from the sustainability measures approved as part of the development, in accordance with the requirements of policy BCS14.</p> <p>6 Further details before relevant element started</p>

Page no.	Amendment/additional information
	<p>Further details (including details drawings at a scale of no less than 1:10 where relevant) of the following shall be submitted to and be approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall be carried out in accordance with that approval.</p> <ul style="list-style-type: none"> <li>a) Typical window openings (including door openings to balconies), including cill, reveal, heads, frame and timber panelling.</li> <li>b) Typical balconies – including Juliette balconies (including structure, flooring, balustrade, handrails and soffit).</li> <li>c) Typical level 0 and 1 openings, including columns, fascias, glazing, metal cladding, plinth, and car park louvres.</li> <li>d) Main pedestrian entrances, including details of steps, handrails, soffits, shopfronts and any security measures.</li> <li>e) Roof level open space, to include details of balustrades and handrails.</li> <li>f) All material junctions.</li> <li>g) Roof level details, including eaves, parapets and rainwater goods.</li> <li>h) Dormer windows.</li> <li>i) Junctions between pitched and flat roof elements.</li> <li>j) Details of bridge section between units D and E, to include details of structure, soffit and junctions between main elevations.</li> <li>k) Entrance to car park, including security measures.</li> <li>l) Photovoltaic Panels.</li> </ul> <p>Reason: To ensure that the appearance of the development is satisfactory and would preserve or enhance the character of this part of the City Docks Conservation Area.</p> <p>7. Large Scale Details – Landscape/Public Realm</p> <p>Unless otherwise agreed in writing by the Local Planning Authority before the relevant part of work is commenced large scale details comprising drawings to a minimum 1:10 scale and/or product catalogue details (including materials, treatments and finishes) of the following items (where proposed within this phase) shall be submitted to and approved in writing by the Local Planning Authority. The detail thereby approved unless otherwise agreed in writing by the Local Planning Authority.</p> <ul style="list-style-type: none"> <li>a) Lighting fixtures and furniture</li> <li>b) Tree surrounds</li> <li>c) Litter bins</li> <li>d) Bollards</li> <li>e) Seating</li> <li>f) Planters</li> <li>g) Cycle Stands and shelters</li> <li>h) New wall structures</li> <li>i) Gates, balustrades and handrails</li> <li>j) Any means of enclosure</li> <li>k) Public Art Works</li> </ul> <p>Reason: To ensure that the appearance of the development is satisfactory and would preserve or enhance the character of this part of the City Docks Conservation Area.</p> <p>8 Sample panels before specified elements started</p> <p>Sample panels of each element of the scheme are to be erected on site (to include a detailed written specification of each material) and approved in writing by the Local</p>

Page no.	Amendment/additional information
	<p>Planning Authority before the relevant parts of the work are commenced. The development shall be completed in accordance with the approved samples before the relevant phase of the development is occupied.</p> <ul style="list-style-type: none"> <li>a) Render</li> <li>b) Proposed brickwork demonstrating the colour, texture, face bond and pointing</li> <li>c) Timber panels</li> <li>d) Proposed stonework, demonstrating the colour, texture, face bond and pointing</li> <li>e) Coping stones</li> <li>f) Zinc cladding – for roof and elevations.</li> </ul> <p>Reason: To ensure that the appearance of the development is satisfactory and would preserve or enhance the character of this part of the City Docks Conservation Area.</p> <p>9 Sample panels – Landscaping/Public Realm</p> <p>Sample panels of all external materials and finishes to the hard paved surfaces, demonstrating laying patterns and jointing details where appropriate, are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced, unless otherwise agreed in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.</p> <p>10 Implementation of hard and soft landscape works</p> <p>The relevant building hereby permitted shall not be occupied or the use commenced until the approved hard proposals have been carried out in accordance with the details hereby approved. The approved soft landscaping scheme shall be implemented so that planting can be carried out no later than during the first planting season following the occupation of the relevant building, unless a revised programme is agreed in writing with the Local Planning Authority. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the Council gives written consent to any variation.</p> <p>Reason: To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory.</p> <p>11 Sustainability</p> <p>All measures referred to in the approved Energy and Sustainability Strategy shall be implemented and be occupation prior to the occupation of the units to which they refer, unless otherwise approved in writing by the Local Planning Authority.</p> <p>Reason: In order to reduce CO2 emission from the scheme and to help tackle climate change in accordance with the requirements of policy BCS14.</p>

## Item 2: - Merchants Dock Rownham Mead Bristol

Page no.	Amendment/additional information
	Two further comments in support – No new issues raised

### Item 3: - The Pump House Merchants Road Hotwells Bristol BS8 4PZ

Page no.	Amendment/additional information
	One further objection rec'd 16th Dec – No new issues raised

### Item 4: - Stapleton Allotments Stoke Lane Stapleton Bristol

Page no.	Amendment/additional information
3	Four objections received. One new issue raised – relating to the change of description of development – respondent is concerned that the reconfiguration of the allotments not being assessed. However the reconfiguration of the allotments does not form part of this application for planning consent. Respondent advises that the fencing and the buildings are very acceptable but should be provided regardless of the Metrobus scheme. The rest of the issues raised by the new representations are already mentioned in the report, many of the comments received communicate objections relating to the Metrobus scheme itself.
14	Condition 6 (Landscaping Plan) to be updated to require 7 replacement trees to be planted as per submitted tree plan – listed in the amended List of Approved Plans Condition below.
14	Condition 8 (Protection of Retained Trees) no longer required as the newly submitted Arboricultural Impact Assessment (see amended List of Approved Plans condition) advises that due to their position and distance from the proposed works, the retained trees will not require protection. Condition 8 to be removed.
9, 15, 17	Transport Development Management required a variation condition for a revised layout of disabled spaces/ surfacing arrangement of the car parking area on the site layout plan. This has now been received; see the amended List of Approved Plans Condition (below). As such, Condition 11 can be removed.
14-17	Conditions re-numbered to take into account the removal of Conditions 8 and 11.
17	<p>Condition 18 (previously 20) (List of approved plans and drawings) require updating and additional further information received as follows:</p> <p>The below plans were subject to minor amendments of the site layout plan shown on each.</p> <p>09-PL-2501 Proposed building, north elevation, internal layout and proposed site plan, received 17 November 2014  09-PL-2502 Proposed building east elevation, internal layout and proposed site plan, received 17 November 2014  09-PL-2503 Proposed building, south elevation, internal layout and proposed site plan, received 17 November 2014  09-PL-2504 Proposed building, west elevation, internal layout and proposed site plan, received 17 November 2014</p> <p>To read:  <b>09-PL-2501A Proposed building, north elevation, internal layout and proposed site</b></p>

Page no.	Amendment/additional information
	<p>plan, received 11 December 2014  <b>09-PL-2502A Proposed building east elevation, internal layout and proposed site plan, received 11 December 2014</b>  <b>09-PL-2503A Proposed building, south elevation, internal layout and proposed site plan, received 11 December 2014</b>  <b>09-PL-2504A Proposed building, west elevation, internal layout and proposed site plan, received 11 December 2014</b></p> <p>Further plans / information received:  <b>09-PL-2000 Tree removal plan, received 12 December 2014</b>  <b>09-PL-2001 Tree replanting plan, received 12 December 2014</b>  <b>Arboricultural Impact Assessment and Tree Protection Plan, received 12 December 2014</b></p>
12	<p>It was hoped that the provision of a memo of understanding for the shortfall in replacement tree planting on site would be obtained prior to the Committee, however this is not the case and as such it is advised that the recommendation should be amended as follows:</p> <p><b>RECOMMENDED GRANT subject to Planning Agreement</b></p> <p><b>That the applicant be advised that the Local Planning Authority is disposed to grant planning permission, subject to the completion, within a period of six months from the date of this committee, or any other time as may be reasonably agreed with the Service Director (Planning and Sustainable Development) a Memorandum of Understanding, entered into by the applicant - Service Director (Highways and Transport Management), Bristol City Council to cover the following matters:</b></p> <p><b>(A) A fee of £173.25 (ONE HUNDRED AND SEVENTY THREE POUNDS AND TWENTY FIVE PENCE) to cover the proper and reasonable costs incurred by the council in connection with the monitoring of the obligations contained in the agreement.</b></p> <p><b>(B) The sum of £14,535.00 (FOURTEEN THOUSAND FIVE HUNDRED AND THIRTY FIVE POUNDS) for the provision of replacement tree planting to be provided within a one mile radius of the Development.</b></p> <p><b>All monetary contributions to be index linked to the date of committee.</b></p> <p><b>(C) That the Director of Planning and Sustainable Development be authorised to conclude the Memorandum of Understanding to cover matters in recommendation (A-B).</b></p> <p><b>(D) That on completion of the Memorandum of Understanding, planning permission be granted, subject to the following conditions:</b></p>

**Item 5: - Part Of Former Sevalco Site Chittening Road Bristol BS11 0YU**

Page no.	Amendment/additional information
2	<p>The application description requires clarification – the following aspect should be amended.</p> <p>It should read:</p> <p>An industrial building to incorporate a plant to grind and process end-of-life tyres (to produce rubber crumb and steel) and 2 no. thermodynamic cracking units (using the crumbed tyres) which are to convert the tyres to synthetic diesel oil and LPG.</p> <p>Not 4 no. thermodynamic cracking units as referenced in the report.</p>
24	<p>Conditions require minor updates as follows:</p> <p>No development shall take place until the developer/occupier enters into an agreement with the City Council to produce and implement a strategy that aims to maximise the opportunities for local residents to access employment offered by the development. The approved strategy shall be undertaken in accordance with an agreed timetable.</p> <p>Reason: In recognition of the employment opportunity offered by the development.</p> <p>To read:</p> <p><b>10. Local Labour Agreement</b></p> <p><b>No development shall take place until the developer/occupier enters into an agreement with the City Council to produce and implement a strategy that aims to maximise the opportunities for local residents to access employment offered by the development. The approved strategy shall be undertaken in accordance with an agreed timetable.</b></p> <p><b>Reason: In recognition of the employment opportunity offered by the development.</b></p>
25 – 29.	Subsequent conditions to be re-numbered 11 – 31.
29.	<p>Condition 31. List of Approved Plans and Drawings requires minor updates as follows:</p> <p>2A Site layout plan, received 20 August 2014</p> <p>To amend the drawing reference number to:</p> <p><b>2C Site layout plan, received 5 December 2014</b></p>

**Item 6: - 44 Bellevue Road St George Bristol BS5 6DS**

Page no.	Amendment/additional information
	A further objection has been received raising no new issues.

**Item 7: - 4 Worcester Crescent Bristol BS8 3JA**



<b>Page no.</b>	<b>Amendment/additional information</b>
	No amendments