

Item 1: - Railway Siding Head Shunt Wapping Railway Wharf Bristol BS1 6DS

Page no.	Amendment/additional information
p.12	Amendment of condition 2: Addition of following wording to the first line: 'before the building is brought into use'.

Item 2: - 42 - 44 Caledonia Place Bristol BS8 4DN

Page no.	Amendment/additional information
p.2	The applicant's agent has now agreed to the requested change to the Description of Development to reflect the fact that the outside area does not benefit from an existing lawful use as a beer garden. Therefore the Description of Development is amended to remove the reference to 'and beer garden (Use Class A4)' and thus now reads as follows: 'Change of use from vacant bank (Use Class A2) to restaurant (Use Class A3) with proposed orangery, reconfigured external fire escape and associated internal and external alterations.'
p. 4	3 no. additional objections have been received. No new issues are raised within these objections other than those already covered by the officer's delegated report.
p. 15 & 21	The applicant's agent has sent a letter and revised Garden Layout Plan at a very late stage (on 1 st February and following the finalisation of the officer's report) proposing alterations to the scheme with regard to the outside seating area. The alterations proposed are as follows: <ul style="list-style-type: none"> - Reduction of covers to 30no. (from 45no.) - Reduced size of the rear garden available for customer seating - No tables to be able to seat groups of more than 6no. - Use of the garden area to be restricted to 21:00 with no orders after 19:30 - Customers that are eating only able to use outside seating area - Remaining garden area to be used as a garden accessible by local residents - Retention of one of the existing trees (cherry tree) <p>Members should note that the revised plan has not been supported by an accompanying revised acoustic report to demonstrate what the actual impact of the alterations would be on noise levels.</p> <p>Given the late submission of these changes, Members should note that the LPA have not been able to consider these alterations formally nor have statutory consultees or residents been consulted on these alterations in a formal context. However, after initial consideration on these proposed alterations by the LPA, it is not considered that these alterations will not address the principle noise concerns regarding the outside seating area as set out at Key Issue B of the Officer's report and as such Members are advised that the receipt of the revised proposals does not alter the recommendation to refuse the application.</p>

Item 3: - 17 Downs Park West Bristol BS6 7QQ

Page no.	Amendment/additional information
	No amendments

Item 4: - Parcel 4 Imperial Park Wills Way Bristol

Page no.	Amendment/additional information
	No amendments

Item 5: - Site At St Thomas Street, Three Queens Lane & Redcliffe Street Bristol

Page no.	Amendment/additional information
1 9	<p>15/05778/F – Demolition of Existing Buildings</p> <p>Members may have noticed a discrepancy in the report. It is stated in the timetable (page 1) that the developer would like to commence demolition in February 2016, and yet condition 2 (page 9) relating to the demolition application (15/05778/F) restricts the commencement of demolition to after the submission of the redevelopment application. That application is expected at the end of March.</p> <p>It has been established with the developers, who are concerned about their tight timescale, and with the interested Officers, that demolition need not be time restricted in this way. It is therefore recommended that condition 2 relating to application 15/05778/F is deleted.</p> <p>Members are asked to consider the proposal and recommendation on this basis. The equivalent condition on the consent for archaeology is recommended to be retained.</p> <p>Conditions</p> <p>Members will have noted that conditions 3 and 4 of application 15/05778/F, and conditions 2, 3 and 4 of application 15/05778/F, are worded to require the submission of various supplementary reports prior to the commencement of development. Since the report was prepared discussions have continued with the applicant; these reports have now been received and are being considered by Officers.</p> <p>Members are asked to consider these applications on the basis that, should any of these reports be considered acceptable by Officers prior to the issue of a decision, the relevant condition can be amended to require compliance with the report.</p>