

Amendment Sheet

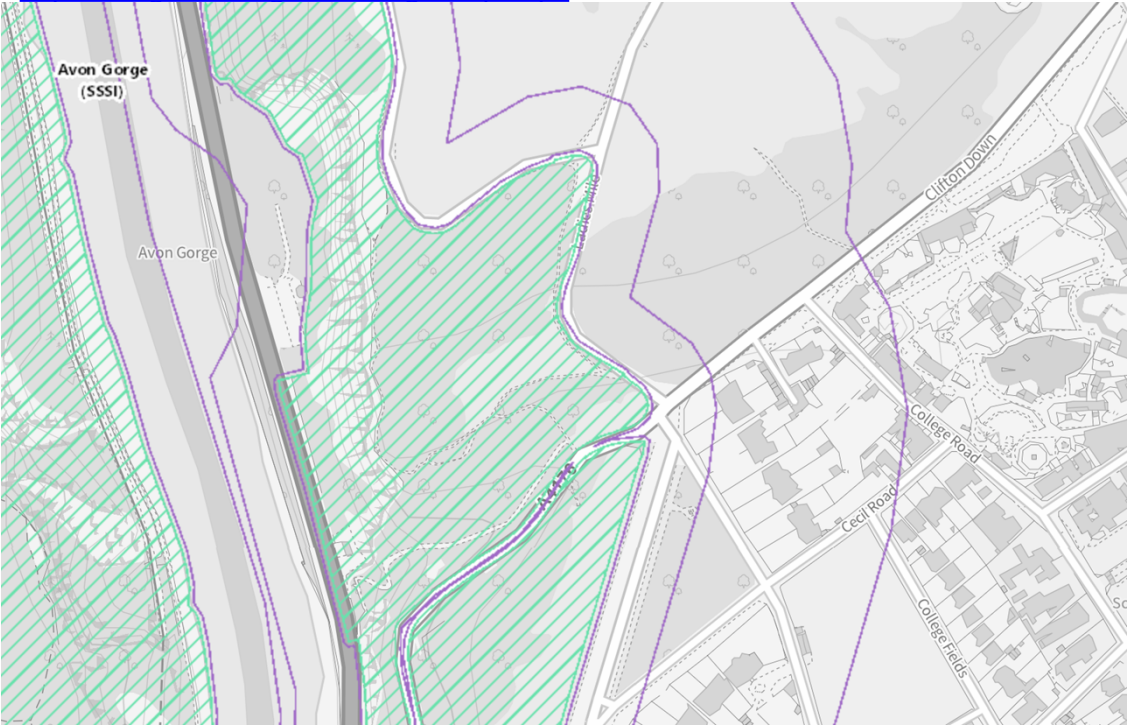
16 November 2022

Item 1: - 1A-C Colston Yard Bristol BS1 5BD

Page no.	Amendment/additional information
	No amendments

Item 2: - Former Car Park College Road Clifton Bristol BS8 3HX

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	<p>Since the preparation of the Committee Report, an additional 7 representations have been received each objecting to the application on the following grounds:</p> <ul style="list-style-type: none"> - The density of the proposed housing is too high and will result in poor living conditions. - The changes to the scheme are minor and do nothing to overcome earlier objections. - The 'institutional' looking design of the buildings. - "New development must respect and respond to this scale and form. The large monolithic block on College Road would be overbearing in nature, primarily due to its height and position close to the front of the site, and is disappointing in design, particularly the inappropriate form of the mansard." - Insufficient parking provision.
	<p>Bristol Tree Forum</p> <p>The Bristol Tree Forum have made the following representations:</p> <p>"Despite our repeated requests, you have failed to explain why the applicant has been allowed to proceed with their application despite being in contravention of Part 1 Section 3 of the Planning Application Requirements Local List May 2022 (which it also failed to do in its original application). This requires a biodiversity survey and report be adduced for 'all developments in or adjacent to':</p> <ol style="list-style-type: none"> 1. A Special Area of Conservation - The Avon Gorge and Leigh Woods. 2. A Site of Special Scientific Interest (SSSI) - The Avon Gorge and Leigh Woods. 3. Site of Nature Conservation Interest (SNCI) - Clifton and Durdham Downs. 4. A Wildlife Corridor. 5. A Regionally Important Geological Sites (RIGS) - the Avon Gorge. <p>This is a Part 1 requirement, which: 'sets out what supporting information is <u>required</u>'; it is not optional. This same requirement was in place when this application was first validated - see the attached 2017 iteration of this document.</p>

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	<p>The applicant's Ecological evidence (21_01999_F-ECOLOGICAL_REPORT-2925088) identifies these sites as 'adjacent areas':</p> <p>3.5 Adjacent Areas</p> <p>The areas adjoining the site consist of a mixture of houses, roads and gardens, some of which are well-established and include large trees.</p> <p>The closest part of the Clifton Down SNCI has a mixture of amenity grassland, scrub and woodland, with small areas of species-rich grassland around rock outcrops on steeper slopes. The closest part of the Avon Gorge SSSI has secondary woodland although there are more important habitats, including limestone grassland and crevice communities with assemblages of rare plants, within 300m of the application site.</p> <p>The site also falls within the Impact Risk Zone (IRZ) of the Avon Gorge and Leigh Woods SSSI. IRZs are zones around each SSSI which reflect the particular sensitivities of the features for which it is notified and indicate the types of development proposal which could potentially have adverse impacts - See - https://magic.defra.gov.uk/MagicMap.aspx.</p>  <p>Given that this site falls within this criteria - it is close enough to be considered 'in or adjacent to' these sites, why has not such evidence been required before this application was allowed to proceed?</p> <p>We note that you have said nothing about the need to achieve some degree of positive biodiversity net gain (BNG) as a result of this proposal - The BNG percentage varies depending on who you ask, but it is agreed that it should be greater than zero.</p> <p>We are also surprised that you have ignored our original comments in your report (attached), even though these still apply to the Committee's deliberations."</p>
	<p>In the event that Members are minded to approve this application, then the following Advice Notes should be included on the Decision Notice:</p>

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	<p data-bbox="308 286 767 320">1 Works on the Public Highway</p> <p data-bbox="300 353 1430 517">The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the council, which would specify the works and the terms and conditions under which they are to be carried out.</p> <p data-bbox="300 555 1406 689">Contact the Highway Authority's Transport Development Management Team at transportDM@bristol.gov.uk allowing sufficient time for the preparation and signing of the Agreement. You will be required to pay fees to cover the council's costs in undertaking the following actions:</p> <ul style="list-style-type: none"> <li data-bbox="395 723 783 757">I. Drafting the Agreement <li data-bbox="395 757 1310 790">II. A Monitoring Fee equivalent to 15% of the planning application fee <li data-bbox="395 790 863 824">III. Approving the highway details <li data-bbox="395 824 858 857">IV. Inspecting the highway works <p data-bbox="300 891 1430 1025">NB: Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.</p> <p data-bbox="308 1059 842 1093">2 Minor Works on the Public Highway</p> <p data-bbox="300 1126 1430 1261">The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking any work on the adopted highway you must enter into a highway agreement under Section 278 of the Highways Act 1980 with the council.</p> <p data-bbox="300 1294 1350 1395">You will be required to pay fees to cover the council's costs in undertaking the approval and inspection of the works. Contact the Highway Authority's Transport Development Management Team at transportDM@bristol.gov.uk</p> <p data-bbox="300 1429 1430 1563">NB: Planning permission is not permission to work in the highway. A Highway Agreement under Section 278 of the Highways Act 1980 must be completed, the bond secured and the Highway Authority's technical approval and inspection fees paid before any drawings will be considered and approved.</p> <p data-bbox="308 1597 943 1630">3 Excavation Works on the Adopted Highway</p> <p data-bbox="300 1664 1430 1798">The development hereby approved includes the carrying out of excavation works on the adopted highway. You are advised that before undertaking any work on the adopted highway you will require a Section 171 (Excavation) Licence from the Highway Authority which is available at www.bristol.gov.uk/highwaylicences</p> <p data-bbox="308 1832 762 1865">4 Street Name and Numbering</p> <p data-bbox="300 1899 1430 2098">You are advised that to ensure that all new properties and streets are registered with the emergency services, Land Registry, National Street Gazetteer and National Land and Property Gazetteer to enable them to be serviced and allow the occupants access to amenities including but not limited to; listing on the Electoral Register, delivery services, and a registered address on utility companies databases, details of the name and numbering of any new house(s) and/or flats/flat conversion(s) on existing and/or newly constructed streets</p>

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	<p>must be submitted to the Highway Authority.</p> <p>Any new street(s) and property naming/numbering must be agreed in accordance with the Councils Street Naming and Property Numbering Policy and all address allocations can only be issued under the Town Improvement Clauses Act 1847 (Section 64 & 65) and the Public Health Act 1925 (Section 17, 18 & 19). Please see www.bristol.gov.uk/registeraddress</p> <p>5 Highway to be Adopted</p> <p>The development hereby approved includes the construction of new highway. To be considered for adoption and ongoing maintenance at the public expense it must be constructed to the Highway Authority's Engineering Standard Details and terms for the phasing of the development. You are advised that you must enter into a highway agreement under Section 38 of the Highways Act 1980. The development will be bound by Sections 219 to 225 (the Advance Payments Code) of the Highways Act 1980.</p> <p>Contact the Highway Authority's Transport Development Management Team at DMengineering@bristol.gov.uk You will be required to pay fees to cover the council's costs in undertaking the following actions:</p> <ol style="list-style-type: none"> I. Drafting the Agreement II. Set up costs III. Approving the highway details IV. Inspecting the highway works <p>To discuss the requirement for sewers contact the Highway Authority's Flood Risk Management Team at flood.data@bristol.gov.uk You should enter into discussions with statutory undertakers as soon as possible to co-ordinate the laying of services under any new highways to be adopted by the Highway Authority.</p> <p>N.B. The Highway Authority's technical approval inspection fees must be paid before any drawings will be considered and approved. Once technical approval has been granted a Highway Agreement under Section 38 of the Highways Act 1980 must be completed and the bond secured.</p> <p>6 Highway Condition Survey</p> <p>The development hereby approved includes the carrying out of a Highway Condition Survey. To agree the extent of the area to be surveyed contact the Highway Authority's Transport Development Management Team at transportDM@bristol.gov.uk</p> <p>7 Sustainable Drainage System (SUDS)</p> <p>The development hereby approved includes the construction/provision of a sustainable drainage system. You are advised to contact the Highway Authority's Flood Risk Management Team at flood.data@bristol.gov.uk before any works commence.</p> <p>8 Restriction of Parking Permits - Existing Controlled Parking Zone/Residents Parking Scheme</p> <p>You are advised that the Local Planning Authority has recommended to the Highways Authority which administers the existing Controlled Parking Zone/Residents Parking Scheme of which the development forms part that the development shall be treated as car free / low-car and the occupiers are ineligible for resident parking permits as well as</p>

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	visitors parking permits if in a Residents Parking Scheme.

Item 3: - Land On The North Side Of Gas Lane Bristol BS2 0QN

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p.133/p.140	<p>Environment Agency</p> <p>Modelling files are being discussed and the topographical survey has been provided. The Environment Agency has been re-consulted on the additional information and if the objection can be overcome, officers are seeking delegated authority to progress these discussions and to add conditions as necessary. If the objection cannot be overcome, the application will be brought back to committee to determine.</p>
p.135	<p>Historic England:</p> <p>Following our previous advice and discussions on site, we encouraged a much greater horizontal emphasis to the building form and its detailing, steering from the character of existing low-slung buildings and significant boundary walls in the area. The amended scheme better expresses this in its form and articulation. The use of rubble stone for the ground floor plinth on Gas Lane will help interpret the prominent and substantial stone walls found throughout the recently designated Conservation Area.</p> <p>While the impact from Viewpoint 1, looking east along Gas Lane would be lessened from that of previous iterations, there would still be a harmful impact upon the primacy of the Grade II* building. We have had sight of an alternative LVIA view (not included in the formal re-submission), taken from a point slightly east of Viewpoint 1, and this appears to emphasise the brick cornices and string courses with heavier shadowing in the rendered image. We therefore advise that, in the event of approval, the detailing of the elevations is such that the horizontal elements are sufficiently robust to articulate the linear form of the building, countering the verticality of the building.</p> <p>While we acknowledge other consented developments within the Conservation Area and the scale and height of some individual elements, the proposals for this site would still counter the low-slung nature of existing buildings, providing much of the character and appearance. Therefore, together with the impact on the primacy of St Vincent's Works, there would still be a degree of harm, this being less than substantial, as defined by the NPPF. We therefore advise that the harm is weighed against the perceived public benefits but giving the great weight to the conservation of heritage asset (NPPF, para 199).</p> <p>(Officer note – details of this element are required by condition nos. 16 and 17. Full comments are available on the application website.)</p> <p>Additional Condition:</p> <p>Prior to commencement of any works of demolition and site clearance, a Level 4 record of the Methodist Chapel identified in the Heritage Note May 2022 shall be made in accordance with guidance in Historic England's 'Understanding Historic Buildings – A Guide to Good Recording Practice' (2016) and shall be submitted to and approved in writing by the local planning authority, and deposited with the Historic Environment Record, Bristol City Museum and the Bristol Record Office.</p>

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	Reason: To ensure that features of archaeological or architectural importance within a building are recorded before their destruction or concealment.

Item 4: - 155 - 165 West Street Bedminster Bristol BS3 3PN

Page no.	Amendment/additional information
224	Condition 41 – List of Approved of Plans List Plan list corrected, specifically the drawing number for no. 113 P5 'Proposed Elevations Sheet 2 of 2' has been corrected to dwg no. 113 P6 'Proposed Elevations Sheet 2 of 2'. For the avoidance of doubt, no material change has been made to the plan itself.