

Amendment Sheet
5 July 2023

Item 1: - Broadwalk Shopping Centre Broad Walk Bristol BS4 2QU

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| | No amendments |

Item 2: - Christadelphian Meeting Room Church Hill Bristol BS4 4LT

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| 116-117 | <p>Four further representations to the application have been received since the report was published (taking the total number of contributors to the application to 26- all objectors). The further representations included points already summarised in the report. Additional points are summarised below (case officer response provided in italics or below):</p> <ul style="list-style-type: none"> - The Hall has no parking, there is one space to the left looking at it, but this is used by the townhouses next to it; <i>* The space referenced is not shown on plan as relating to the proposed development.</i> - The '36' bus service no longer operates and is serviced via a trial of Westlink; - The HMO is not supported, there are several between Church Hill and Jean Rd junction and another potentially just sold at Auction (on Church Hill). <i>*1 See note below.</i> - The existing services in the area (e.g. doctor surgeries) cannot support new housing; - Construction management <i>*Construction management plans would not typically be conditioned for proposals of this scale.</i> - If the hall can't be retained as is, then perhaps the owner could consider a smaller proposal such as a family home. <i>*The application must be considered on its merits.</i> <p><i>*1- The Private Housing Team has advised:</i></p> <ul style="list-style-type: none"> - 1 Church Hill- Licensing application received (in Feb 2023) for 1a Church Hill for 5 tenants sharing but has not yet been validated and no licence has yet been issued. - There are no other applications pending between Church Hill and Jean Road. |
| 127 | <p>Noise, activity and disturbance- <i>additional text</i></p> <p>A Landlord Management Plan (LMP) was submitted by the applicant on 26th June 2023. The Council's Pollution Control (Environmental Health) Officer has advised that they are satisfied with the plan as a supporting document and confirms that it includes all of the information that they would usually wish to see in a document. They do not object to the application proposal.</p> |

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| 129 | <p>The LMP includes the following information (amongst other information):</p> <ul style="list-style-type: none"> - The Landlord has already passed the 'fit and proper person' test and Landlord Development Programme associated with the HMO licence process. - The contents of the management plan are based upon best practice guidance, which the following documents set out: <ul style="list-style-type: none"> • West of England – Code of Good Management Practice; • Bristol City Council Briefing Note – Neighbourhood issues – Mandatory and Additional Licencing Waste Storage and Disposal; and, • University of Bristol – Guide to Community Living. - Tenants will receive a copy of the HMO LMP on entering into a shorthold tenancy agreement and additionally a copy will be retained at the Property, within a common area, available for all tenants at all times. - Advice to Tenants includes the following: Avoiding using the garden 10pm-7am, keeping windows and doors shut when possible, avoiding slamming doors windows and shouting, ensuring people leave quietly, avoiding use of amplification equipment, avoiding parties and guidance where having a party. - Physical mitigation measures will be installed prior to occupation in accordance with the Building Regulations - Approved Document E: Resistance to the Passage of Sound (ref: ISBN 978 1 85946 616 2) and to meet fire safety standards under Approved Document B: Fire Safety (ref: ISBN 978 1 915722 15 7) and for HMO licence purposes. This will include installation of wall linings and double-glazed windows improving sound insulation, as well as fire safety measures such as 30-minute rated fire doors throughout that will also offer sound mitigation. - Operational measures include not marketing the property to students and sets out various tenancy clauses. |
| 132 | <p>The applicant has confirmed that their intended occupancy for the property would be 10 residents.</p> |
| 133 | <p>(G) SUSTAINABILITY- <i>Additional text:</i></p> <p>An additional condition is recommended to require the approval of a more detailed Sustainability Statement (currently covered under the Planning, Design and Access Statement) in order to address considerations around adaptation to climate change including overheating impacts.</p> <p>Overheating Assessments are not an application requirement for 'minor' scale planning applications such as this. 'Approved Document O: Overheating' of the Building Regulations refers to new-build schemes only and does not apply to this proposal.</p> <p>However, a Sustainability Statement should demonstrate that solutions have been explored to reduce likely identified risks such as insulation (particularly at roof level to reduce warming of the upper floor rooms), solar shading/ solar glazing, water efficiency measures. It is acknowledged that there isn't scope for green infrastructure on site.</p> <p>PLANNING BALANCE AND CONCLUSION</p> <p><i>There was a word missing in the original sentence- now completed below:</i></p> <p>There would be considered no adverse impacts of the development except that the living environment in terms of the outlook of some rooms would be limited.</p> |

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| | <p data-bbox="311 302 885 336">RECOMMENDED ADDITIONAL CONDITION</p> <p data-bbox="311 347 614 380">Sustainability Statement</p> <p data-bbox="311 414 1428 593">Prior to commencement of the development hereby approved, a Sustainability Statement, demonstrating how sustainable design principles and climate change adaptation measures, including measures to reduce overheating risk have been incorporated into the design and construction of the development, shall be submitted for approval in writing by the Local Planning Authority.</p> <p data-bbox="311 616 1428 683">The development shall be constructed in full accordance with the approved Sustainability Statement prior to first occupation of the development.</p> <p data-bbox="311 716 1428 862">Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with policies BCS13 (Climate Change), BC14 (sustainable energy), BCS15 (Sustainable design and construction), DM29 (Design of new buildings).</p> |
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Item 3: - Basement Flat 4 Elliston Road Bristol BS6 6QE

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| | No amendments |