

List of planning applications and other proposals submitted under the planning acts to be determined by the director of environment and community services

CIRCULATED SCHEDULE NO: 09/23

Date to Members: 03/03/2023

Member's Deadline: 09/03/2023 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

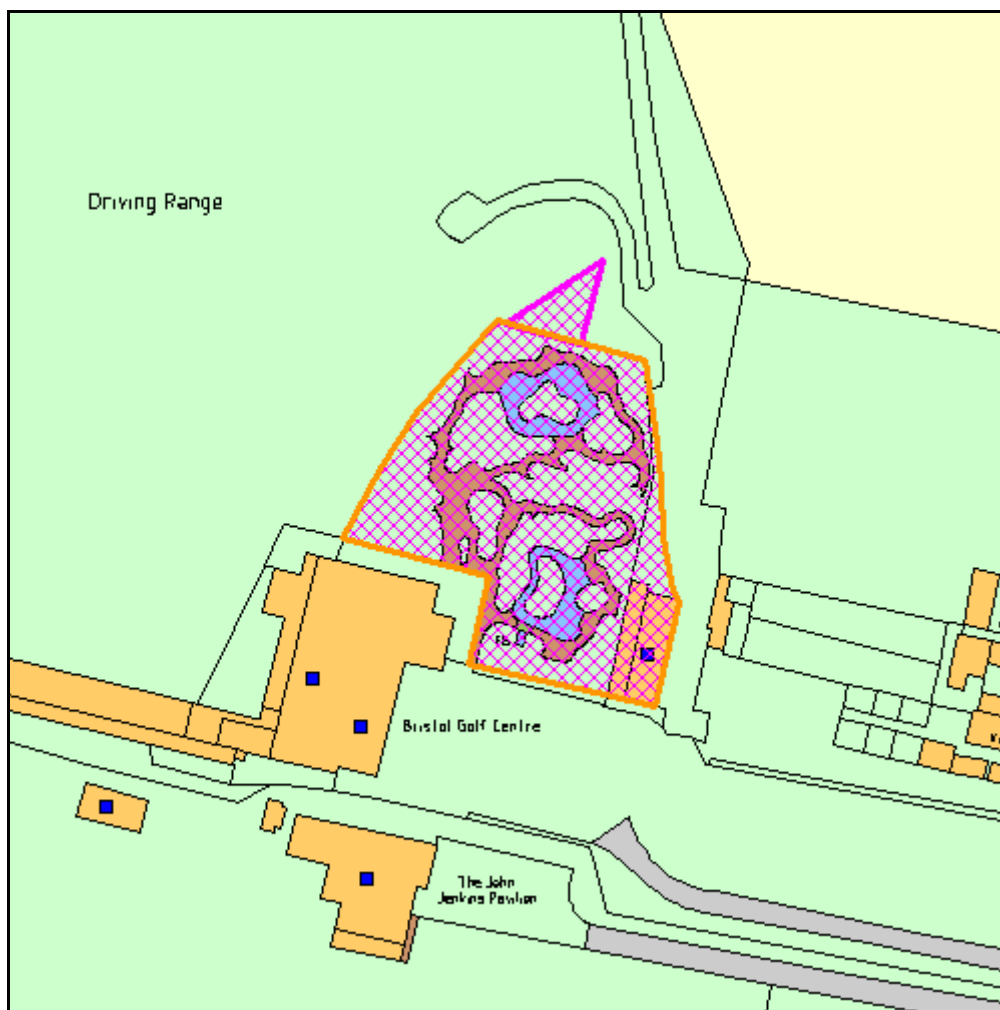
CIRCULATED SCHEDULE 03 March 2023

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/05004/F	Approve with Conditions	Hambrook Golf Range Common Mead Lane Hambrook South Gloucestershire BS16 1QQ	Frenchay And Downend	Winterbourne Parish Council
2	P22/05218/HH	Approve with Conditions	48 Sandringham Road Stoke Gifford South Gloucestershire BS34 8PY	Stoke Gifford	Stoke Gifford Parish Council
3	P22/05877/F	Approve with Conditions	Land At Vergers Cottage Main Road Easter Compton South Gloucestershire BS35 5SJ	Pilning And Severn Beach	Almondsbury Parish Council
4	P22/06484/RVC	Approve with Conditions	Land To The North Of Minor's Lane Ableton Lane Hallen South Gloucestershire BS10 7SF	Pilning And Severn Beach	Almondsbury Parish Council
5	P22/06836/F	Approve with Conditions	Land Adjacent To 7 Stanley Avenue Filton South Gloucestershire BS34 7NQ	Filton	Filton Town Council
6	P23/00399/TRE	Approve with Conditions	Land At The South Of The Railway, East Of Harry Stoke	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 09/23 - 3rd March 2023

App No.:	P22/05004/F	Applicant:	Mr James Rogers Bristol Golf Centre
Site:	Hambrook Golf Range Common Mead Lane Hambrook South Gloucestershire BS16 1QQ	Date Reg:	2nd September 2022
Proposal:	Redevelopment of Existing 18 Hole Adventure Golf to Extend to 36 Hole Adventure Golf with Two New Themed Courses with New Kiosk & Party Room replacing Existing Kiosk and Party Room.	Parish:	Winterbourne Parish Council
Map Ref:	363167 178492	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	25th October 2022



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 100023410, 2008. **N.T.S.** **P22/05004/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

CIRCULATED SCHEDULE

The following report appears on the Circulated Schedule due to the need for a Unilateral Undertaking for monitoring of a Travel Plan.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the Redevelopment of Existing 18 Hole Adventure Golf to Extend to 36 Hole Adventure Golf with Two New Themed Courses with New Kiosk & Party Room replacing Existing Kiosk and Party Room.
- 1.2 The application site is Hambrook Golf Range, Common Mead Lane, Hambrook. The site is outside the settlement boundary and within the Bristol/Bath Green Belt.
- 1.3 During the course of the application additional information to confirm drainage and a transport statement to assess impact on the highway were requested and received by the LPA.
- 1.4 Also during the course of the application revised plans were also submitted to include Hole 8 of proposed Course 2 which had inadvertently been missed off the plans. Other confirmatory details included: a single plan showing how the 2 courses would link together; confirmation that the current height of the props and fencing would not be exceeded by any of the new proposed course enhancements this includes the kiosk which at 5.1m high would not exceed the existing driving range café or surrounding buildings (which attain a height of 7.6m to ridge), reduction in height of the 'pyramid' structure to 4.5m from 5.5 m with a further reduction in its overall footprint; confirmation that the application has been submitted due to the wear and tear of the use of the course over the previous 10 years and a revised business plan; there would be no change to the current sound system or the existing hours of operation; amended plans showing the site extending to the highway for transport purposes.
- 1.5 The proposal is to redevelop the existing 18 hole Pirate Adventure gold course, putting green and retail space into an 18 hole 'Around the World' theme and an 18 Hole 'King Kong Adventure' themed Adventure Golf facility. The proposed design introduces soft landscaping, a water feature and themed holes. The overall aim is to provide a leisure destination for families to complement the adjacent golf range and café. Adventure golf is targeted at all ages. It is stated that such an activity has been proven to be a stepping stone for children to gain some initial experience in golf which can lead to them beginning golf as a sporting activity. The facility allows groups, schools and families to use the site providing social and recreational activity across a broad age spectrum.

2. POLICY CONTEXT

- 2.1 National Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS13	Non-Safeguarded Economic Development Sites
CS25	Communities of the North Fringe of Bristol
CS34	Rural Areas

South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP9	Health Impact Assessments
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
SPD – (Adopted) March 2015

SPD: Development in the Green Belt (Adopted) 2007

South Gloucestershire Council Waste Collection: guidance for new
developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

- 3.1 P22/05168/F Erection of soft play centre (Class E) with associated works.
Withdrawn.
- 3.2 PT16/0719/RVC Variation of Condition no. 2 attached to PT15/1387/F to enable use of building for the ancillary repair, sales and storage of golf trolleys and cycles.
Approved 27.6.16
- 3.3 PT15/1387/F Alterations to roofline and external cladding to facilitate phased restoration of existing workshop/storage units.

- | | | |
|-----|-------------------------|---|
| | Approved | 2.6.15 |
| 3.4 | PT14/3140/F
Approved | Installation of roof lights to main building.
20.10.14 |
| 3.5 | PT11/1279/F
Approved | Erection of single storey front side and rear extensions to golf clubhouse.
7.7.11 |
| 3.6 | P91/1244
Approved | Demolition of existing buildings and construction of a golf driving range and associated clubhouse; construction of car park and alterations to existing vehicular and pedestrian access; erection of perimeter fencing and floodlighting (in accordance with the amended plans received by the council on 26TH April 1991 and 26TH June 1991)
10.7.91 |

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.

Internal Consultees

- 4.2 Highway Structures
No comment

Statutory / External Consultees

- 4.3 DM Transport
More information needed:
This application must be supported by a Transport Statement/Assessment including but not necessarily limited to, the following information:
- a. An assessment of access to the site by all modes of transport and all types of vehicle.
 - b. A forecast of the number of vehicular movements associated with the site before and after this change.
 - c. An assessment of the potential impact, if any, on the local highway network.
 - d. Detail of any changes to the off-site highway, if any, required by these proposals.
 - e. An assessment of the adequacy of the proposed car parking facilities.
 - f. A Travel Plan Statement setting out the measures to be employed to discourage car travel to the site.

Updated comments:

Need Transport Assessment to be based on data survey and for the Travel Plan to be a more comprehensive document.

Final comments:

No objections after more information submitted. Travel plan management fees to be via unilateral undertaking.

4.4 Lead Local Flood Authority:

The application form states that the proposed methods of both foul sewage and surface water disposal are via 'Mains'. However, this appears to be unachievable as we have no record of any existing public foul or surface water sewers within close proximity of the site. We therefore request the submission of a drainage layout plan which clearly illustrates the proposed connection points into the 'Mains' systems.

Updated comments:

Following the submission of additional confirmatory information there are no objections in drainage terms.

Other Representations

4.5 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 The proposal is for the redevelopment of Existing 18 Hole Adventure Golf to create a 36 Hole Adventure Golf with Two New Themed Courses with New Kiosk & Party Room replacing Existing Kiosk and Party Room.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material consideration. The location of the site within the Green Belt is noted and given the proposal is for the redevelopment of an existing sport/leisure venue this is a material consideration in its favour. Nevertheless, the increase in development within the Green Belt must firstly be assessed and if found acceptable, further assessment regarding overall design, the impact on the transport network and on amenity of closest neighbours is necessary. These matters are discussed below.

5.3 Green Belt:

Green Belt policy lists the exception criteria where development in the Green Belt can be acceptable. Development not falling within this list is deemed inappropriate and harmful and not supported unless a case of very special circumstances can be made. In this instance the proposal is for the redevelopment of an existing leisure venue and as such falls under one of the exception categories providing the development would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it.

5.4 The proposal is for redevelopment of the course to expand the existing sports feature into 2 linked adventure golf courses and the replacement of the existing kiosk and party room. Given there is already one course in existence this is regarded as a material consideration that holds weight in its favour. The development would be mostly within the confines of the existing adventure golf course complex. An additional area to the north and east side would be put into use for 8 of the new holes but the entire site would still be within the land originally granted permission for the primary application of leisure / sporting

use. To accommodate this some new fencing would be employed to prevent users wandering into the wider driving range site. The fencing would be green anti-climb fencing typically found in such locations. The applicant has confirmed that the reason for the application is general refurbishment of the site following 10 years operational wear and tear and to create a new theme to bring in continued revenue for the business.

- 5.5 The impact on the Green Belt must therefore be assessed in terms of the effect of the replacement kiosk and party room and the proposed new function room and props would have on openness. Openness can have both a physical and visual impact.
- 5.6 In terms of comparison of existing structures, the existing kiosk, party room and 3 x metal containers amount to a total volume of 182m³. Figures provided by the applicant show the replacement party room and kiosk (achieved by re-using 2 of the metal containers with the third being removed from site) would achieve a volume of 160m³ meaning an overall reduction in volume. This overall nett reduction in built volume weighs positively for the proposal.
- 5.7 Moving onto the props - some of these such as the proposed new pyramid are quite large at 4.5m but it has been confirmed by the applicant that they would not exceed the height of existing props to be retained such as the shark.
- 5.8 It is acknowledged the introduction of a second course would have some impact on openness due to the ambitious redesign of the site. If openness can be considered to represent the absence of built form then invariably the introduction of new props would have some impact on the openness of the Green Belt. This could be regarded as being harmful and as such the main factor to consider would be whether harm this could be offset by the benefits of the scheme.
- 5.9 Plans show that all development will be within the same site and essentially the 2 courses will be within the same area as is currently occupied by 1 Course, with some expansion to the northern boundary yet still within the overall adventure golf site area. This counts in its favour and modest weight can be attributed.
- 5.10 The imaginative redesign of the existing site and the creation of 2 courses instead of 1 has been a result of the necessity to periodically both update equipment and business plans to ensure such ventures meet demand, economic preferences and continue to provide an entertainment venue to the community. This holds modest weight in its favour in terms of impact on Green Belt assessment. The adventure golf centre already plays an important social and sporting function for the benefit of the local (and not so local) community. Being active is encouraged and for this reason some weight in favour of the scheme can be applied. The proposal would be within the larger existing leisure site and would not extend outside into the unspoilt areas. Modest weight is awarded for this fact. New structures would not exceed the height of existing structures – neutral weight is given for this fact.

- 5.11 Overall for the reasons given above, the limited harm to the openness of the Green Belt can be offset by the economic benefits to the business and for the benefit the part this venture plays in terms of encouraging outdoor health and sporting activities.
- 5.12 For these reasons the proposal is acceptable and although there would be changes within the site, overall the scheme would not have a negative impact on the openness of the Green Belt and is therefore appropriate.
- 5.13 The proposal is therefore acceptable in principle and the assessment can continue.
- 5.14 Design and Visual Amenity:
Changes proposed under this application include the redesign of the site to replace the existing 18 hole golf course with 2 x18 hole golf courses thus making a 36 hole golf course in total. Included within the proposed development would be a function room to include kiosk, party room and some storage which would replace existing structures of similar uses. The existing course occupies an area of around 2,300 m² and this proposal would see that rise to around 3,400m². Details included within the submission explain that the themed props will consist of both life sized and scaled animals and features to accord with the individual themes. A mix of materials is proposed such as natural wood, rocks, planting and manufactured items coupled with realistic carved features to, it is stated, create a journey through a natural environment. The aim is for the experience to be engaging and educational by means of contextual information boards.
- 5.15 With regards to the design of the courses this has been done by professionals and as such the comment here can only be that in planning terms the overall appearance meets that of a golf course, is appropriate for its location and as such is in accordance with adopted design policies. Similarly with regards to the new function room to be located within repurposed storage containers, along with a replacement kiosk and party room, the location has been due to the re-design of the site and its proposed multi-purpose use for green keeper's equipment. There would be an overall reduction in the size of these structures compared to the existing situation (2 storage containers instead of 3). The two storage units would be stacked and covered in cladding and rendered to ensure they blend in with their surroundings. In appearance and materials these structures are also appropriate. When considering the nature and scope of the propose these changes are not considered disproportionate or unacceptable.
- 5.16 Given the above the proposal accords with adopted design policies and can be supported.
- 5.17 Transport matters
Given the scale of the development proposal, the main consideration in transport terms was to ensure that safe access to this facility for all types of vehicle is provided without jeopardising the operation of the existing highway. Therefore a Transport Statement was requested to support the application.

- 5.18 The statement was required to include: an assessment of access to the site by all modes of transport and all types of vehicle; A forecast of the number of vehicular movements associated with the site before and after this change; An assessment of the potential impact, if any, on the local highway network; Details of any changes to the off-site highway, if any, required by these proposals; An assessment of the adequacy of the proposed car parking facilities; A Travel Plan Statement setting out the measures to be employed to discourage car travel to the site.
- 5.19 The additional supporting information was sufficient to satisfy Officers and that subject to conditions the development is appropriate and can be supported.
- 5.20 The Travel Plan would require monitoring over its 5 year period and a fee is payable for the service. This will require an appropriate legal agreement and the applicant has agreed to this.
- 5.21 Residential amenity:
The site is some distance from residential properties and as such the scheme would not have an adverse impact on the amenity of occupiers.
- 5.22 In this regard the proposal complies with adopted policies and can be supported.
- 5.23 Lighting
Details state the lighting design and installation would be in the form of bollard lighting around the course(s) to provide ambient lighting to facilitate dusk/evening usage. The existing lighting would be used to highlight features within the course(s).
- 5.24 No specific details have been provided and as such it is necessary to attach an appropriate condition to the decision notice.
- 5.25 Impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and foster good relations between different groups when carrying out their activities.
- 5.26 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.27 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. **CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 That authority be delegated to the Director Environment and Community Services to grant planning permission, subject to the conditions set out on the decision notice and the applicant first voluntarily entering into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure the following;

Travel Plan contribution

The provision of funds for the sum of £500 per annum for the 5 year period of the Travel Plan for the purposes of a monitoring fee to be used for the review of the Travel Information Pack, including and not limited to such matters as site visits and communication between parties.

The reason for the above obligation is to ensure that the mitigation of the impacts of the development are met.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. Development shall proceed in accordance with the following plans:

As received by the LPA on 16.8.22:

Existing site plan - 1.01

Proposed pathway course 1 - 1.06.1 Rev D

As received by the LPA on 18.1.23:

Existing demise and location plan - 1.02

Existing site plan - 1.03

Existing site sections - 1.04

Proposed course 1 - 1.05.2 Rev D

Proposed section plans course 2 - 1.07.2 rev D

Proposed pipe work and waterflow - 1.08
Drainage plan - 1.09 Rev D
Proposed electrical installation - 1.10 Rev D
Landscape plan - 1.22 Rev D

As received by the LPA on 20.2.23:

Kiosk render - 1.16.1
Kiosk roof plan - 1.16.2
Kiosk elevation 1 - 1.16.3
Kiosk elevation 2 - 1.16.4
Kiosk ground floor - 1.16.5
Kiosk first floor plan - 1.16.6

As received by the LPA on 28.2.23:

Overall proposed site plan - 1.05.1 Rev D
Proposed course 2 - 1.05.3 Rev D
Proposed pathway course 2 - 1.06.2 rev D
Section plans Course 1 - 1.07.1 Rev D

Reason:

For the avoidance of doubt.

3. Development shall proceed in accordance with the Travel Plan received by the LPA on 23.11.22.

Reason:

To encourage means of travel other than the private car in the interests of the environment/health and to minimise use of private motor vehicles in accordance with PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

4. Prior to the first use of the redesigned courses details of the external lighting shall be submitted to the LPA for written approval. Development to be in accordance with the approved details.

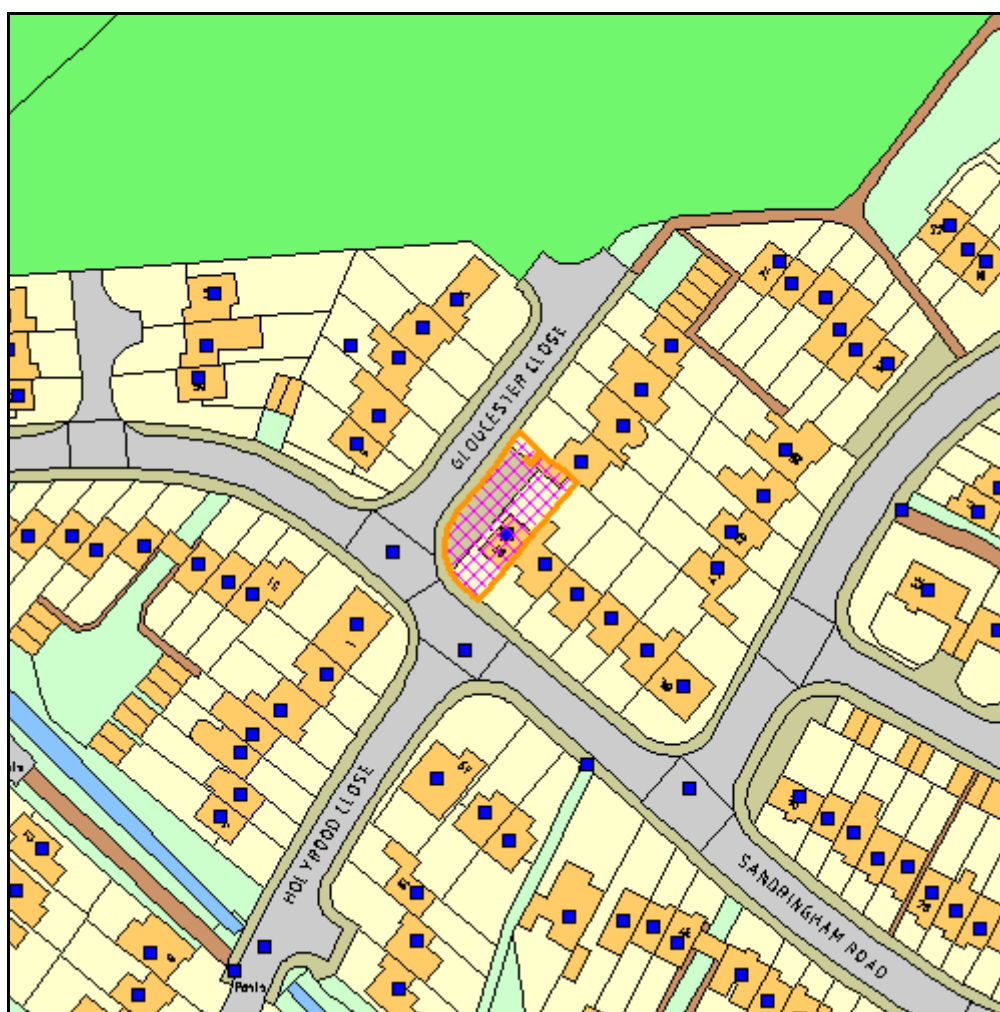
Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP7 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

Case Officer: Anne Joseph
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 09/23 - 3rd February 2023

App No.:	P22/05218/HH	Applicant:	Mr Zany Hajdari
Site:	48 Sandringham Road Stoke Gifford South Gloucestershire BS34 8PY	Date Reg:	23rd September 2022
Proposal:	Erection of a two storey side extension to form additional living accommodation, and relocation of boundary wall to increase private amenity space (retrospective).	Parish:	Stoke Gifford Parish Council
Map Ref:	361788 179993	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	10th March 2023



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P22/05218/HH

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the relocation of boundary wall to increase private amenity space (retrospective) and erection of a two storey side extension to form additional living accommodation at 48 Sandringham Road, Stoke Gifford.
- 1.2 The application site is located within a designated settlement boundary, no restrictive designations apply.
- 1.3 This application effectively forms a resubmission of the previously refused application P19/8109/F. As this decision was made within the extant local development plan period, the associated reason(s) for refusal form a material consideration and must be overcome in order to provide a positive recommendation. This is discussed further in the material below.
- 1.4 Revised plans have been received since the point of submission which have made amendments to the fenestration, in addition to reinstating soft landscaping to the side boundary.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 South Gloucestershire Local Plan Core Strategy (Adopted) 2013

CS1	High Quality Design
CS5	Location of Development (inc. Green Belt)
CS8	Improving Accessibility
CS25	Communities of the North Fringe of Bristol Urban Area
CS34	Rural Areas

South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017

PSP1	Local Distinctiveness
PSP5	Undesignated Open Space with Urban Areas and Settlements
PSP8	Residential Amenity
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016
Householder Design Guide SPD (Adopted) 2021
Trees and Development Sites SPD (Adopted) 2021

3. CONSULTATION RESPONSES

- 3.1 Stoke Gifford Parish Council – Objection.

*“Reduced visibility on bend;
Two cars are unable to park ' only space for one;
Concerns on changing road layout; and
Height of wall is over-bearing & out of keeping.*

“Councillors asked for planning enforcement to confirm if the boundary wall was permitted to be built and what date the permission was given, as it is overbearing and the height appears to be above limits for permitted development’

“Should planning permission be granted, SGPC would request the inclusion of a condition restricting the hours of working (and movement or delivery of machinery or building materials), during the period of construction, to 07:30 ' 18:00 Monday to Friday, 08:00 ' 13:00 Saturdays and with no working permitted on Sundays or Public Holidays.”

[Officer Comment]: In this instance the height of the newly constructed boundary wall measures 1.8m. As this wall is adjacent to a highway used by vehicular traffic, the existing wall does not meet the 1m in height exception. As such, the description of development has been amended to include this structure.

- 3.2 Sustainable Transport – No objection, conditions recommended.

Public Response

- 3.3 One letter has been received in response to the period of statutory consultation.

“Other than to note that the previous similar application P19/8109/F to extend this property was refused as being 'contrary to Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013; and, Policy PSP1 and PSP5 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017. I have no further objections.”

4. RELATIVE PLANNING HISTORY

- 4.1 P19/8109/F. Permission Refused, 30/8/2019

Proposal: Erection of a two storey side extension to form additional living accommodation.

Reason for Refusal:

“The proposed development would result in a poorly proportioned extension that would be out of scale with the host dwelling and nearby dwellings in the context of the site. The development would also result in the loss of an area of ‘open-plan’ land that forms an intrinsic and positive part of the character of the locality. This a factor further compounded by the enclosure of the site with a high brick wall off the back edge of the highway. The resulting development would therefore represent a poor standard of design and would be incongruous within the street scene resulting in a detrimental impact upon the character of the site and the surrounding locality. The proposed development is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013; and, Policy PSP1 and PSP5 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.”

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application seeks permission for the relocation of boundary wall to increase private amenity space and erection of a two storey side extension to form additional living accommodation within an existing residential curtilage, which is within a designated settlement boundary.

5.2 With regards to the relocation of the side boundary wall, the area to be consumed by the rear garden is regarded an undesignated open space. Policy PSP5 support development in these areas, provided the quality and character of the area is not adversely affected.

5.3 Householder extensions are acceptable in principle as set out in policy PSP38. Further material consideration includes that of visual amenity, residential amenity and off-street parking. These detailed matters will be discussed below.

5.4 Design and Visual Amenity

Policy CS1 of the Core Strategy and policies PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.5 Within the previous officer report regarding application ref. P19/8109/F, the following commentary was made with regards to the character of the area:

“The area of land located to the side and front of the house is ‘open-plan’ and is a specific design feature of the original development. It is of note that, whilst within the ownership of the applicant, this area of land is not within the residential curtilage (i.e. land directly incidental to the enjoyment of the host dwelling). This type of layout is intended to leave an open character to the

housing development as a whole and is generally considered to be a feature that should be retained in the interests of visual amenity. As with many examples of this type of housing estate layout, the dwellings are generally aligned behind the strip of 'open plan' land and (as is the case here) is a particularly important feature on corner plots."

- 5.6 Officers agree with the previous assessment, and indeed that the valuable contribution that these open corner plots bring to the character of the area. Nonetheless, there are other examples where side extensions into these open areas have been undertaken within the immediate vicinity, such as no.49 and 38 Sandringham Road. Since the point of submission, the side boundary wall has been set-back closer to the host property, with an area to the front designated for soft landscaping so to soften the visual built form. Subject to a detailed landscaping and maintenance condition to ensure successful integration within the street scape, the character of the area would be retained. This provides a neutral weight to the decision.
- 5.7 Turning to the extension, the previously refused application sought a side extension of 4.9m in width. The extension now proposed as part of this application seeks a width of 3.7m. The proposed width of the side extension would be over half of that of the original building (measuring 5.5m) by approximately 1m. This result in a negative weight against the decision. However, there is not considered to be any harm to the wider character of the area, this attracts a neutral weight. With regards to architectural detailing, the eaves and ridge height would align, which is consistent with other similar extensions seen within the area. The windows have also been amended to complement the existing styles on the property. These matters attract a neutral weight.
- 5.8 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact. The proposal has been carefully assessed and has found to be in compliance with these policies. These matters attract a neutral weight.
- 5.9 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development would result in one additional bedroom to create a 4bed property. Both 3 and 4 bed dwellings are required to provide the same level of off street parking and as such no increase to this is necessary. As such the minimum residential parking standards are met.
- 5.10 Concerns have been raised by the Parish Council regarding the reduced visibility at the junction between Sandringham Road and Gloucestershire Close. Having been reviewed by officers, visibility splays would be retained, the proposed would not result in any harm to highway safety. These matters attract a neutral weight.

5.11 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application it is considered to have a positive impact on equality as the proposed extension would provide a betterment to the living conditions of a disabled person.

5.12 Planning Balance

Taking all the above matters into consideration, whilst the proposed extension would exceed half the width of the host property, it is well designed and would not result in harm to the character of the area. Whilst personal circumstances cannot be taken into account, the level of harm by the additional c1m in width is not significant enough to maintain a refusal in this specific circumstance. Matters concerning the boundary wall have been resolved, and subject to new planting which can be enforced via condition, there would be a slight betterment to the area. With all other matters regarded as neutral factors, the application is recommend for approval.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise. The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Received by the council on 23rd September 2022: Site Location Plan. Received by the council on 3rd January 2023: Existing and Proposed Elevations (Rev C), Existing

and Proposed Floor Plans 9(Rev C), Existing and Proposed Side Elevation (Rev C), Existing and Proposed Site Plan (Rev C).

Reason

To define the terms and extent of the permission.

3. Prior to first occupation or use, a detailed planting, landscaping and maintenance plan must be submitted to the council for approval. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:
 - a) a scaled plan showing vegetation to be retained and trees and plants to be planted:
 - b) proposed hardstanding and boundary treatment:
 - c) a schedule detailing sizes and numbers of all proposed trees/plants. Species must be evergreen and capable of growing to a sufficient scale (1.8m), to ensure sufficient screening.
 - d) Sufficient specification to ensure successful establishment and survival of new planting.

Any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced.

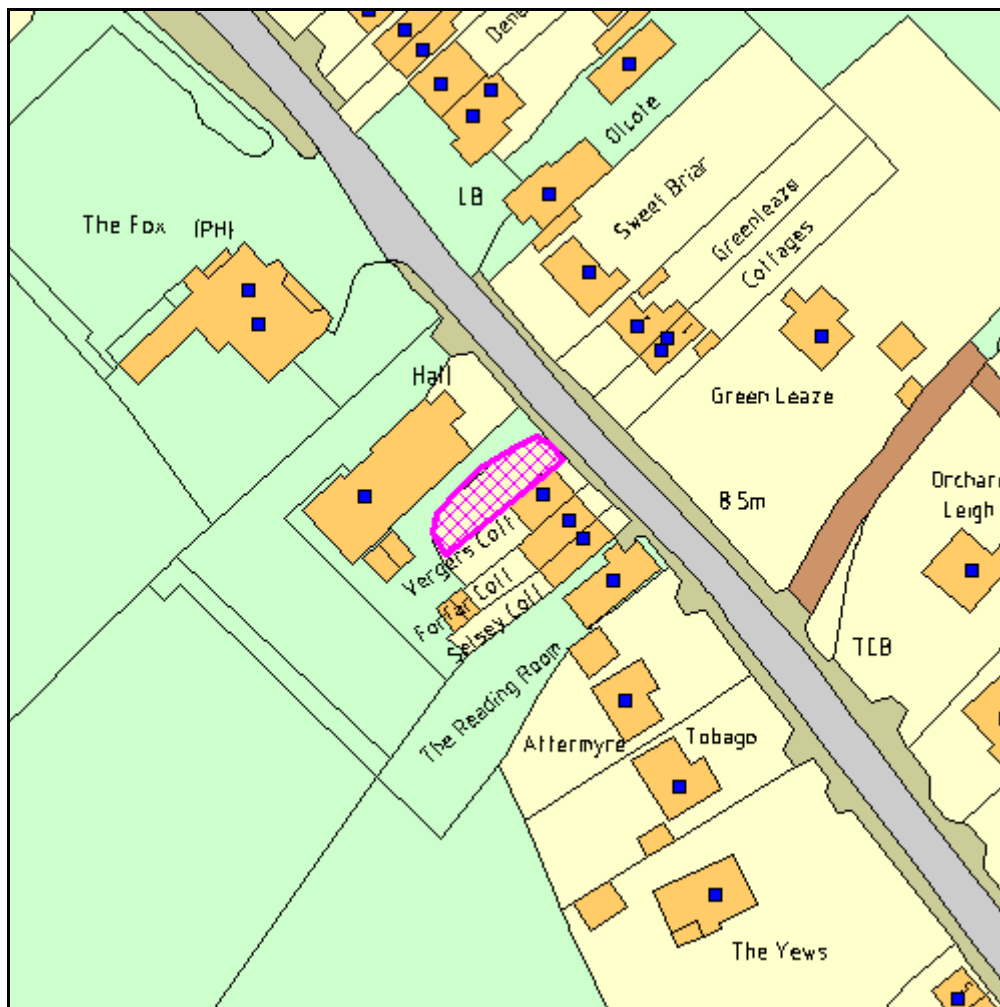
Reason

Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality of space within the development, and to enhance its setting within the immediate locality in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and the provisions of the NPPF.

Case Officer: Thomas Smith
Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 09/23 - 3rd March 2023

App No.:	P22/05877/F	Applicant:	Perdoe-Wherton
Site:	Land At Vergers Cottage Main Road Easter Compton South Gloucestershire BS35 5SJ	Date Reg:	14th October 2022
Proposal:	Erection of 1 no. semi detached dwelling and associated works.	Parish:	Almondsbury Parish Council
Map Ref:	357242 182414	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	7th December 2022



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 100023410, 2008. **N.T.S.** **P22/05877/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council and 8no. objections from local resident's contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of 1 no. end-terrace dwelling and associated works.
- 1.2 The application site lies within the established built-up residential area of Easter Compton and forms part of the residential curtilage to the side (north-west) of Vergers Cottage, a two-storey end terrace property.
- 1.3 The application site is washed over by the Bristol/Bath Green Belt.
- 1.4 Since this application was initially submitted revised plans have been accepted by the local authority. Consequently, a full re-consultation has been sent out for a period of 21 days. The following additional information has been received and changes made:
 - Reduced the size of the proposal from a 3-bed to a 2-bed
 - Omitted stepped side extension
 - Introduced front canopy
 - Removed existing rear garage
 - Amended parking provision layout
 - Inclusion of visibility splays
 - Submission of Arboricultural Report
 - Submission of proposed Drainage Plan

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density

CS17 Housing Diversity

South Gloucestershire Local Plan: Policies, Sites, and Places Plan (Adopted November 2017)

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)
Waste Collection: Guidance for New Developments (Adopted 2019)
National Design Guide (2019)
Householder Design Guide (Adopted March 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 **P22/03924/HH**. Erection of two storey rear extension to provide additional living accommodation. **Approve with Conditions**. 08/09/2022.
- 3.2 **PT04/2526/F**. Erection of two storey side extension to form living and dining area with additional bedrooms with en-suite facilities over. Erection of detached double garage. **Approve with Conditions**. 07/10/2004.
- 3.3 **PT04/1711/F**. Erection of two storey side extension to form living and dining room. Erection of detached double garage. **Refusal**. 22/06/2004.
- 3.4 **PT03/1356/F**. Erection of semi-detached dwelling and detached double garage. **Refusal**. 04/07/2003.

(Refusal reason:

The proposal will result in the intensification of a substandard access, by way of visibility onto a classified highway. This is detrimental to the safety of all highway users and contrary to T12 of the South Gloucestershire Local Plan.)

- 3.5 **P90/1607**. Erection of two buildings each comprising two garages with one flat over; erection of detached dwellinghouse; construction of access road; alterations to existing vehicular access. **Refusal of Full Planning**. 23/05/1990.
- 3.6 **N6073**. Alterations and extensions to three existing cottages including single storey rear kitchen extensions to two, and first floor rear bedroom extension to one (in accordance with the amended plans received by the Council on 27th November 1979). **Approve with Conditions**. 03/01/1980.

4. CONSULTATION RESPONSES

Initial consultation

4.1 Almondsbury Parish Council

Object. The Parish Council has concerns over inadequate parking both on and off-site, parking provisions do not appear to be compliant as per PSP16.

4.2 Highway Structures

No comments received.

4.3 Lead Local Flood Authority

A clearly labelled drainage layout plan will need to be submitted.

4.4 Sustainable Transport – Transportation DC

Request further clarification on the existing and proposed on-site parking facilities.

Recommend that all driveways and parking area are surfaces in a drained, bound material so that it does not get dragged onto the public highway by vehicle tyres.

Recommend that the applicant provides electric vehicle charging facilities in accordance with the Councils emerging policy.

Recommend that appropriate conditions are attached to any planning permission granted for this development.

4.5 The Landscape Officer Natural & Built Environment Team

No objection, subject to the attachment of condition.

4.6 Tree Team

The proposal is in close proximity to a Beech tree growing in the grounds of the village hall and no Arboricultural report has been submitted for the assessment of the root protection area and the protection of the existing tree. It is possible that an alternative foundation method may be required for the avoidance of damage to the roots of the Beech tree.

Therefore an Arboricultural report in accordance with BS:5837:2012 will be required.

4.7 Local Residents

6no. comments of objection and 1no. comment neither objecting to or supporting the planning application have been received from local residents. The following concerns have been raised.

- Worried about parking for the new property and any adverse effect this may have on the shared driveway and access to our garages
- Restricted visibility existing the shared driveway onto Main Road
- Insufficient parking provision for the potential number of inhabitants

- There is no parking on the B4055
- No safe parking area within the vicinity for construction vehicles
- Blind bend for the houses opposite as existing can already can be a dangerous situation at times as the speed limit is often exceeded
- Public transport links are very poor
- Loss of privacy to 1 Greenleaze Cottages, the new property will look directly into the front of my property
- Would make it more difficult to access my driveway (2 Greenleaze Cottage) due to increase in traffic and parking
- Additional parking should be precluded as a condition of any future planning consent as it will present a risk to pedestrians accessing the footpath, village hall and road users, including but not limited to neighbours accesses
- Where would visitor parking be located?
- Create an added risk to road safety in the village

Re-consultation

4.8 Almondsbury Parish Council

Object.

Previous objections still stand for the same reason.

As stated by the tree officer, there should be an Arboriculturalist's report.

Also refer to Flood water management report.

4.9 Highway Structures

No comments received.

4.10 Lead Local Flood Authority

No objection in principle, subject to the attachment of pre-commencement conditions.

4.11 Sustainable Transport – Transportation DC

(21/12/2022) Previously we requested more information about the visibility available from the site's access. We have now received clarification of this matter and understand that as this section of the B4055 is now subject to a 20mph speed limit, visibility in accordance with the requirements of the Manual for Streets and the Design Manual for Roads and Bridges can be provided at the site access. Therefore, we have no further comments about this matter.

(15/12/2022) We have now received further clarification and understand that it is proposed that four spaces will be provided. As vehicles will still be able to turn round to leave the site in forward gear, this seems to be satisfactory.

However, our records also show that a previous application for a similar development on this site was rejected on appeal and one of the reasons given was the poor visibility onto the B-class Main Road available from the site access. We note that this section of the B4055 is now subject to a 20mph speed limit hence this situation has changed markedly. Therefore, we would wish to see the applicant reassess the visibility available from the site access

based on the revised speed limit so that we can be certain the highway safety is maintained.

4.12 The Landscape Officer Natural & Built Environment Team

Have reviewed revised plans and have no further landscape comment.

4.13 Tree Team

The WTC_1057.01, Arboricultural report has been submitted to support the proposal.

The report shows that the tree can be adequately protected provided that the report is adhered too therefore there are no objections to this proposal provided that compliance with the report is condition to include an arboricultural watching brief for the removal of the surface of the degraded driveway which is within the RPA of the existing Beech tree.

4.14 Local Residents

2no. comments of objection have been received from local residents. The following concerns have been raised.

- I had previously provided a comment and a neutral stance. However within the revised plans the removal of the garages and then providing parking for 3 cars results in a much reduced turning circle for access to my garages.
- So although I believe the exit from the driveway will provide better visibility onto Main Road I am very much against the revised parking arrangement.
- Although the existing communal parking area is a very tight fit, it works reasonably well
- Under the proposed plans there will be an extra two vehicles using the communal area
- The three parking bays will encroach into the communal parking area thus reducing the amount of space to manoeuvre even further
- Potential for access and egress to be seriously impeded
- Building vehicles will create hazardous conditions

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Due to the passing of time, Policy CS5 of the Adopted Core Strategy is considered to be out of date. Therefore, as per Para 11 of the NPPF, the locational policy which is the most important for the determination of this specific planning application is out-of-date hence, the tilted balance applies. In accordance with the NPPF, in this instance this means that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

5.2 As the site is within the residential curtilage of an existing dwelling, PSP38 of the Policies Sites and Places Plan (PSPP) is also relevant. PSP38 submits that in urban areas and rural settlements with defined settlement boundaries,

development within existing residential curtilages (including new dwellings), and residential extensions elsewhere, will be acceptable where they are of an acceptable design; do not prejudice the amenity of neighbours; provide adequate parking and provide adequate private amenity space. As established above, the proposed development is acceptable in principle, subject to the following considerations.

5.3 **Green Belt**

The proposal is sited within the Green Belt, where the fundamental aim is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. As per para 137 of the NPPF, the Green Belt serves five purposes:

- a) to check the unrestricted sprawl of large built-up areas;*
- b) to prevent neighbouring towns merging into one another;*
- c) to assist in safeguarding the countryside from encroachment;*
- d) to preserve the setting and special character of historic towns; and*
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

5.4 Whilst development in the Green Belt is strictly controlled, the NPPF provides a number of exceptions where development in the Green Belt may not be inappropriate. Paragraphs 149 and 150 of the NPPF lists the exceptions, for which the most relevant exception being “(e) *limited infilling in villages*”.

5.5 **Limited infilling in villages**

Infill development is described in the Adopted Core Strategy as being “the development of a relatively small gap between existing buildings, normally within a built up area”. In this instance, the proposal can be considered ‘limited infilling’ as it comprises the sub-division of an existing plot which is within an established area of residential development between two existing buildings and bounded by a highway to the north-east.

5.6 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.

5.7 There is a relatively diverse mixture of building types and forms in the immediate vicinity. The existing dwelling is an end of terrace which is relatively simple in design featuring an asymmetrical roof and front projecting gable-ended porch. There are semi-detached and detached properties opposite which have somewhat a traditional cottage style character, and located immediately to the north-west is Easter Compton Village Hall and further adjacent to that is the Grade Listed local Public House known as ‘The Fox’.

5.8 The general scale and form of the proposed residential unit would for the most part replicate that of its adjoining neighbours, representing a continuation of the existing terrace of 3 cottages which all slightly vary in width and fenestration

arrangement. Furthermore, the proposed materials to be used in the construction i.e. painted render, tiled roof and all new openings set in uPVC casements would also be in-keeping with the street scene. A condition to support the use of matching material would be attached to any favourable decision notice.

5.9 The plot is located between existing built-form and represents a good opportunity for in-fill development with the urban area. The proposed dwelling would conform well to the existing building lines and pattern of development within the street scene. As such, the new residential unit if built, would be representative of an acceptable design quality and would respect the character of the site and its context. The proposed development therefore complies with policies CS1, PSP1, and PSP38.

5.10 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

Amenity of neighbours

5.11 Due to the siting of the proposed dwelling, the only potentially affected neighbour would be existing property Vergers Cottage. Nevertheless, given that all the proposed mass would sit directly adjacent to Vergers Cottages two-storey side (north-west) elevation, the impact on the level of amenity afforded to neighbouring dwelling by virtue of overbearing and loss of light is acceptable.

5.12 As a result of the proposed fenestration, loss of privacy and overlooking must also be assessed. Alike the existing properties within the terrace, the main openings serving the new dwelling would be positioned to the front and rear elevations. Therefore, no new line of overlooking would be created. One window is proposed to the dwellings side elevation, however said window would have an outlook of the adjacent Village Halls front curtilage which as existing is open to public view.

Amenity of future occupants

5.13 The submitted plans indicate that the new dwelling would be a 2-bed, 4-person house, set across two-storeys. The new residential unit has been designed in compliance with the nationally described space standards. The supporting drawings also illustrate that all rooms of primary living accommodation for the existing and proposed dwelling would benefit from a window of sufficient size. Future occupants would therefore be provided with adequate natural light in all habitable rooms.

5.14 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional

and safe; of a sufficient size in relation to number of occupants; and be easily accessible. With regards to the provision of amenity space, the proposed 2-bed property would be provided with (approx.) 58m² of private garden space to the rear. Whereas around 85m² would remain serving the existing 4-bed host dwelling. The private amenity space associated with both properties would therefore be in excess of the councils design standards, complying with policy PSP43.

5.15 Transport (Access and Parking)

PSP11 requires developments that create a demand for travel to provide appropriate, safe, accessible, convenient and attractive access for all mode trips arising to and from the proposal. Residential development should be located on safe, useable walking and/or cycling routes that are an appropriate distance from key services and facilities. Additionally, Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. Cycle parking is also required, in accordance with schedule A of PSP16.

5.16 The site is located within an existing built-up area. Accordingly, the site can be considered to be in accordance with the location requirements of PSP11. PSP16 states that a 2-bed dwelling alt to provide a minimum of 1no. off-street parking space, whereas a 4-bed property should have provision for 2no. off-street parking spaces. Therefore, a total of 3no. parking spaces are required on-site to serve the existing and proposed dwellings in line with the Council's parking standards.

5.17 The submitted drawings indicate that an area of hardstanding is proposed to the bottom of the rear garden of the new dwelling which would hold the capacity to accommodate 1no. vehicle. Furthermore, the existing double detached garage that currently serves the host dwelling is to be demolished, creating space for 3no. parking spaces to the south-west corner of the applicants land. Overall, a total of 4no. spaces are proposed, exceeding the Council's parking standards. A bin and bike store for the new residential unit does not form part of the proposed scheme, however, these can be secured by condition. Similarly, a compliance condition will be attached to any favourable decision notice, stating that the proposal shall not be occupied until the access and parking arrangement, have been completed in accordance with the submitted plans. On that basis, the proposed scheme is in compliance with PSP16.

5.18 Due to the council's recent declaration of a climate change emergency, it is also not considered unreasonable to condition the installation of 1no. electric vehicle charging point for the new residential unit prior to first occupation. This will also encourage sustainable transport methods in accordance with policy PSP8.

5.19 It is of importance to note that as indicated on the submitted plans bounded by a blue line, the access drive located to the north-west of the site and parking area to the rear of the terrace is the ownership of the applicant and the neighbouring property has a right of access across the land to access their garage. Comments from local residents were made during consultation

regarding concern that the proposed parking arrangement would encroach into the communal parking area reducing the amount of space to manoeuvre and potential for access and egress to be impeded. Whilst these comments have been acknowledged, it should firstly be noted that one of the proposed spaces is on land that is currently section of the host dwellings residential curtilage and would therefore have no encroachment on the 'communal parking area. Secondly, although the combined parking bays will have a width slightly greater than the existing garage, the depth would see a reduction. Officers have measured the footprint of the existing garage to be (approx.) 41m², whereas the footprint of the combined parking bays would be around 38m². The Transport Officer has also reviewed the submitted drawings and raises no concerns relating to the proposed turning circle.

- 5.20 Further concerns have been raised from local residents regarding restricted visibly existing the shared driveway onto Main Road. With an increase in use of the access drive, it is suggested that this would only result in an increase in the likelihood of an accident occurring. The Council's records show that an application for the erection of a new dwelling on this site was refused and dismissed at appeal 20 years ago for the following reason, relatable to the comments being raised today.

"The proposal will result in the intensification of a substandard access, by way of visibility onto a classified highway. This is detrimental to the safety of all highway users and contrary to T12 of the South Gloucestershire Local Plan.)"

- 5.21 Nevertheless, since the previous development proposal was rejected on appeal, this section of the B4055 has been subject to a 20mph speed limit, resulting in the situation having changed significantly. The submitted plans demonstrate that visibility in accordance with the requirements of the Manual for Streets and the Design Manual for Roads and Bridges can be provided at the site access.

5.22 Trees

An Arboricultural Report was requested, submitted and reviewed by the Tree Team. The development proposals are acceptable subject to relevant conditions including a watching brief.

5.23 Drainage

A drainage plan was requested, submitted and reviewed by the Lead Local Flood Authority. The development proposals are acceptable, subject to relevant conditions. Pre-commencement conditions have been agreed in writing by the agent associated with the application.

5.24 Other Matters

The comments received during consultation regarding no parking within the sites vicinity for construction vehicles have been noted. However, the construction phase of any build is temporary. Officers find it unreasonable to refuse the application on these grounds alone.

5.25 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above, this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

6.2 The recommendation to **GRANT** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be **APPROVED** subject to conditions.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

(Received 12th October 2022)
Site Location Plan

(Received 21st December 2022)
Block Plan

(Received 20th February 2023)
Arboricultural Report

Existing and Proposed Plans

Reason

To define the terms and extent of the permission.

3. The materials used externally in the development hereby permitted shall match those of the existing terrace in colour and texture.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. The proposal shall not be occupied until the access and car parking arrangements have been completed in accordance with those shown on the Existing and Proposed Plan (Rev G) (received 20th February 2023). These arrangements shall subsequently be retained in situ unless agreed in writing by the Local Planning Authority.

Reason

In the interests of highway safety to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

5. The proposed development hereby permitted shall not be occupied until two covered and secure cycle parking spaces and a bin store have been provided for the new dwelling. These shall subsequently be retained in situ unless agreed in writing by the Local Planning Authority.

Reason

To ensure appropriate waste serving and cycle storage and to accord with PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

6. The proposed development hereby permitted shall not be occupied until one 7Kw 32 Amp electric vehicle charging point has been fully installed for the new dwelling. This charging point must then remain in situ unless otherwise approved by the council.

Reason

In the interest of ensuring the provision of facilities to promote sustainable travel and to accord with CS8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) December 2013.

7. No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority (Note: No public surface water sewer is available.) The proposed development must then be built in strict accordance with the approved details.

For the avoidance of doubt we would expect to see the following details when discharging the above conditions:

- A clearly labelled drainage layout plan showing the exact location of any soakaways.
- Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regs H - Drainage and Waste Disposal.
- The submitted infiltration rate/s must be expressed in m/s (meters per second).
- Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
- Sp. Note; - Soakaways must be located 5 Metres from any structure including the Public Highway
- Sp. Note: - No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.

Reason:

To prevent remedial action and to comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012.

8. The proposed development must be built in strict accordance with the details submitted in The Wotton tree consultancy Arboricultural report Ref: WTC_1057.01 unless otherwise approved by the local planning authority.

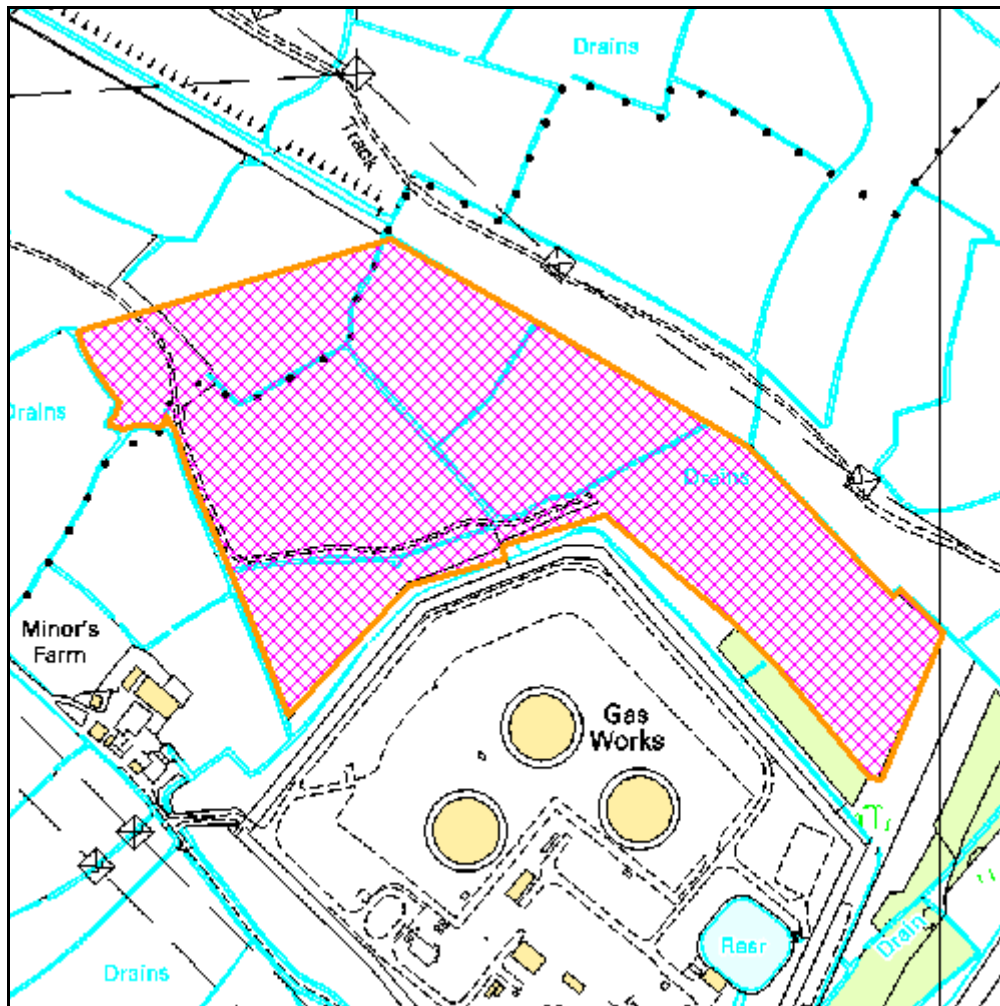
Reason

For the protection of trees and to comply with policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017.

Case Officer: Chloe Summerill
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 09/23 - 3rd March 2023

App No.:	P22/06484/RVC	Applicant:	Naveed Akbar Copart UK Limited
Site:	Land To The North Of Minor's Lane Ableton Lane Hallen South Gloucestershire BS10 7SF	Date Reg:	18th November 2022
Proposal:	Variation of condition 1 (permission termination date and land restoration instruction) attached to planning permission P20/04470/F - Change of Use of land from agricultural to land for storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include erection of perimeter fence, installation of 2 no. bridges and associated development.	Parish:	Almondsbury Parish Council
Map Ref:	354339 181662	Ward:	Pilning And Severn Beach
Application Category:	Major	Target Date:	13th March 2023



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N.T.S.

P22/06484/RVC

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

INTRODUCTION

This application appears on the Circulated Schedule due to the objection of two Parish Councils contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission was granted (P20/04470/F) on 11th October 2021 for Change of Use of land from agricultural to land for storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include erection of perimeter fence, installation of 2 no. bridges and associated development
- 1.2 Condition 1 states:
“The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30th September 2026 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority”
Reason: To comply with Policy CS35 of the adopted South Gloucestershire Core Strategy which includes an aspiration for spine road link in the vicinity of the application site.
- 1.3 It is proposed to amend this temporary consent to lengthen the period of time until September 2036. Hence the proposed new condition would state:
- 1.4 *The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30th September 2036 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.*
- 1.5 The applicant’s justification for the application is:

‘Since the issue of the planning permission, little progress on the Local Plan has been made. An amendment is sought to the wording of condition 1 to allow for a ten-year extension which allows for progress to be made on the new Local Plan before any requirement to restore the site to its former condition is triggered. In addition to this, in the unlikely event the emerging Local Plan did identify a new road to be delivered across this site, the time extension would allow for the site to be used up until any likely delivery of the road.’
- 1.6 The 11.7ha site would be an extension of an existing storage and distribution site (Use Class B8) to the north west of the site, which was granted permission to extend its site area in 2018. The extension site comprises open fields and is located to the north of Hallen, north east of Minor’s Lane. No new buildings are proposed. The existing operation (Copart) receives and stores cars for auction resale. The company operates on-line auctions for cars secured from insurance companies. The existing site covers approximately 18 hectares and is

surrounded by peripheral security fencing. The site is located within the Severnside Safeguarded Employment Area. The applicants would continue to use the existing access to the existing site.

- 1.7 The Applicant has an existing/approved storage facility to the immediate west and south-west, which is accessed at via Ableton Lane, with Minors Lane splitting the first phase from the second phase (2018 approval). The site is currently vacant of buildings and considered to be agricultural land but designated in the Local Plan as a safeguarded area for economic development.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS2 Green Infrastructure
CS9 Managing the Environment and Heritage
CS11 Distribution of Economic Land
CS12 Safeguarded Areas for Economic Development
CS35 Severnside

South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP11 Transport Impact Management
PSP18 Statutory Wildlife Sites
PSP19 Wider Biodiversity
PSP26 Enterprise Areas
PSP27 B8 Storage and Distribution Uses

Other Material Considerations

Joint Local Transport Plan 4 – March 2020
Strategic Infrastructure-led Masterplan for Severnside – approved by Cabinet Nov 2022.

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/0109/F - Change of use from Sui Generis spoil tip to class B8 Storage including provision of service buildings, security fencing and landscaping. Approved 1/4/2003.

- 3.2 PRE16/1378 - Extension of existing storage and distribution site (Use Class B8) to the south of Minors Lane. Enquiry complete 10/3/17
- 3.3 PT17//006/SCR - Extension of existing storage and distribution site (Use Class B8) to the south of Minors Lane. No EIA required. 20/4/17
- 3.4 PT17/5514/F - Change of Use of land from agricultural to land for storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include erection of perimeter fence and alteration to highway. Permission granted 8/5/18
- 3.5 P20/003/SCR- Change of use to land for storage and distribution in association with existing Copart site. No EIA required 25.3.20
- 3.6 P20/04470/F Change of Use of land from agricultural to land for storage and distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include erection of perimeter fence, installation of 2 no. bridges and associated development. Permission granted 11.10.21.

4. **CONSULTATION RESPONSES**

- 4.1 Pilning and Severn Beach Parish Council
SGC has recently ratified their new strategic infrastructure led master plan so it would be counterproductive for them to grant a consent that would undermine their plans within weeks of this positive step. Secondly, conditional upon SGC accepting the points made to P20/04470/F. i.e. that nothing permanent is put in the way of completion of the Spine Rd, and the land allocation is confirmed.
- 4.2 Almondsbury Parish Council
Recently, South Gloucestershire Council ratified their new strategic infrastructure led master plan, this would seem to be counterproductive for them to grant a consent that would undermine their plans within weeks of this positive step. Secondly, conditional upon South Gloucestershire council accepting the points made in respect of P20/04470/F i.e. that nothing permanent is put in the way of completion of the Spine Rd, and the land allocation is confirmed.
- 4.3 Other Consultees
- 4.4 National highways: no objection
- 4.5 SGC Drainage: No objection
Sustainable Transport – Transport DC: No comments.
Designing Out Crime Officer: No objection.
Conservation Officer: No objection.
Landscape Architect: No objection.
Ecology Officer: No objection.

SGC Regeneration Team

The Severnside strategic infrastructure-led masterplan was considered and approved by Cabinet in November 2022. It is not a development plan document so any weight attached to it will be a matter for the decision maker.

It is envisaged that the Severnside masterplan will act as a catalyst and pave the way for detailed discussions to begin in respect of the need for other wider interventions that should be considered for this area. This could therefore include consideration being given to the need for the completion of a Spine Road.

The masterplan does not specifically refer to the Spine Road. The northern section has been constructed, but the southern section has not yet been built out and the precise alignment is currently unknown. Part of the southern section falls just within the boundary of Bristol, onto one of their roads. The masterplan identifies a need to improve connections to, through and around Severnside by sustainable modes and ensure development of appropriate infrastructure to enable efficient movement.

Transport and Environmental Policy

There are no current active projects being developed internally for the spine road, it is not identified as a priority for strategic transport investment to 2036 in the Local Transport Plan Major schemes chapter. This may be a consideration for extension of the temporary permission to 2036 but this needs to be balanced up by the road's inclusion in the Core Strategy and its function to facilitate strategic development which is the key consideration in my view.

Other Representations

- 4.6 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

- 5.2 To determine this application, submitted under Section 73 of the Town and Country Planning Act 1990, it is necessary to consider whether there have been any relevant material changes in policy since the condition was originally imposed; as well whether there have been any material changes in circumstances; together with consideration of the reasons for imposing the condition in the first place, and whether they are still relevant.

- 5.3 Since October 2021, when the application was determined, there has been no change to the Development Plan, which is still the 2013 Core Strategy and the PSP. However following a recent appeal decision, some of the policies have been found to be out of date. The most important policies for determining this application are CS35 Severnside, and CS12 Safeguarded Areas for Economic Development. These policies are not considered to be out of date as they do not relate to housing or settlement boundaries. Therefore in respect of this

application, having regard to paragraph 11d of the NPPF, the tilted balance is not engaged.

The New Local Plan February 2022 to April 2022: Public consultation Phase 2 took place but has no weight or status, and in any event does not include matters relevant to the current proposal which is strategic transport related.

- 5.4 The Strategic Infrastructure -led Masterplan for Severnside was approved by Cabinet in November 2022. This is a new material planning consideration.
- 5.5 The proposal does not change the development in any way; the scope of the original planning permission remains the same through the current application.
- 5.6 The issue to consider therefore is whether there is sufficient justification for extending the temporary consent from September 2026 to September 2036. The reason for the temporary consent is:

To comply with Policy CS35 of the adopted South Gloucestershire Core Strategy which includes an aspiration for spine road link in the vicinity of the application site.

It is necessary to consider therefore the strategic transport issue of the spine road link.

5.7 Transport: The Spine Road Link

The application site is dissected by a policy aspiration for a spine road:

Core Strategy Policy CS35 relates to Severnside. Para 17.16 relates to Transport. Fig 14 on page 163 shows a diagrammatic plan of the location of the spine road, with the relevant text stating at 17.19:

5.8 *The Spine Road*

It is anticipated that the spine road will become the realigned A403. A large section of the spine road has already been constructed, however, the precise alignment of the final sections to the south is not yet known. Cross-boundary working with Bristol City Council will need to ensure a suitable and sustainable linkage with the existing road network is provided.

The need for a spine road therefore is identified in the adopted Core Strategy Policy CS35 and figure 14. This is set out as an aspiration rather than a precise alignment but this aspiration still exists in adopted policy.

- 5.9 This aspiration was not carried through into any actual safeguarding of land in the Policies Sites and Places therefore the issue is only covered in the PSP plan by the principle in PSP26 for supporting infrastructure in the enterprise area. Given that CS35 still identifies the need and broad alignment for the spine road the question in policy terms would be the extent to which the proposed development would impact on the potential to deliver the spine road.

- 5.10 The spine road is still current policy, and it is noted that most of it has been built already. It can only be removed from policy if a formal process is gone through which involves a briefing note to Members and their approval. At the time of the previous application it was noted in the report that SGC were currently commissioning a new Masterplan for Severnside, which was expected to be finished in 2022. It was further noted that it was expected that this new masterplan would clarify the current need for the spine road and include the WECA overview in relation to how it would integrate with BCC, the boundary of which is along Minors Lane.
- 5.11 Having regard to this emerging work at the time, it was decided that given uncertainty surrounding the spine road link, not least because currently no spine road link continuation to the south is shown in the BCC Development Plan (whereas in a previous BCC Local Plan it was shown), a condition for a temporary 5 year consent was approved. It was considered that this would be sufficient time to make the development worthwhile, as well as giving sufficient time for certainty as to the future of the spine road link in policy terms.

As noted by the Council's Regeneration Team, the Severnside Strategic Infrastructure-led Masterplan (approved by Cabinet in November 2022) is a visioning document and identifies a need to improve connections to, through and around Severnside by sustainable modes and ensure development of appropriate infrastructure to enable efficient movement.

Figure 2.5 within the masterplan includes the application site and indicates one of the recommended infrastructure interventions: the highway connection to M49 Avonmouth junction; it does not however show the link road connection and nor is it referred to anywhere else within the document.

- 5.12 It is also relevant to consider the fact that there are no current active projects being developed for the spine road; it is not identified as a priority for strategic transport investment to 2036 in the Local Transport Plan Major schemes chapter. Officers can also confirm that the planned Metrobus extension shown in this plan, which nevertheless would not have followed the spine road, but followed the A403 to the east, is no longer being pursued as the West of England Bus Service Improvement Plan has reduced the extent of this proposal from the Transport Plan now only going as far as Avonmouth rather than Severnside. Further any bus improvements between Avonmouth and Severnside would fairly low cost and all on existing alignment of the A403 rather than delivering a new alignment. The business case is for a new alignment alternative to A403 for buses would be very difficult to demonstrate.

It is concluded that whilst the spine road's inclusion in the Core Strategy could still function to facilitate strategic development, if its construction is to happen in the future, this is unlikely to happen prior to 2036 and there is therefore no overriding planning reason not to approve the extension of the temporary permission to 2036.

Other Conditions

As this RVC application would constitute a fresh planning permission for the development as a whole, it is necessary to consider all of the previous conditions and whether they are still required and whether their wording should be amended to take account of any conditions that have been discharged. DOC applications have been submitted for Conditions 5 (ecology), 11 (landscaping) and 8 (ground investigation), but only condition 5 has been discharged which relates to updates for ecology surveys if 12 months has lapsed since the planning permission. Hence, condition 5 needs to be reimposed on any new planning permission but with reference to the relevant DOC submission. All of the other previous conditions will need to be imposed on this RVC application.

5.13 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application it is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED, subject to the conditions below.

CONDITIONS

1. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 30th September 2036 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason:

To comply with Policy CS35 of the adopted South Gloucestershire Core Strategy which includes an aspiration for spine road link in the vicinity of the application site.

2. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Assessment (Ecology Solutions, February 2020) submitted with P20/04470/F.

Reason:

To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policies PSP18 and PSP19 of the adopted South Gloucestershire Policies Sites and Places Plan

3. Prior to first use of the development hereby approved, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - Identify those areas/features on site that are particularly sensitive for bats and other wildlife using the boundaries and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places, a contour plan is also to be submitted as part of the lighting strategy.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason:

To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policies PSP18 and PSP19 of the adopted South Gloucestershire Policies Sites and Places Plan.

4. Prior to commencement of the development hereby approved, a Landscape and Ecological Management Plan (LEMP) is to be submitted to ensure important habitats such as hedgerows/tree lines around the site, are retained and enhanced and should expand on the enhancements proposed within the ecological report, this should include a 5 year management plan, and locations and plant species for all enhancements.

Reason:

To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policies PSP18 and PSP19 of the adopted South Gloucestershire Policies Sites and Places Plan.

5. If works are delayed for more than 12 months since the ecological surveys submitted with DOC/00239, the site shall be re-surveyed and a report submitted to and approved in writing by the Local Planning Authority, such report is to include details of any required additional mitigation measures. All works shall be carried out in accordance with said report.

Reason:

To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policies PSP18 and PSP19 of the adopted Policies Sites and Places Plan.

6. Prior to commencement of the development hereby approved, a Construction Environmental Management Plan (CEMP) is to be submitted to the local planning authority.
 - This CEMP should include a range of measures to ensure impacts on off-site habitats and features are avoided, including measures to ensure that any contaminants and surface waters are appropriately dealt with during the construction phase. Regarding contamination issues, these measures which are integral to the scheme and which avoid or mitigate potential significant effects will be described within the CEMP.
 - Detail all mitigation to safeguard species (including hedgehogs and use of hedgehog tunnels at base of fencing) that could be impacted by the construction process.
 - Measures should include the provision of spill kits to machine operators, use of interceptors / bunds where appropriate and agreed safe storage protocols for any chemicals on site.
 - The CEMP should also secure a scheme for any disposal of contaminated waters (including run-off and contaminated drainage) that avoids potential adverse impacts arising on the designated sites.
 - Appropriate measures should also be secured within the CEMP to control the emission of dust, dirt or harmful particulates which may otherwise have the potential to result in adverse impacts on off- site habitats (including the SAC/SPA/Ramsar and underpinning sites).
 - Containment of silt/soil contaminated run-off.
 - Site induction for workforce highlighting pollution prevention and awareness.
 - Standard industry practices will be employed and detailed in the CEMP in order to ensure that contamination of surface and groundwater is avoided.

The scheme shall thereafter be implemented in accordance with the approve details.

Reason:

To prevent pollution, contamination and flooding, and to protect the wildlife and ecological interests of the site and its surroundings, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy; and Policies PSP18, PSP19 and PSP21 of the adopted South Gloucestershire Policies Sites and Places Plan. (Adopted) November 2017, and the National Planning Policy Framework. This is a pre-commencement condition in order to ensure that issues that may affect pollution, contamination and flooding are addressed within the site at an early stage.

7. Prior to the first use of the development hereby approved, details of signage to direct HGVs leaving the site shall be submitted to and approved in writing by the Local Planning Authority. Such details as approved shall be implemented in accordance with

the approved plans prior to first use of the new area hereby approved, and retained as such thereafter.

Reason:

In the interests of highway safety, and in accordance with Policy PSP11 of the South Gloucestershire Policies Sites and Places Plan, Adopted November 2017.

8. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the LPA:
 1. A preliminary risk assessment which has identified: - all previous uses; - potential contaminants associated with those uses; - a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
 2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk, arising from the development, to all receptors that may be affected, including those off site.
 3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required due to the development and how they are to be undertaken.
 4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason:

To prevent pollution, contamination and flooding, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework. Some elements of this condition require investigations to be undertaken prior to commencement of development in order to properly assess the likely risk of ground contamination, and to allow appropriate mitigation to be made in the event it is found.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted a remediation strategy to the LPA detailing how this unsuspected contamination shall be dealt with and obtained written approval from the LPA. The remediation strategy shall be implemented as approved.

Reason:

To prevent pollution, contamination and flooding, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and

Policy PSP21 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017, and the NPPF.

10. The development shall be carried out in accordance with the Flood Risk Assessment submitted with P20/04470/F (ref 2810/FRA/Final Version F2) and particularly the following mitigation measures it details:
 - 5.3.2 On receipt of a flood warning the Flood Warning Emergency Plan is initiated and evacuation is compulsory for site occupants.
 - 5.3.3 Occupants will be directed to a safe access to higher ground along Severn Road which is approximately 600m south of the site or to existing main office site office that is located to the West of the site on raised ground.

These mitigation measures shall be fully implemented prior to first use of the development hereby approved and subsequently maintained in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason:

Having regard to the location of the site in Flood Zone 3, in the interests of safety and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy PSP20 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017, and the NPPF.

11. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection during the course of the construction shall be submitted to the Local Planning Authority, and approved in writing. Said landscaping scheme shall include tree and shrub planting which is native species and accords with the Landscape Strategy set out in the Council's landscape strategy for the Pilning Levels (LCA 20, and includes wildflower planting adjacent to the hedgerows shown on a 1:200 scale planting plan, detailing size, type and specification of all proposed planting. Such details shall also include details of the attenuation pond proposed; sections and profile of pond + suggested marginal and aquatic planting species palette.

Reason:

In the interests of visual amenity and to accord with Policies CS1, CS2 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policies PSP2 and PSP3 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework. This is a pre-commencement condition to ensure that visual amenity aspects are incorporated within the scheme at an early stage.

12. All planting and seeding comprised in the soft landscaping details approved, shall be carried out no later than the first planting and seeding season following the substantive completion of the development hereby approved, and any trees or plants (retained or planted) which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons with others of a size and species as shall reasonably be specified by the Local Planning Authority.

Reason:

To prevent losses or damage and to achieve the earliest possible establishment of the landscape and its retention, and protect the character and appearance of the area, and in accordance with Policy PSP2 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017, and Policy CS2 of the adopted South Gloucestershire Core Strategy.

13. The development hereby permitted shall be used as one planning unit with the adjacent B8 use approved under reference PT02/0109/F and PT17/5514/F such that it shall not be subdivided and access to the site shall be solely from the existing access off Ableton Lane, at the southern point of the site. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) the site shall be used only for the open storage of vehicles and equipment (Class B8) and ancillary use in accordance with the approved plans and details.

Reason:

The highway merits and likely movements arising from the proposal have been assessed on the basis of one planning unit using the existing access point. Any differences in use and access arrangements will need further consideration in terms of highway impact and mitigation. This is to accord with Policies CS8 of the South Gloucestershire Local Plan Core Strategy, Adopted, December 2013 and PSP11 of the South Gloucestershire Policies Sites and Places Plan, Adopted November 2017.

14. This decision refers only to the plans listed below attached to P20/04470/F:
Typical lighting standard 56094/007
Existing Landscaping 0311-04-A
Vegetation removal and protection 0311- 05-A
Landscape Proposals 0311- 06-A
Location Plan 0311-08
Landform comparison 4138-772-01
Palisade fencing 2094-501
Rhyne crossing 56147/011
CCTV mast 1311-D1
Documents referred to in conditions above.

Reason:

To define the extent of the permission and for the avoidance of doubt.

15. Prior to the commencement of the development hereby approved, a written scheme of investigation (WSI) shall be submitted to and approved in writing by the Local Planning Authority. For land that is included within the WSI, development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and
- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
 - The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason:

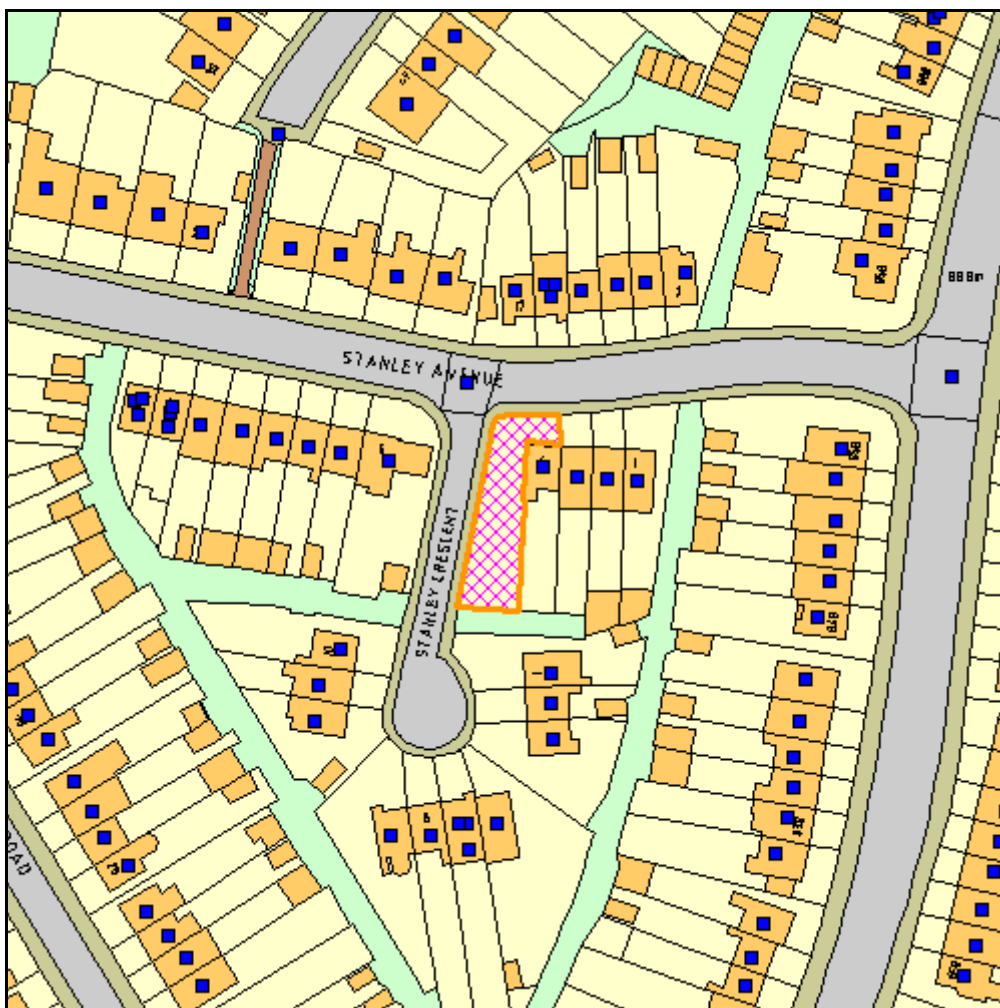
In the interests of archaeological investigation or recording, and to accord with Policies CS9 and CS26 of the adopted South Gloucestershire Local Plan: Core Strategy. Pre- commencement is required so that any archaeology is not damaged during groundworks.

Case Officer: Helen Ainsley

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 09/23 - 3rd March 2023

App No.:	P22/06836/F	Applicant:	CDC Property Ltd
Site:	Land Adjacent To 7 Stanley Avenue Filton South Gloucestershire BS34 7NQ	Date Reg:	6th December 2022
Proposal:	Erection of 1no. attached dwelling to be used as a 3 bedroom small house in multiple occupation (Class C4); with associated cycle and bin storage and works.	Parish:	Filton Town Council
Map Ref:	360728 178630	Ward:	Filton
Application Category:	Minor	Target Date:	10th March 2023



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N.T.S.

P22/06836/F

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because the officer recommendation is contrary to the view of Filton Town Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 1no. attached dwelling to be used as a 3 bedroom small house in multiple occupation (Class C4) with associated cycle and bin storage and works on Land adjacent to 7 Stanley Avenue, Filton.
- 1.2 The application site comprises an area of land to the side of a two storey end of terrace dwelling. The land currently forms part of the dwellings residential curtilage. The application site is located within the defined Bristol northern fringe settlement boundary.
- 1.3 Revised plans have been received during the course of the application to reduce the width of the proposed dwelling, remove the rear dormer, and include on-site parking. A full re-consultation was carried out.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Practice Guidance

2.2 Development Plan

South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol Urban Area

South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

PSP39 Residential Conversions, Subdivisions, and HMOs
PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Assessing Residential Amenity TAN (Endorsed) 2016
Householder Design Guide SPD (Adopted) March 2021
Houses in Multiple Occupation SPD (Adopted) October 2021

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/2437/F
Alteration of existing roof line to facilitate loft conversion.
Approve with Conditions (02/09/2002)
- 3.2 PT02/1313/F
Installation of dormer in side elevation to facilitate loft conversion.
Refusal (11/06/2002)

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
Objection - The proposed HMO is contrary to SPD. This area of Filton has an 11.2% concentration of HMOs.
- 4.2 Archaeology Officer
No comment.
- 4.3 Flood and Water Management Team
No objection subject to the inclusion of an informative.
- 4.4 Sustainable Transport Team
No objection subject to the inclusion of conditions.
- 4.5 Local Residents
1no. objection comment from local residents has been received making the following points:
- Insufficient vehicle and cycle parking.
 - Unsafe access and detrimental impact on highway safety.
 - The shown solar panels would be ineffective.
 - The proposed drainage solution does not conform to the principles of Sustainable Urban Drainage Systems.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Planning permission is sought for the erection of 1no. attached dwelling to be used as a 3 bedroom small house in multiple occupation (Class C4) at a site in Filton. Policy CS5 of the Core Strategy outlines the locations at which

- development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of the north and east fringes of the Bristol urban area, and within defined settlement boundaries. The application site is situated within the area defined as the north fringe of the Bristol urban area. As such, based solely on the location of the site, the principle of the development is acceptable.
- 5.2 The determination as to whether the use of the dwelling as a 3 bedroom small house in multiple occupation (Class C4) would have an unacceptable impact upon the surrounding area is primarily assessed via the tests outlined within the Houses in Multiple Occupation SPD (Adopted) October 2021. The SPD provides a way of using available data (licensed HMOs) to provide tangible and substantiated evidence regarding the prevalence of HMOs and the overall housing mix within the locality of the proposal.
- 5.3 Policy PSP39 of the Policies, Sites and Places Plan states that where planning permission is required for HMOs, these will be acceptable, provided that they would not prejudice the amenity of neighbours. Supporting text states that the term “neighbours” should be taken to mean properties adjacent to, and surrounding, the application site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).
- 5.4 In addition, Policy PSP8 of the Policies, Sites and Places Plan maintains that development proposals will only be acceptable provided that they do not have unacceptable impacts on residential amenity of occupiers of the development or of nearby properties. Unacceptable impacts could result from noise or disturbance, amongst other factors, which could arise from HMOs functioning less like traditional single households on a day-to-day basis.
- 5.5 Prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level.
- 5.6 Additional Explanatory Guidance 1 sets out that the following factors should be taken into account when determining if the proposal would prejudice the amenity of adjacent neighbours:
- Whether any dwellinghouse would be ‘sandwiched’ between two licensed HMOs, or,
 - Result in three or more adjacent licensed HMO properties.
- 5.7 In the case of the current application site, Land adjacent to 7 Stanley Avenue, the proposed change of use would not result in any dwellinghouse being ‘sandwiched’ between two licensed HMOs or result in three or more adjacent licensed HMO properties.
- 5.8 As set out in Policy CS17 of the Core Strategy, providing a wide variety of housing type and sizes to accommodate a range of different households, will be essential to supporting mixed communities in all localities. Sub-division of existing dwellings and non-residential properties to form flats or HMOs can

- make a valuable contribution suitable for smaller households and single people as part of these mixed communities.
- 5.9 Policy CS17 does not define what is meant by 'mixed communities' in all localities. Instead, it acknowledges that implementation of this policy, and PSP39, will be made on a case basis through the development management process. Therefore, the HMO SPD aims to acknowledge that some intensification, if carried out sensitively, and where it would not adversely affect the character of an area, can contribute to the local mix and affordability of housing, viability of local services, vitality of local areas and contribute to the Council's housing delivery targets.
- 5.10 As there are localities which are already experiencing concentrations of HMOs, the SPD requires consideration of existing localities that are already experiencing levels of HMOs which harm the ability to support mixed communities and preventing impact on character and amenities, and applications which would result in a level of HMOs that could contribute towards harmful impacts.
- 5.11 Additional Explanatory Guidance 2 sets out that the following factors should be taken into account when determining if the proposal would contribute to harmful impacts in respect of a mixed community and the character and amenity of an area:
- An additional HMO in localities where **licensed** HMO properties already represent more than 10% of households, or,
 - More than 20% of households are **licensed** HMOs within a 100m radius of the application property.
- 5.12 For the purposes of this assessment, a 'locality' is defined by a statistical boundary known as a Census Output Area.
- 5.13 In the case of Land adjacent to 7 Stanley Avenue, licensed HMO properties currently represent 6.2% of households in the locality. Within a 100m radius there are 110 domestic properties, 8 of which are licensed HMOs thereby representing a 7.27% concentration of licensed HMOs within this radius.
- 5.14 The principle of the proposed use of the dwelling as a 3 bedroom small house in multiple occupation (Class C4) is therefore considered to comply with Policy CS17 of the Core Strategy; Policy PSP8 and PSP39 of the Policies, Sites and Places Plan; and the Houses in Multiple Occupation SPD.
- 5.15 Design and Visual Amenity
Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.16 The surrounding area is characterised by a mix of terraced and semi-detached dwellings, which are broadly uniform in dimensions and detailing. The proposed dwelling would be attached to the side elevation of 7 Stanley Avenue (the existing dwelling) and would have a width, depth, eaves height, ridge height, and external finish to match the existing dwelling.
- 5.17 Whilst it is noted that the proposed dwelling would extend closer to the site boundary with Stanley Crescent than the existing dwelling, a gap of approximately 1 metres would remain. The adjacent property on the opposite side of Stanley Crescent has been previously extended to extend up to a similar distance from the highway than what is proposed.
- 5.18 In order to protect the visual amenity of the site, a condition would be included with any consent to remove household permitted development rights.
- 5.19 On the basis of the assessment set out above, it is considered the proposed development would be informed by, and respect, the character, distinctiveness and amenity of both the site and its context. The proposal has been carefully assessed and has found to be in compliance with these policies.
- 5.20 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.21 The proposed dwelling would not create any unacceptable living condition or have any unacceptable impacts on the residential amenity of occupiers of development or of nearby properties. As outlined above, the proposed use of the dwelling as a 3 bedroom small house in multiple occupation (Class C4) is not considered to significantly impact upon the residential amenity of neighbouring properties.
- 5.22 Policy PSP43 of the Policies, Sites and Places Plan outlines the Council's minimum standards for private amenity space for new residential units. PSP43 states that private amenity space should be: functional and safe; easily accessible from living areas; orientated to maximise sunlight; of a sufficient size and functional shape to meet the needs of the likely number of occupiers; and designed to take account of the context of the development, including the character of the surrounding area.
- 5.23 Both the existing and proposed dwellings would have 3no. bedrooms so would be expected to provide a minimum of 60 square metres of private amenity space. The existing dwelling would be left with approximately 99 square metres of private amenity space whilst the proposed dwelling would be provided with approximately 85 square metres. Both dwellings would comply with PSP43.

5.24 Highway Safety and Transport

Vehicular access to both the existing and proposed dwelling would be provided to the rear from Stanley Crescent via new dropped curb. This does not require planning permission in its own right.

5.25 In terms of parking, it has been indicated that 2 parking spaces would be provided on-site each for both the existing and proposed dwelling. This provision would be sufficient to serve both the existing 3 bedroom and proposed 3 bedroom dwellings, in accordance with Policy PSP16 of the Policies, Sites and Places Plan.

5.26 On the basis that sufficient on-site parking is provided, it is not considered that the development would directly lead to additional vehicles parking on the highway. However, for the avoidance of doubt, a condition will be attached to any consent requiring the 4 parking spaces to be provided prior to the first occupation of the new dwelling, and thereafter retained as such. A condition would also be attached to secure an EV charging point and cycle parking.

5.27 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.28 With regards to the above this planning application is considered to have a neutral impact on equality.

5.29 Other Matters

The objection comment received from local residents has raised a number of issues that have not been addressed in the above report. These will be addressed below.

5.30 Concern has been raised that the solar panels shown on the plans would be ineffective. The inclusion of solar panels is not essential to the decision of the Council so their effectiveness would be an issue for the applicant.

5.31 Concern has also been raised about the proposed drainage solution. Whilst the proposed drainage solution may not be an example of exception Sustainable Urban Drainage Systems, it is considered acceptable for its location with no objection being raised by the Lead Local Flood Authority.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **Approved** subject to the conditions included on the decision notice.

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

001 P4 - Location Plan (Received 06/02/2023)
002 P4 - Existing Site Block Plan (Received 02/12/2022)
003 P4 - Proposed Site Block Plan (Received 06/02/2023)
010 P2 - Existing Ground Floor Plan (Received 02/12/2022)
011 P2 - Existing First Floor Plan (Received 02/12/2022)
012 P2 - Existing Second Floor Plan (Received 02/12/2022)
013 P2 - Existing Roof Plan (Received 02/12/2022)
020 P2 - Existing Front Elevation (Received 02/12/2022)
021 P2 - Existing Rear Elevation (Received 02/12/2022)
022 P2 - Existing Side Elevation (Received 02/12/2022)
030 P5 - Proposed Ground Floor Plan (Received 06/02/2023)
031 P6 - Proposed First Floor Plan (Received 06/02/2023)
032 P4 - Proposed Second Floor Plan (Received 06/02/2023)
033 P4 - Proposed Roof Plan (Received 06/02/2023)
040 P4 - Proposed Front Elevation (Received 06/02/2023)
041 P5 - Proposed Rear Elevation (Received 06/02/2023)
042 P5 - Proposed Side Elevation (Received 06/02/2023)

Reason

To define the terms and extent of the permission.

3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, AA, B, C, D, E, F, G and H), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

4. The dwelling hereby permitted shall not be occupied until the 4no. off-street parking spaces, cycle parking, and bin store show on the plans have been provided, and shall be retained thereafter.

Reason

To ensure the satisfactory provision of parking facilities, cycle storage facilities and appropriate waste facilities and in the interest of highway safety, to promote sustainable transport and to accord with Policies PSP16 and PSP39 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

5. The dwelling hereby permitted shall not be occupied until 2no. 7Kw/32amp electric vehicle charging points have been provided and shall be retained thereafter.

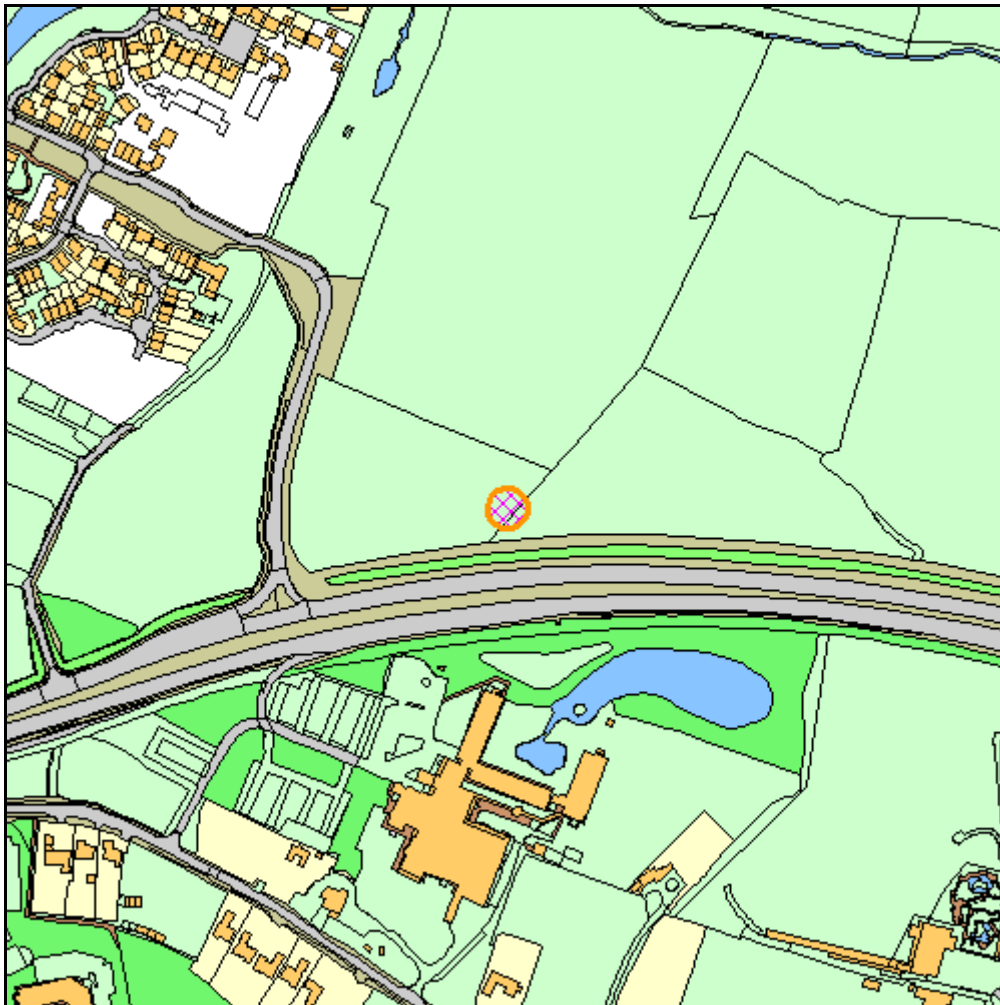
Reason

To promote sustainable travel choices and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; the Residential Parking Standards SPD (Adopted) December 2013; and the provisions of the National Planning Policy Framework.

Case Officer: Oliver Phippen
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 09/23 - 3rd March 2023

App No.:	P23/00399/TRE	Applicant:	Crest Nicholson South West Ltd
Site:	Land At The South Of The Railway, East Of Harry Stoke	Date Reg:	3rd February 2023
Proposal:	Works to fell 1no. English Oak covered by SGTPO-07/14 dated 01/07/2014.	Parish:	Stoke Gifford Parish Council
Map Ref:	363201 180317	Ward:	Stoke Gifford
Application Category:		Target Date:	30th March 2023



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P23/00399/TRE

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to the receipt of a letter of objection from the Parish Council contrary to the officer recommendation.

1. THE PROPOSAL

1.1 Works to fell 1no. English Oak

1.2 Land At The South Of The Railway, East Of Harry Stoke

2. POLICY CONTEXT

2.1 National Guidance

i. The Town and Country Planning Act 1990

ii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Object: Stoke Gifford Parish Council object to the felling of this wild English oak tree with a TPO order on it. Alternative cabling routes need to be sought.

Other Representations

4.2 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Works to fell 1no. English Oak

5.2 Principle of Development

The only issues to consider are whether the proposed works would have an adverse impact on the health, appearance, or visual amenity offered by the tree to the locality and whether the works would prejudice the long-term retention of the specimen.

5.3 Consideration of Proposal

The proposal seeks approval to fell 1 No. Oak tree at land east of Harry Stoke. The reason for the proposal is to facilitate the laying of cabling.

Whilst it is preferable to retain trees wherever possible, the cabling route has been located in such a way as to minimise the impact on the existing trees, it does however require that this one Oak tree be removed.

5.4 The applicant has stated that the replacement planting to mitigate for the loss of the Oak tree will be delivered through reserved matters applications for the development of the site and this has been agreed and is expected.

5.5 There are no objections to the proposal.

6. RECOMMENDATION

6.1 That consent is **GRANTED** subject to the conditions detailed within the decision notice.

CONDITIONS

1. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

2. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Case Officer: Lea Bending

Authorising Officer: Marie Bath