

# 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: 15/23**

**Date to Members: 14/03/2023**

**Member's Deadline: 20/04/2023 (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](mailto: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](mailto: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](mailto:MemberReferral@southglos.gov.uk)

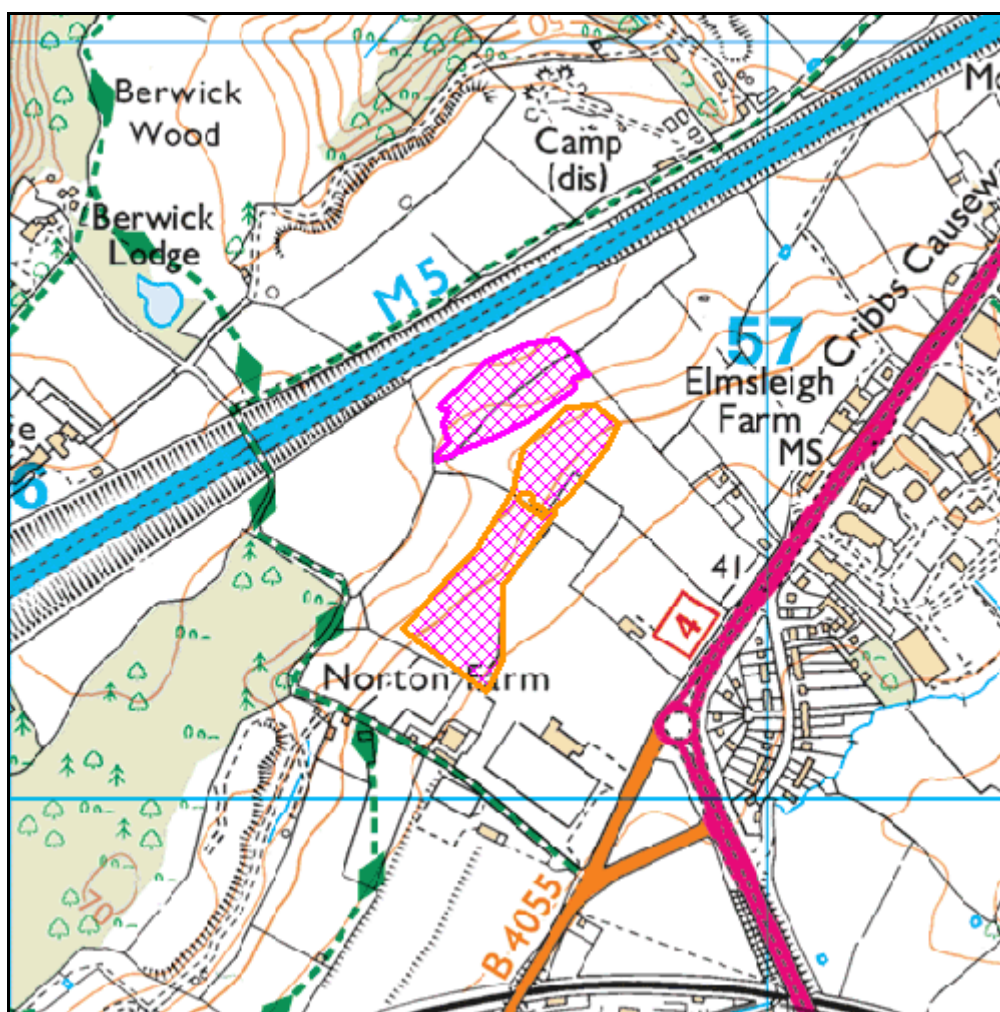
# CIRCULATED SCHEDULE 14 April 2023

-

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	<b>P22/04774/RM</b>	Approve with Conditions	Berwick Green Land At Cribbs Causeway Almondsbury South Gloucestershire	Charlton And Cribbs	Almondsbury Parish Council
2	<b>P23/00368/F</b>	Approve with Conditions	Olive Barn Stable Greenhill Lane Rudgeway South Gloucestershire BS35 3QP	Severn Vale	Alveston Parish Council
3	<b>P23/00540/LB</b>	Approve with Conditions	Prezzo Restaurant 14A High Street Thornbury South Gloucestershire BS35 2AQ	Thornbury	Thornbury Town Council
4	<b>P23/00541/ADV</b>	Advert Approve with Conditions	Prezzo Restaurant 14A High Street Thornbury South Gloucestershire BS35 2AQ	Thornbury	Thornbury Town Council

**CIRCULATED SCHEDULE NO. 15/23 -14th April 2023**

<b>App No.:</b>	P22/04774/RM	<b>Applicant:</b>	Bellway Homes (South West)
<b>Site:</b>	Berwick Green Land At Cribbs Causeway Almondsbury South Gloucestershire	<b>Date Reg:</b>	22nd August 2022
<b>Proposal:</b>	Erection of 153 no. dwellings with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PT14/0565/O).	<b>Parish:</b>	Almondsbury Parish Council
<b>Map Ref:</b>	356090 180484	<b>Ward:</b>	Charlton And Cribbs
<b>Application Category:</b>	Major	<b>Target Date:</b>	21st April 2023



© South Gloucestershire Council 2007. all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P22/04774/RM

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.

## **REASONS FOR REPORTING TO CIRCULATED SCHEDULE**

A representation has been made by the parish council, which is contrary to the findings of this report. Therefore, under the current scheme of delegation, the application is required to be taken forward under the Circulated Schedule procedure.

### **1. THE PROPOSAL**

- 1.1 This is a reserved matters submission for the erection of 153 dwellings on land at Cribbs Causeway, Almondsbury, submitted under outline planning permission reference PT14/0565/O for a mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (use class c3); an 86-bed extra care home (use class c2); a mixed use local centre including a food store up to 1,422sqm net internal sales area (use classes a1, a2, a3, a4, a5, b1, d1, d2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Access was agreed at outline stage. Outline permission was granted on 26<sup>th</sup> January 2021 with associated Site-Specific Legal Agreement.
- 1.2 This reserved matters covers parcels 3, 4, 9 and 10 of the Land North of Cribbs (also referred to as Berwick Green, or Haw Wood) development. The four parcels are situated at the south-western end of the wider site.
- 1.3 The Haw Wood site (as named in the Council's Development Plan) is allocated as a mixed-use development within the South Gloucestershire Local Plan: Core Strategy (December 2013). Policy CS26 of the Core Strategy relates to the Cribbs/Patchway New Neighbourhood (CPNN), with the Haw Wood site forming part of the wider neighbourhood. The Cribbs/Patchway New Neighbourhood Development Framework SPD (Adopted) 2014 builds on CS26 and sets out the overall infrastructure requirements of the Cribbs/Patchway New Neighbourhood, together with high level design principles that planning applications should adhere to. The development of the site is also subject to compliance with a wider Framework legal Agreement which covers the whole of CPNN, as well as a Site-Specific s106 legal Agreement associated with the outline permission.
- 1.4 In terms of context, the wider Haw Wood site lies between the M5 motorway and the A4018 (Cribbs Causeway). Prior to any works at the site, it contained mainly open pasture land, rugby pitches, a small number of dwellings and other small structures. The site consists of two adjoining elements:
  - The Main Site bounded by Haw Wood and Clifton Rugby Club pitches to the south-west, M5 to the north-west, existing residential properties and

hotel to the north-east, and the A4018 to the south-east. Most of the dwellings are to be provided in this element of the site along with the majority of public open space and a primary school.

- The Triangle Site, which lies between the A4018 (Wyck Beck Road) to the east and Station Road to the west. The Avonmouth railway line lies immediately adjacent to the southern boundary of the Triangle. In this smaller part of the site, it is proposed that as well as some residential development, a retail element will be provided.

1.5 In terms of parcels 3, 4, 9 and 10 to which this application relates, these previously comprised sloping Grade 3 agricultural land, made up of pasture land and horse grazing paddocks. The land falls from west to east from its highest point in the south-western corner of the site, adjacent to the motorway. To the south-west of the Main Site lies Haw Wood, an area of ancient woodland, and Clifton Rugby Club. However, following the granting of planning permission for the undertaking of various enabling and initial infrastructure works at the site in December 2017 (application ref. PT17/2562/F), initial works have commenced at the site with the appearance of the site now altered as a consequence.

1.6 Over the course of the reserved matters, various amendments to the scheme have been secured. As a result, two further full rounds of consultation were carried out, following the original consultation. Additional, more focused consultations were also carried out with relevant officers subsequently in the application process. Summaries of the responses received during consultations are set out in section 4 of this report, with full copies of comments available on the Council website. A summary of the revisions agreed over the course of the application is provided below:

- Amendments to design of dwellings across residential parcels.
- Changes to overall layout and relocation of units.
- Changes to levels and retaining walls across development parcels.
- Changes to road design to improve usability and safety.
- Improvements to landscaping across parcel.
- Amendments to sustainable energy strategy.

## 2. **POLICY CONTEXT**

### 2.1 National Guidance

National Planning Policy Framework July 2021  
National Planning Policy Guidance (2014)

### 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
CS6	Infrastructure and Developer Contributions



CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS24	Green Infrastructure, Sport and Recreation Standards
CS25	Communities of the North Fringe of Bristol Urban Area
CS26	Cribbs/Patchway New Neighbourhood

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Managing the Environment and Heritage
PSP19	Wider Biodiversity
PSP20	Flood Risk
PSP21	Environmental Pollution and Impacts
PSP43	Private Amenity Space Standards
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

Cribbs/Patchway New Neighbourhood Development Framework SPD (Adopted) 2014

Waste Collection: Guidance for new developments SPD (Adopted) January 2015.

Revised Landscape Character Assessment SPD (Adopted 2014)

Renewables SPD (Adopted 2014)

CIL Charging Schedule and the CIL and S106 SPD (Adopted 2021)

Green Infrastructure SPD (Adopted 2021)

Sustainable Drainage Systems (SUDS) SPD (Adopted 2021)

Trees and Development Sites SPD (Adopted 2021)

Affordable Housing and Extra Care SPD (Adopted 2021)

**3. RELEVANT PLANNING HISTORY**

3.1 **PT14/0565/O**

Mixed use development of 44 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); an 86-bed Extra Care Home (Use Class C2): a mixed use local centre including a food store up to 1,422sqm net internal sales area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and

community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application including access, with all other matters reserved.

Approved & s106 Signed: 26.01.2021

### 3.2 **PT17/2562/F**

Creation of new highway, drainage and associated infrastructure. Full application to facilitate development of outline application PT14/0565/O (Mixed use development of 51.49 hectares of land comprising: up to 1,000 new dwellings (Use Class C3); a 36-bed Extra Care Home (Use Class C2); a mixed use local centre including a food store up to 2000 sq.m. gross floor area (Use Classes A1, A2, A3, A4, A5, B1, D1, D2); a 2-form entry primary school; community facilities including a satellite GP surgery, dentist and community centre; associated public open space and sporting facilities; green infrastructure integrated with foot and cycle paths; together with supporting infrastructure and facilities including three new vehicular accesses. Outline application including access, with all other matters reserved).

Approved: 18.12.2017

### 3.3 **PT18/5195/F**

Creation of new highway, drainage and associated infrastructure to facilitate development of outline application PT14/0565/O.

Status: Pending Decision

### 3.4 **P21/04349/RM (Main Site - Parcels 8, 11, 12 & 13)**

Erection of 256 dwellings with appearance, layout, scale and landscaping to be approved. Approval of reserved matters to be read in conjunction with outline permission PT14/0565/O.

Approved: 22.04.2022

### 3.5 **P21/04748/RM (Main Site – Parcels 14-19)**

Erection of 244 no. dwellings with appearance, landscaping, layout and scale be determined with associated works (Approval of Reserved Matters to be read in conjunction with outline permission PT14/0565/O).

Approved: 21.10.2022

### 3.6 **P21/07073/RM**

Provision of site wide landscaping and laying out of public open space including play areas and allotments, erection of 1no. building to form rugby club changing rooms with appearance, landscaping, layout and scale be determined and

associated works (Approval of Reserved Matters to be read in conjunction with outline permission PT14/0565/O).

Status: Pending Decision

### 3.7 **P21/05036/RM (Triangle Site)**

Development of a local centre foodstore (Reserved matters application relating to Parcel C to be read in conjunction with Outline permission PT14/0565/O).

Approved: 18.11.2022

### 3.8 **P22/01200/RM (Triangle Site)**

Erection of 130 no. dwellings with appearance, landscaping, layout and scale be determined with associated works. (Approval of Reserved Matters to be read in conjunction with outline permission PT14/0565/O).

Approved: 30.09.2022

## 4. **CONSULTATION RESPONSES**

### 4.1 **Almondsbury Parish Council**

No objections raised during first or second rounds of consultation, subject to following conditions:

- Sustainable management plan of trees, hedges and landscape. Plan should be for 20 years.
- Sustainable maintenance plan for any play areas or play equipment should be provided by developers. Plan should be for 20 years.

No commitment for Almondsbury PC to be responsible after this time. There should be a Homeowners Association or equivalent that would need to be responsible.

Objections raised to third consultation, on basis that issues raised by South Gloucestershire Council officers (landscape officer, public open space officer, tree officer and lead local flood authority), have not been addressed. Also query percentage of affordable housing.

### 4.2 **Internal Consultees**

#### Archaeology Officer

No objection - archaeological work has taken place on this location and no further work is required.

#### Community Infrastructure

No comment

#### Ecology Officer

No objections however query whether site-specific ecological and landscape management plan should be submitted.

Education

No comment

Environmental Policy and Climate Change Team

Following submission of updated Energy Statement, no objection subject to conditions requiring compliance with Energy Statement, and submission of evidence relating to reduction in carbon emissions and air permeability.

Environmental Protection

No objection – details submitted in relation to conditions 26 and 40 of outline are considered acceptable. Standard informative note relating to construction sites should be attached to decision.

Highway Structures

No comment

Housing Enabling

Several issues raised with originally submitted proposals. However following submission of revised information and further clarification and justification made by applicant over course of application process, no objection.

Landscape Officer

Following changes to scheme through several resubmissions, no objection.

Lead Local Flood Authority

Following submission of further drainage details over course of application, no objection.

Lighting Engineer

Following discussions with applicant's lighting designer over course of application, no objection to final lighting scheme presented.

Property Services

No comment

Public Art Officer

No comment as parcels have very limited public open space.

Public Open Space

Various matters raised over course of application, however these have been clarified/rectified by applicant through several resubmissions, and therefore no objection to final plans.

Public Rights of Way

No comment

Public Health

No comment

Self-Build Officer

No comment

Sustainable Transport

Following amendments made by applicant over course of application, no objection.

Tree Officer

No objection

Urban Design Officer

Following several rounds of negotiations and following various amendments to proposals, no objection. All recommendations made over course of application have been adhered to and incorporated into scheme. However, defer to Climate Team officer in respect of Energy Statement.

Waste Engineer

No comment

**4.3 External Consultees**

Avon Fire and Rescue

No comment

Avon Wildlife Trust

No comment

Crime Prevention Officer

Concerns raised regarding originally submitted proposals. However, having reviewed the revised information as submitted, welcome the offer of conditions in relation to the private lighting. With this condition and with previously submitted comments, now find the design as presented in final plans to be in order, and to comply appropriately with the crime prevention through environmental design principles.

Exolum/Fisher German

No works or activity are to be undertaken by developer without first contacting Exolum for advice and, if required, a Works Consent.

HSE

No objection

National Grid

No objection

National Highways

No objection

NHS

No comment

OFWAT  
No comment

#### **4.4 Other Representations**

Local Residents  
No comments received

### **5. ANALYSIS OF PROPOSAL**

#### **Principle of Development**

- 5.1 This application seeks consent only for those matters that were reserved by reason of conditions 1 and 2 of outline planning permission PT14/0565/O; specifically matters relating to appearance, landscaping, layout and scale. The principle of the development is acceptable by virtue of outline application PT14/0565/O previously approved.
- 5.2 Through the submission of the reserved matters, the applicant has also submitted site-specific information relating to several other conditions attached to the outline consent. These matters are covered in a later section of the report.

#### **Design**

- 5.3 The Parameter Plans approved at outline stage provide the structural design framework for the Design Code. The Parameter Plans comprise the Land-use Plan, Density Plan, Building Heights Plan and Green Infrastructure Plan.
- 5.4 The location of the proposed residential units as presented through this reserved matters is consistent with the Land-use Plan. Furthermore, the proposals are also compliant with the Density Plan, which allows for up to 80 dwellings per hectare over parts of the application site, with this reduced to 45 and 50 dwellings per hectare at the southern and eastern parts of the site. The application site comprises 4.68 hectares, and with 153 units proposed, the density therefore equates to 32.7dph across the parcels. This is therefore compliant with the Density Plan.
- 5.5 The proposals are also consistent with the Building Heights Plan, with all units being no more than three storeys in height. Whilst the proposals only relate to residential development and incidental green infrastructure, the proposals are also not considered to conflict with the Green Infrastructure Plan.
- 5.6 The proposals have also been reviewed against the Masterplan approved at outline stage. It is noted that the general layout of development is broadly consistent with the approved Masterplan; and as such this reserved matters is considered to be compliant in this regard. Overall officers are satisfied that the proposals comply with the key Parameter Plans and Masterplan approved at outline stage.

5.7 The Design Code for the wider Haw Wood development (with the exception of the 'Triangle Site'), was approved on 8<sup>th</sup> February 2022, through application DOC21/00147. The approved Code seeks to deliver three distinct yet cohesive character areas:

- Urban Core - A mixed-use area in the flatter, lower parts of the site. Its street layout is largely orthogonal, and the area comprises a higher density of dwellings, including apartments, together with a primary school.
- Central Slopes - A residential area along the site's distinctive central park. Consistent frontages of buildings with a more contemporary feel define the open space with a lighter materials palette to offset the landscape setting.
- Woodland Ridge - Lining the northern part of the site, adjacent to the proposed woodland edge, this area is characterised by a more rural approach to built form and landscape with traditional treatments.

5.8 This reserved matters seeks detailed approval for residential parcels 3, 4, 9 and 10 of the wider Haw Wood development. In terms of character areas, parcels 3, 4 and 9, located within the central and southern parts of the wider site, fall entirely within the Central Slopes character area. The proposed units situated within parcel 10, located towards the north-eastern boundary of the wider site, would be split between Central Slopes and Woodland Ridge character areas. The units facing to the north-eastern boundary of the site fall within Woodland Ridge, with the row of units situated behind and facing into the wider site falling within Central Slopes. None of the residential parcels to which this reserved matters relate fall within the Urban Core character area.

5.9 Central Slopes

Within the Code, the Central Slopes area is defined as a residential area along the site's distinctive central park, with long and linear streets stepping down the hill with consistent frontages and a more contemporary feel. A lighter materials palette is to be used to offset the landscape setting. The proposed units are arranged in a linear fashion, with gentle curves introduced to follow the rhythm of the adjacent open space. The layout and form of units is considered to accord with the principles set out within the Code.

5.10 In terms of the massing and more detailed appearance of the proposed Central Slopes units, the designs presented by the applicant upon original submission were considered to accurately reflect the principles set out within the Code. As such, no significant changes to appearance have been made over the course of the application.

5.11 Woodland Ridge

Within the Code, the Woodland Ridge area is described as the highest part of the site along the northern boundary, which is to be defined by the new woodland edge. Housing fronting onto this edge will contribute to creating a distinctive rural character. This will be achieved through plot layout and

arrangement, building detailing and materials, building types and boundary treatments. The Code states that units will be predominantly detached with occasional semi-detached, with an irregular building frontage created through variation in plot widths and gaps between dwellings. A more traditional design and finish is to be incorporated compared to other character areas.

- 5.12 In terms of the general layout and form of the Woodland Ridge units proposed, this is considered to accord with the Code, with a more traditional approach taken when compared to the more contemporary design of Central Slopes units. Furthermore, the detailed design is considered to be reflective of the Code principles in creating a more distinctive rural character. The overall design approach is also coherent with that agreed for earlier phases of development at Haw Wood. The overall design of Woodland Ridge units is considered acceptable, with no significant changes made over the course of the application process.
- 5.13 Site-Wide Design Matters  
Whilst the overall design approach taken by the applicant upon original submission was considered broadly acceptable and to comply with the Design Code, a number of minor issues were identified and raised by the Urban Design Officer during consultation.
- 5.14 Initial concerns were raised regarding the relationship between certain plots. This largely related to rows of terraced units proposed at plots 295-298 and 302-304, with the rows of units considered to negatively impact upon the garden areas serving adjacent units. Each row was subsequently reduced by one unit, with the two removed units instead provided at an alternative part of the site. As per recommendations, hipped roofs were also introduced at either end of the reduced 3-unit terrace, as well as a gable frontage to the reduced semi-detached pair, in order to reduce overbearing impacts.
- 5.15 Issues with the overall design of plot 364, as well as the garden serving plot 335, were also raised by the Urban Design Officer. Plot 364 was subsequently redesigned to greater reflect the appearance of adjacent units, with the garden of plot 335 adjusted to allow for the planting of a street tree. The amendments have adequately addressed the issues raised.
- 5.16 Further minor issues relating to areas of tarmac, block thresholds, visitor parking, street corners and boundary treatments around parking courts were also raised by the Urban Design Officer. All suggested amendments were subsequently incorporated into the proposals, with all issues raised suitably resolved.
- 5.17 Crime Prevention  
It is noted that a number of concerns have been raised over the course of the application by the crime prevention design advisor commenting on behalf of Avon and Somerset Constabulary. Through amendments to the scheme, the applicant has addressed the majority of issues raised by the design advisor.
- 5.18 The only outstanding point relates to the provision and arrangement of security lighting across the residential parcels. The applicant has queried whether this



matter can be dealt with by condition. This approach was agreed on the applicant's Phase 1 proposals, and is also considered acceptable in this case. A condition to this effect is recommended for any decision.

#### 5.19 Design Conclusion

Through several rounds of positive engagement with the applicant, a number of issues have been addressed and improvements to the scheme secured. Overall, the final proposals are considered to comply with the outline permission, the approved Design Code, Policy CS26 and the Council's main design Policies CS1 and PSP1. The proposals are therefore considered to be acceptable in design terms.

### **Transportation**

- 5.20 In terms of vehicular access, none of the residential parcels would be accessed off the main 'U' shaped primary route running through the main Haw Wood site. Approximately half of the units across the parcels would be accessed via secondary streets, with a combination of tertiary streets/shared surfaces providing vehicular access to the remainder of residential units. It should be noted that sections of the secondary routes that would be used to access units have already been consented under the extant infrastructure permission, and are currently under construction. In terms of roads, this submission includes unconsented secondary routes, tertiary routes and private drives.
- 5.21 The overall road layout and hierarchy are considered to be consistent with the outline approval and the requirements of the Design Code. Furthermore, no significant issues regarding road layout or highway safety have been raised by the Highway Officer during consultation. In terms of parking provision, overall this is considered to be acceptable and in accordance with the Council's minimum parking standards. Residential units would be served by an adequate number of accessible parking spaces, to discourage on-street parking. An adequate number of visitor parking spaces would also be provided across the development parcels. Dwelling units would also be fitted with electric vehicle charging points; an approach which is considered to be acceptable.
- 5.22 As originally submitted, some minor concerns were raised by the Highway Officer. It was highlighted that the outside corner of highway near plot 367 needed to follow the inside track, to avoid a 'dead' area of highway that could attract detritus. Furthermore, in relation to the submitted refuse strategy, it was highlighted that certain areas were very tight in terms of refuse vehicle manoeuvring. The proposals were subsequently amended, with the dead area removed, and visitor parking spaces relocated to improve vehicle manoeuvrability.
- 5.23 Having reviewed the proposals, the Highway Officer has also raised no concerns in respect of pedestrian routes and cycle routes through the parcels, or cycle storage facilities proposed for the residential units. Furthermore, no concerns with the proposed safe routes to school have been raised. On the basis of the assessment set out above and subject to conditions securing parking facilities, there are no significant concerns with the proposals from a

transportation perspective. The development is considered to comply with Policies CS8, CS26, PSP11 and PSP16.

## **Landscaping and Trees**

- 5.24 In terms of the existing site, it is acknowledged that this formerly comprised open pasture intersected by hedgerows. However, the context of the site has since changed following earthworks undertaken pursuant to the outline consent and subsequent infrastructure consent at the site. As such, whilst it is acknowledged that the character of the landscape has already been altered significantly and would be further altered by the residential development, the principle of re-developing the site for residential purposes including the approved earthworks strategy has already been established.
- 5.25 As such, the scope of the landscape assessment for this reserved matters is limited to the reserved detail alone. It should also be noted that this reserved matters relates solely to residential parcels and not the large landscaped areas or areas of public open space, which are subject to a separate reserved matters application; although the connectivity of the proposed parcels to the wider Green Infrastructure and Masterplan has been considered in full.
- 5.26 Upon original submission, concerns were raised by the Landscape Officer regarding the lack of trees proposed within the residential parcels; particularly given the extent of vegetation removal previously agreed. Additional trees were subsequently provided through revisions to the scheme. The final landscape plans are considered to show an acceptable level of tree cover within the residential parcels, which will help to mitigate the loss of existing vegetation and improve the overall quality of the environment.
- 5.27 Concerns were also raised regarding potential areas of conflict between tree positions and other services. Amendments were subsequently made to the scheme, with conflicts removed. Further recommendations relating to garden boundary treatments, root barriers and tree pit details were also made. The above recommendations have been taken into account and incorporated into the scheme.
- 5.28 Upon original submission, the Landscape Officer also commented on the proposed garden areas, and highlighted that similarly to Phase 1 proposals at Haw Wood, a large number of retaining walls and steps within gardens are required in order to respond to site levels; with the Haw Wood site sloping steeply from west to east. The impact of this in terms of amenity is considered in a later section of this report.
- 5.29 Following the submission of several sets of revised plans, the site landscaping has been improved over the course of the application process. Furthermore, officers are satisfied that the landscaping features proposed within each character area are consistent with the landscape principles set out within the Design Code. As such, the final submission has addressed the Landscape Officer's concerns, and is considered acceptable from a landscaping and arboricultural perspective and to comply with the landscape policies contained within the Development Plan.

## **Public Open Space**

- 5.30 No significant areas of public open space are proposed as part of this reserved matters. The main areas of public open space across the wider development are to come forwards as part of the wider landscape proposals. As such the main consideration is ensuring that any incidental areas of public open space, verges and landscaping features across the parcels are appropriately designed, and that the design of the residential parcels is compatible with any adjacent areas of open space.
- 5.31 As originally submitted, several concerns were raised by the Public Open Space Officer. These largely related to a number of anomalies and lack of clarity on submitted plans, and an overall lack of clarity regarding status of land and future management. In this respect, further clarity has been provided by the applicant over the course of the application, and any anomalies on plans have been addressed. Minor amendments to detailed matters such as surfacing and planting have also been made, in response to comments made by the Public Open Space Officer.
- 5.32 Similarly to Phase 1, officers are mindful that, whilst the central area of POS at the Haw Wood site is to be agreed through the site-wide landscape reserved matters, the levels of the POS will be affected by the levels agreed at adjacent residential parcels. In this case, parcels 4 and 9 are located immediately to the south-east of the central area of POS, with parcel 10 situated to the north-west. Given that the landscape reserved matters remains under the consideration of the Local Planning Authority and may still be subject to change, similarly to Phase 1, a condition is recommended requiring all necessary earthworks at the interface between the residential parcels and POS to be agreed prior to the occupation of adjacent residential units.
- 5.33 On the basis of the above and subject to the aforementioned condition, the public open space proposals presented with the reserved matters are considered acceptable.

## **Residential Amenity**

- 5.34 In respect of the impact of the proposals on any existing residences, given the greenfield nature of the development site, the proposed units are set away from populated areas as to avoid any direct impact on existing amenity; with no existing properties located within 21m of residential parcels. In terms of the relationship between proposed units and other units previously approved within adjacent parcels at the Haw Wood site, this is considered to be acceptable.
- 5.35 Turning to the amenity of future occupants, the proposed units comply with the nationally described space standards in terms of their internal size. As such it is considered that an acceptable internal living environment would be provided for future occupants, with cramped living conditions avoided.
- 5.36 In terms of the general layout of units and back-to-back distances, units largely achieve the 20m minimum detailed within the South Gloucestershire Council

Technical Advice Note: Assessing Residential Amenity (June 2016). It is acknowledged that the back-to-back distance between units in parcel 4 do however fail to achieve 20m in a number of instances. However this has been considered in the design of units along the north-western edge of parcel 4 (plots 358-364), with windows omitted from the south-eastern rear-facing elevation to avoid overlooking onto adjacent units. This approach and layout are consistent with the approved Masterplan.

- 5.37 A similar situation exists at plot 286 to the north-western corner of parcel 10. Whilst the back-to-back distance to adjacent units falls below 20m, windows have been omitted from the south-facing gable of the unit as to avoid significant overlooking. In order to preserve privacy in the future, a condition is recommended for any decision, restricting the insertion of first-floor windows at the relevant dwellings, without the prior consent of the Local Planning Authority. Subject to this condition, in terms of overall layout and degrees of separation, the proposals are considered acceptable.
- 5.38 With regards to the size of private gardens, when applied as an average across the development, the proposed areas of private external amenity space notably exceed the minimum standards set out within Policy PSP43 of the Policies, Sites and Places Plan. Whilst a small number of gardens fall slightly below the recommended standard in terms of their size, it is considered that all dwellinghouses would be provided with an easily accessible and sufficiently large private garden, as to enjoy an acceptable standard of amenity.
- 5.39 It is however acknowledged that due to site levels, a number of retaining structures are proposed across the development parcels and within rear garden areas. As originally submitted, it was considered that insufficient clarity was provided in relation to the height and construction of retaining walls. Further plans and details were subsequently provided by the applicant, which further demonstrated the heights of the wall in certain areas.
- 5.40 Through the submission of additional information, the applicant has demonstrated that the retaining walls would comply with the maximum heights set out within the Design Code (2.4m). Notwithstanding, concerns remain that the provision of a 2.4m high wall with 1.6m fence would still have a significant impact on the living environment afforded to future occupants within rear garden areas.
- 5.41 The concerns regarding the potential impact on the quality of the living environment were raised with the applicant, and it was queried by officers whether an alternative approach to the management of levels could be considered, which would result in a smaller retaining wall. However, the applicant advised that no other options were viable. Officers are also mindful of the levels agreed through the previous infrastructure consent, which fix the finished levels of housing to an extent. Given the steeply sloping nature of the site, retaining walls are therefore required in various places as a means of tying the development in with the infrastructure consent.
- 5.42 The situation with regards to the retaining wall is not considered optimal, with the provision of such a prominent structure within rear gardens likely to result in

overbearing/overshadowing impacts on future occupants; which in turn would degrade the overall quality of the external environment. However, officers are mindful that the site does benefit from an outline and infrastructure consent which has fixed a number of matters. Furthermore, the sloping nature of the site is also acknowledged to be a significant challenge; with some effects on the overall layout of the development considered unavoidable.

- 5.43 As such, whilst the situation regarding the retaining wall would result in a degree of harm to residential amenity, it is acknowledged that other options are very limited. The level of weight to be attached to the harm is therefore a matter to be factored into the overall planning balance. Whilst the general positioning and heights of retaining walls is to be agreed through this reserved matters, a condition is recommended for any decision requiring the final detailed design to be agreed, as to allow for all options in terms of construction to be explored, with the aim of reducing impacts on amenity.
- 5.44 In terms of the two proposed apartment blocks proposed (units 259-264 and 319-327), all second and third floor apartments would be provided with private external space in the form of balconies. Ground floor apartments would have access to shared amenity space surrounding the buildings, and would also be located adjacent to the main areas of POS within the Haw Wood development.
- 5.45 Overall, with the exception of the impacts resulting from the proposed retaining walls, there are no significant concerns in relation to residential amenity. Whilst some units would be affected by retaining structures, this is considered an unavoidable constraint, and it is considered that an acceptable living environment would be afforded to the vast majority of future occupants of the residential units.

### **Affordable Housing**

- 5.46 In respect of affordable housing, the Haw Wood site is bound by both the Framework Agreement for CPNN as well as the Site-Specific Agreement (SSA) relating to the site itself. Through the SSA, a reduced affordable housing provision of 25.5% was agreed on grounds of viability. This is set out within the Affordable Housing Obligations section of the Agreement, with Paragraph 1.2 of Schedule 3 of confirming that 25.5% of the residential units on site shall be affordable housing.
- 5.47 This reserved matters for 153 dwellings proposes 41 affordable homes. This equates to an affordable housing provision of 26.8%. In terms of tenure, the Housing Enabling Officers has confirmed that the affordable housing proposals largely comply with the agreed tenure mix of 73% social rent, 5% affordable rent and 22% intermediate housing. It has also been confirmed that the property types within each tenure category comply with the requirements of the SSA, and that all affordable house types comply with the required sizes as secured within the Agreement.
- 5.48 In terms of design standards, the applicant has confirmed that the affordable units will comply with the relevant standards as set out in the SSA; and that all affordable homes will be built to the same Development Standards as agreed

on Phase 1 (M4(2) Standard, Secured by Design part 2 standards and current Building Regulations). A condition is recommended for any decision, requiring affordable homes to be built to the M4(2) standard. The proposals have also been reviewed by the Council's occupational therapist, and are considered acceptable.

- 5.49 In terms of the overall quantum, tenure, type and design standard of the proposed affordable housing, on the basis of the above this is considered to comply with the SSA and is acceptable.

### **Historic and Natural Environment**

- 5.50 In terms of any heritage impact, the application site does not contain, nor is it located within the vicinity of any designated or non-designated heritage assets such as listed buildings or conservation areas. As such, it is not considered that the proposals would have any impact in this respect; above and beyond any impact identified at outline stage. The Archaeology Officer has also reviewed the proposals, and is satisfied that any matters of archaeological interest have been adequately considered through the discharge of outline conditions and the associated infrastructure consent. As such it is not considered that the reserved matters proposals would have any significant impact from a heritage perspective.
- 5.51 In terms of biodiversity, the Ecology Officer has reviewed the proposals. An ecological features plan has been submitted in support of the reserved matters proposals, as is a requirement of condition 25 of the outline. No concerns with this plan have been raised by the Ecology Officer. Within comments, it has been queried whether the reserved matters should be supported by a site-specific Ecological and Landscape Management Plan. However, the submission of such a plan is a requirement of condition 16 of the outline, and as per earlier phases, can be dealt with through the discharge of conditions process and outside of the reserved matters process. As such, insofar as the reserved matters details submitted by the applicant, the proposals are considered acceptable from ecological perspective.
- 5.52 In respect of drainage, several issues were raised by the Council's drainage engineers upon the original submission of the reserved matters. Revised plans were subsequently submitted and consulted upon over the course of the application, and drainage engineers have confirmed that the revised plans and further clarification provided by the applicant has addressed any outstanding concerns and answered any queries. As such, officers are satisfied that the proposals are acceptable from a drainage perspective, subject to a standard planning condition requiring the development to proceed in accordance with the approved plans.
- 5.53 No issues relating to contamination, or any other matters relevant to environmental protection were raised by specialist officers over the course of the reserved matters application. Overall officers are satisfied that such matters were sufficiently considered and dealt with at outline stage, and there are no concerns in this regard.

## **Sustainability**

- 5.54 The approved Design Code contains an 'Energy Efficiency and Sustainable Construction' section. This confirms that as part of each future reserved matters, consideration will be given to building design, passive solar design and energy efficiency site-layouts in order to reduce carbon output. It also states that the wider development will aim to reach a 20% reduction in residual regulated and unregulated CO2 emissions as defined by Part L1A of the Building Regulations 2013, through low carbon or renewable energy systems, in accordance with Local Plan Policy PSP6; and that once applicable, the development will comply with future regulations following transitional arrangements required by national regulations.
- 5.55 A Sustainable Energy Statement has been submitted in support of the application (a requirement of condition 12 of the outline approval). Several iterations of the statement have subsequently been submitted and reviewed by the Council's Environmental Policy Officer; with a final version submitted in March 2023.
- 5.56 The final version of the Energy Statement now clearly demonstrates that the proposed units will be served by air source heat pumps as opposed to gas boilers, in line with updated building regulations. It is also demonstrated within the final Statement how the 20% reduction in residual emissions required under PSP6 will be achieved. A condition is recommended requiring the development to be carried out in accordance with the approved Energy Statement. A condition is also recommended requiring the submission of evidence to demonstrate that the scheme will achieve a 36.98% or greater CO2 reduction from renewable, and/or low carbon energy generation sources – expressed as a percentage of the baseline.
- 5.57 With regards to the resilience of the scheme to overheating over its lifetime, it was recommended by the Environmental Policy Officer that the resilience of this scheme to changes in the local climate including increases in average and peak summer temperatures be demonstrated using dynamic thermal modelling. However, this was not undertaken. Whilst it would have been preferable for modelling to be undertaken, this is not a requirement under local or national policy at this time, and therefore failure to provide dynamic thermal modelling is not considered grounds for objection.
- 5.58 A further condition requiring the submission of evidence to show that each dwelling has achieved an air permeability standard of 5.01m<sup>3</sup>/hr.m<sup>2</sup> @50Pa or better, is also recommended for any decision notice.
- 5.59 On the basis of the above, the improvements made to the overall energy strategy as detailed within the Sustainable Energy Statement through discussions with the applicant are noted. Overall, subject to the conditions set out above, the proposals are considered to accord with the Design Code and requirements of Policy PSP6.

## **Waste Collection and Storage**

- 5.60 The proposals have been reviewed by the Council's waste management team, and the waste storage and collection arrangements are considered to be appropriate, and in accordance with the approved Design Code. The proposed layout allows for the majority of bins associated with dwellinghouses to be stored in rear gardens away from public view, with communal bin stores provided for apartment buildings. A number of mid-terrace units across the parcels are required to have bin stores located to the front of properties. The final design of frontage bin stores can be agreed by condition. Overall, the proposed arrangements are considered acceptable and in accordance with the adopted Waste Collection SPD.

### **Parish Council Comments**

- 5.61 The objections raised within Almondsbury Parish Council's final comments have been considered. The objections are based on concerns raised by the Landscape, Tree, Public Open Space, Housing Enabling and Drainage Officers not having been addressed.
- 5.62 Officers can confirm that through the resubmission of amended plans and subsequent re-consultation process, all concerns originally raised by the aforementioned officers have been addressed over the course of the application. Copies of the final comments provided by each officer are available to view on the Council website.
- 5.63 On the matter of the future management and maintenance of public open space and landscaping as raised during initial consultation, these matters have been and will continue to be duly considered by the Local Planning Authority through S106 obligations and the discharge of conditions attached to the original outline permission.

### **Relevant Outline Conditions**

- 5.64 Through the details submitted in support of this reserved matters, the applicant is also seeking to discharge a number of conditions attached to the outline consent (PT14/0565/O). This relates to conditions 8 (Compliance Statement), 12 (Sustainable Energy Statement), 13 (Hard & Soft Landscaping), 15 (5 Year Landscape Maintenance & Management Plan), 17 (Existing Trees), 23 (Waste Management Audit), 25 (Ecological Features Plan), 26 (Construction Management Plan), 32 (Drainage Strategy), 40 (Construction Compound and Wheelwashing) and 45 (Waste Management and Recycling Strategy).
- 5.65 In terms of conditions 8 and 12, both Compliance and Sustainable Energy Statements have been submitted in support of the application. In respect of conditions 13, 15, 17 and 25, details to this effect have been submitted in support of the application. The details have been reviewed by Landscape, Tree and Ecology Officers, with no significant concerns raised subject to conditions. Details have also been submitted pursuant to conditions 23 and 26, with no issues raised by Highways, Waste or Environmental Health Officers.
- 5.66 Drainage details were submitted in support of the application and have been accepted by Drainage Officers, and as such condition 32 can be considered



discharged in respect of the four residential parcels. In terms of conditions 40 and 45, no issues regarding the details submitted in support of the application have been raised by Highways or Waste Officers. The conditions listed in paragraph 5.64 above are therefore discharged insofar as they relate to this reserved matters red edge site only.

## **Equality Act 2010**

- 5.67 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.
- 5.68 With regards to the above this planning application is considered to have a neutral impact on equality.

## **Conclusion**

- 5.69 This reserved matters relates to an outline planning permission, and is acceptable in principle. Following considerable negotiations with the applicant, revisions and additional information have been received which have resulted in considerable improvements.
- 5.70 The considerable benefits of the scheme are acknowledged by officers; in that the granting of reserved matters approval will allow for the delivery of 153 residential units, of which 41 units would be affordable. Significant weight is attached to this.
- 5.71 It has not been possible to reach an agreeable position on all points, with the only key outstanding issue considered to be the provision of retaining structures across the development parcels and within rear gardens. Whilst this constraint is considered unavoidable due to a number of fixed elements, it is considered that the proliferation of retaining structures across the site would result in a moderate harm to visual and residential amenity.
- 5.72 Notwithstanding the above, it is not considered that the moderate harm arising from the residual issue highlighted above would outweigh the clear and significant benefits of the development. Therefore, the application is considered to be acceptable and in accordance with the outline approval and the policies cited in paragraphs 2.1, 2.2 and 2.3, subject to conditions. As such, taking all matters into account, this reserved matters is recommended for **approval**, subject to the conditions listed.

## 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** reserved matters approval 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. Plans

The development shall be implemented in accordance with the approved plans and documents, as set out within the following drawing list:

'Haw Wood, Cribbs Causeway - Application for the Approval of Reserved Matters (Layout, Scale, Appearance and Landscaping) for 153 Dwellings, Pursuant to Outline Application (Ref. PT14/0565/O) and Selected Outline Conditions' - Dated 12th April 2023.

#### Reason

For the avoidance of doubt and to ensure that the scheme is implemented in full accordance with the plans submitted and assessed.

#### 2. Retaining Walls - Agree Final Details

Notwithstanding the details of proposed retaining walls as shown on approved plans, prior to the commencement of any construction works to retaining walls, a final detailed design shall be submitted to the Local Planning Authority and approved in writing. The development shall thereafter be carried out in accordance with agreed details.

#### Reason

To ensure that the final design of retaining walls is acceptable, in the interests of visual amenity and residential amenity, and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policies PSP2 and PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

### 3. Earthworks Strategy/Retaining Walls

Prior to the construction of any units numbered 312-315, 330-334 and 355-367 inclusive on the approved Planning Layout (dwg no. 0708-PH2-102 Rev D) above damp-proof course level, an earthworks strategy demonstrating how the residential parcels will adjoin the adjacent area of public open space (central park situated between residential parcels 4, 9 and 10), including details of levels, shall be submitted to the Local Planning Authority and approved in writing. The respective units shall then not be occupied until the earthworks necessary to provide the area of public open space, including any retaining wall structures on the southern boundary of the POS area, have been completed. For clarity the necessary earthworks can exclude all hard surfacing (e.g. paths, benches, street lighting) and any planting and soft landscaping.

#### Reason

To ensure collaboration and coordination between different landowners, and ensure that the site is developed in a comprehensive and co-ordinated manner, to accord with Policies CS1 and CS26 of South Gloucestershire Local Plan; Core Strategy (Adopted December 2013); and the Cribbs/Patchway New Neighbourhood Development Framework SPD (Adopted) 2014.

### 4. Landscaping Implementation and Replacement

All planting, seeding or turfing comprised in the approved landscaping details shall be carried out no later than the first planting and seeding season following the first occupation of the 100th unit within this reserved matters, and any trees or plants (retained or planted) which die, are removed or become seriously damaged or diseased within a period of 5 years from the completion of the development shall be replaced in the next planting season with others of the same size and species unless an alternative is agreed in writing by the Local Planning Authority.

#### Reason

In the interests of the visual amenity of the scheme and site-wide biodiversity, in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policies PSP2 and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

### 5. Lighting Strategy - Security

Prior to the occupation of dwellings hereby approved, a lighting strategy relating to site security shall be submitted to the Local Planning Authority and approved in writing. The lighting strategy shall then be implemented in accordance with the agreed details for each residential parcel, prior to the full occupation of the respective parcel.

#### Reason

In the interests of overall site security and crime prevention across the development, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted December 2013); and the provisions of the National Planning Policy Framework.

## 6. Parking

The off-street parking facilities for all vehicles, including cycles, shall be carried out in accordance with approved plans, and shall be provided for the plot to which they relate before the respective building is first occupied, and thereafter retained for that purpose. The full provision of visitor spaces as shown on approved plans shall be provided prior to the full occupation of the development, with a minimum of 50% of the spaces provided prior to the occupation of 77 dwellings. Once provided, the visitor spaces shall thereafter be retained for that purpose.

### Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted December 2013); Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017); and the South Gloucestershire Residential Parking Standards SPD (Adopted December 2013).

## 7. Bin Storage

Prior to the occupation of dwellings hereby approved, the final design of any bin storage areas to be located to the frontage of dwellings shall be submitted to the Local Planning Authority and approved in writing. Thereafter, the bin storage facilities for all units shall be provided in accordance with the agreed details, and in accordance with the approved Refuse Strategy Layout (dwg no. 0708-PH2-116 Rev C), prior to the occupation of the corresponding dwellinghouse to which the bin storage relates.

### Reason

In the interests of the amenities of the area and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

## 8. Sustainability - Energy Statement

The development hereby approved shall be carried out in accordance with the Sustainable Energy Statement (Haw Wood Parcel RM2, Cribbs Causeway Bellway Homes South West Energy and Sustainability Statement AES Sustainability Consultants Ltd January 2023, Rev 3 10.03.2023), and shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development, in full accordance with the Statement.

### Reason

To ensure that the development incorporates measures which will minimise CO2 emissions, and can adapt to a changing climate, in accordance with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted December 2013) and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

9. Energy Statement - Appendix

Prior to the occupation of dwellings hereby approved, an addendum to the approved Energy Statement shall be submitted to the Local Planning Authority and approved in writing. The addendum shall provide evidence to demonstrate that the scheme will achieve a 36.98% or greater CO<sub>2</sub> reduction from renewable, and/or low carbon energy generation sources - expressed as a percentage of the baseline. The development shall proceed in accordance with the approved Energy Statement. The development shall be carried out in full accordance with the details set out within the addendum.

Reason

To ensure that the development incorporates measures which will minimise CO<sub>2</sub> emissions, and can adapt to a changing climate, in accordance with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted December 2013) and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

10. Sustainability - SAP Reports

Prior to the first occupation of batches of units comprising the 50th, 100th and 153rd units, a copy of the SAP worksheet report for each dwelling shall be to the Local Planning Authority for approval in writing.

Reason

To ensure that heat pumps have been correctly installed and that the development incorporates measures which will minimise CO<sub>2</sub> emissions, and can adapt to a changing climate, in accordance with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted December 2013) and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

11. Sustainability - Air Permeability

Prior to the first occupation of batches of units comprising the 50th, 100th and 153rd units, evidence shall be provided to the Local Planning Authority for approval in writing to show that each dwelling within the batch has achieved an air permeability standard of 5.01m<sup>3</sup>/hr.m<sup>2</sup> @50Pa or better. Suitable evidence would be a copy of the air permeability testing certificate for each dwelling. No dwellings within any subsequent batch shall be occupied until the air permeability for all dwellings within the batch in question have been agreed in writing with the Local Planning Authority.

Reason

To provide assurance that the scheme has achieved the air permeability standard specified in the approved Energy Statement and will contribute to reducing CO<sub>2</sub> emissions in accordance Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted December 2013) and Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

12. Affordable Housing M4(2)

As per the approved Affordable Housing Layout plan (dwg.no. 0708-PH2-115 Rev C), all Affordable Dwellings shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2), with the exception of:

- a) Any self-contained accommodation built above ground floor level where level access is not achievable.
- b) Wheelchair affordable homes on Plots 221,222 and 223 required to be built to meet South Gloucestershire Council Specification Requirements.

Reason

To ensure inclusive design access for all in accordance with Policy PSP37 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

13. Remove PD - New Windows

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 new windows shall be inserted at a first floor level into the south-east facing elevations of plots 358 - 364 inclusive, or the south-east facing gable of plot 286, without the prior written consent of the Local Planning Authority.

Reason

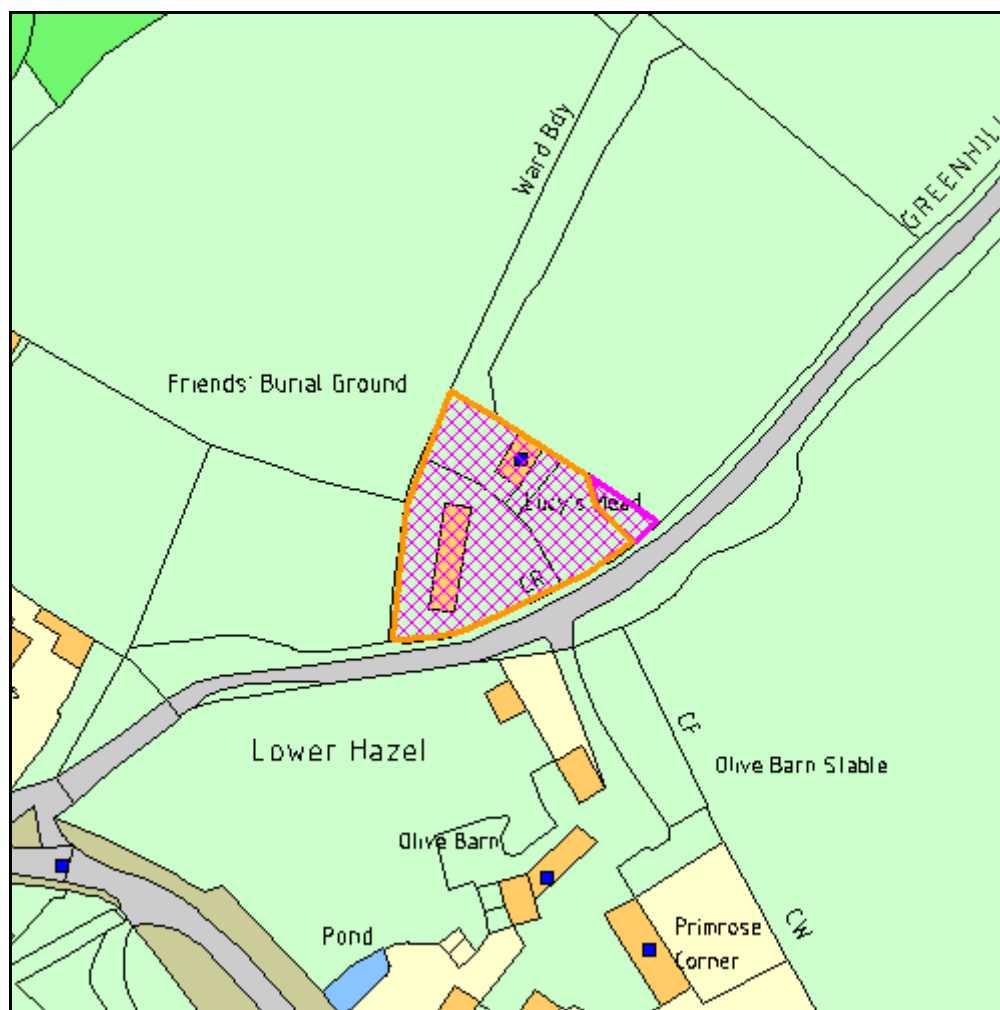
To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

**Case Officer: Patrick Jackson**

**Authorising Officer: Lucy Paffett**

**CIRCULATED SCHEDULE NO. 15/23 -14th April 2023**

<b>App No.:</b>	P23/00368/F	<b>Applicant:</b>	Mr & Mrs Mitchell
<b>Site:</b>	Olive Barn Stable Greenhill Lane Rudgeway South Gloucestershire BS35 3QP	<b>Date Reg:</b>	17th February 2023
<b>Proposal:</b>	Demolition of 2no. existing stable buildings and erection of 1no. stable building with associated works.	<b>Parish:</b>	Alveston Parish Council
<b>Map Ref:</b>	362658 187484	<b>Ward:</b>	Severn Vale
<b>Application Category:</b>	Minor	<b>Target Date:</b>	21st April 2023



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P23/00368/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**

The application appears on the Circulated Schedule because a response has been received from the Parish Council that is contrary to the findings of this report and officer recommendation.

### **1. THE PROPOSAL**

- 1.1 Planning permission is sought for demolition of 2no. existing stable buildings and erection of 1no. stable building with associated works.
- 1.2 The application site is an existing parcel of land occupied by 2no. stables. The site is within the open countryside and the Green Belt. The site also falls within the wider setting of the grade II listed Lower Hazel Farm.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework February 2021  
National Planning Practice Guidance  
Planning (Listed buildings and Conservation Areas) Act 1990

#### 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
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP30	Horse Related Development

#### 2.3 Supplementary Planning Guidance



### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT09/5677/F (approved 05/01/2010):  
Erection of stables and hay store.
- 3.2 PT01/1886/F (approved 04/09/2001):  
Erection of stable block.

### **4. CONSULTATION RESPONSES**

- 4.1 Alveston Parish Council  
Objection due to the size of the surrounding buildings which was believed to be overdevelopment of the site. Note further Green Belt Development which may impact bridle path users.
- 4.2 Olveston Parish Council (adjoining)  
No comments have been received.
- 4.3 Transport  
No objection. Conditions suggested.
- 4.4 Highway Structures  
No comments have been received.
- 4.5 Drainage (LLFA)  
No objection in principle. Drainage layout requested. Informative recommended.
- 4.6 Conservation Officer  
The proposal will not have any impact on the setting of Hazel Farm (designated heritage asset) nor will it compromise local character, distinctiveness or setting of the non-designated heritage asset.
- 4.7 Ecology Officer  
No objection. Informative recommended.
- 4.8 Landscape Officer  
No objection.
- 4.9 Archaeology Officer  
No comments have been received.
- 4.10 Local Residents  
1no. response has been received in support of the proposals, summarised as follows:  
- Existing stables in poor condition and need replacing

- Replacement stables would not have a negative impact on the Green Belt or countryside
- Would have no impact on my property
- Would look a lot nicer
- Happy to see a more secure building built for the safety and wellbeing of the horses.

## 5. ANALYSIS OF PROPOSAL

- 5.1 Planning permission is sought for demolition of 2no. existing stable buildings and erection of 1no. stable building with associated works.

### Principle of Development

- 5.2 The development relates to a small, enclosed corner of a larger field, to the Northern side of Greenhill Lane. Presently, there are 2no. stable buildings which have long stood and have been granted consent previously. The existing stables comprise in total 4no. 'boxes'; store; 'games room'; and feed area. It is proposed to remove the existing 2no. buildings and erect 1no. 'L' shaped building which would incorporate 4no. 'boxes'; tack room; barn; and feed room. For all intents and purposes, the development would see the replacement of the existing facilities on the land with a modest overall increase in floorspace.
- 5.3 The main issue of principle to consider is Green Belt, which is an area where development is strictly controlled. The NPPF sets out limited forms of development that are appropriate in the Green Belt under paragraph 149. Paragraph 150 lists certain other forms of appropriate development on the proviso that the development preserves the openness and does not conflict with the purposes of including the land within the Green Belt.
- 5.4 One such exception under para.149 is *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.*
- 5.5 Equestrian use can be regarded as outdoor sport and recreation, and so the provision of stables would be regarded as the provision of appropriate facilities. Pertinent in this case is that the facilities already exist and so what is proposed is essentially a renewal of the existing appropriate facilities.
- 5.6 The new building would appear bigger than the existing 2no. buildings when each is viewed in isolation. However, the new building would be of similar size to the 2no. buildings when their volume is combined. The proposed building would take a different appearance to the existing and would have something of a greater massing as it would effectively combine the two existing buildings. But overall, there would be a limited increase in built form on the site, which is within a long-established equestrian use. Moreover, the development would not alter the character of the land which would still appear as rural, equestrian in nature with stabling facilities located upon as is the present situation. Accordingly, the development would not conflict with the purposes of including

the land within the Green Belt and would preserve the openness of the Green Belt.

#### 5.7 PSP30 – Horse Related Development

PSP30 is supportive of horse related development outside defined urban areas and rural settlements provided several criteria are met. These are considered below.

- 1) **new buildings, shelters or arenas are located, where possible, near to existing farmsteads or groups of buildings; and**

The new building would replace existing buildings which benefit from planning permission and would be located within what can be considered to be an established rural grouping.

- 2) **there are no existing suitable underused buildings available or capable of conversion, located near to existing farmsteads or groups of buildings; and**

The development would see existing buildings replaced with facilities providing broadly the same level of accommodation and so there is no conflict with this requirement.

- 3) **the design of buildings, and the size of the site and the number of horses to be accommodated, has proper regard to the safety and comfort of horses and to the preservation and enhancement of the landscape; and**

The new building would provide the same quantum of equine accommodation (4no. stables) as existing. The application supporting material suggests that the stables provide sufficient accommodation for the no. of horses being stabled and access to grazing land is available having regard to BHS advice, albeit there is a lower amount necessary in this instance as two of the horses stabled are Shetland ponies. Overall, given that the facilities are a broad like for like replacement, this criteria of PSP30 is appropriately addressed.

- 4) **where necessary, safe and convenient access to bridleways and riding routes are available to riders; and**

The land has direct access to Greenhill Lane, which is a public bridleway as shown on the local highway record. Arguably, the site could not be located in a more appropriate location with reference to this criterion of PSP30.

- 5) **adequate provision is made for vehicular access, parking and manoeuvring and the development would not give rise to traffic conditions to the detriment of highway safety; and**

Vehicular access would remain broadly unchanged, and no commercial use is proposed. The site is large enough to accommodate vehicle parking commensurate with the scale of the development.

- 6) **any temporary structures, and vehicles associated with the proposed development, are located in appropriately designed storage on site, to avoid any harm or degradation to open countryside and rural landscapes.**

It is understood that the site would operate broadly as existing and it is not expected that there would be a requirement to park vehicles at the stable buildings or store equestrian equipment outdoors. The building provides storage to allow for any equestrian equipment to be stored inside when not in use, and this can be appropriately conditioned.

- 5.8 Further to the above, the development would be acceptable in Green Belt terms and would not conflict with PSP30, in relation to equestrian development.

5.9 Heritage Consideration

The development would be within the setting of the grade II listed Lower Hazel Farmhouse (due South). Local plan policy and the NPPF both set a presumption in favour of preserving and enhancing designated heritage assets (including their settings). There is also a statutory duty placed on the LPA to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

- 5.10 The site lies approximately 90m due north of the listed Lower Hazel Farm and c.50m due east of the locally listed Friends' Burial Ground. The proposal will replace several dilapidated shelters and stables with one structure to be clad in timber and black corrugated sheet roof. There is sufficient separation distance and intervening vegetation and buildings that the proposal will not harm the setting of the designated heritage asset (Lower Hazel Farm), nor will it compromise the local character, distinctiveness or setting of the non-designated heritage asset. There are therefore no objections to the development on heritage grounds.

5.11 Design Consideration

The building would be located to the North-east of the parcel of land, and would take an 'L' shaped footprint, with a height to the ridge of c.4 metres and height to the eaves of c.2.6 metres. Materials would comprise waney edge timber cladding, and the roof would be clad with black corrugated steel sheet.

- 5.12 The design is commensurate with the proposed use and is in keeping with the rural location. Moreover, the development would represent a visual improvement over the existing stables which have a more piecemeal and dilapidated appearance. There are therefore no design objections to the proposed development.

5.13 Residential Amenity Consideration

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss

- of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 5.14 By reason of scale and separation from the closest residential properties, officers are satisfied that should permission be granted, there would be no unacceptable impacts on the residential amenity afforded to neighbouring occupiers.
- 5.15 Transport Consideration  
The development would not see any notable increase in intensity of use and the access arrangements are not understood to be changed as part of the development. Subject to a condition to restrict the use to personal use only (e.g., no commercial use), the development would not pose any transportation concerns. Suggested conditions from the highways officer are noted regarding a bound surface material and to limit access to the existing access only. The latter is not considered necessary as the plans make it clear that existing access is to be used.
- 5.16 The former condition relating to a bound hard-stand is also not considered necessary when the nature of the access is considered, which joins Greenhill Lane, which itself is not a metalled highway and instead comprises an unmade surface. Whilst noting the comments of the Parish Council, the development would not have any additional or unacceptable impacts on the bridleway, which is a route designed to be utilised by horses and so access from an equestrian development is perhaps to be expected. Overall, there are no objections to the development on highways grounds.
- 5.17 Ecology Consideration  
The site is not subject to any statutory or non-statutory ecological designations, however, is located within a rural area. The corrugated metal stables do not provide suitable roosting suitability for bats due to construction type. The timber stables provide some roosting suitability due to timber cladding, however this is reduced due to the condition of the stables which are 'poorly constructed and have leaking roofs as well as warped timber walls due to damp'. All existing stables have flat roofs. The new stables are to be constructed on existing hardstanding/ bare earth and there are no other ecological issues. There are therefore no ecological objections to the proposals, and it would not be proportionate or necessary in this case to require further survey work prior to determination. However, precautionary informative(s) as advised by the Council's ecologist should be attached as an informative to planning, should it be granted.
- 5.18 Drainage  
Comments of the LLFA are noted. Given the scale of development and existing use, surface water dispersal is something that could be appropriately addressed through building regulations in this instance.

### **Impact on Equalities**

- 5.19 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.

5.20 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 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.

6.3 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission is sought for any works to have special regard to the desirability of preserving the listed building or its setting, or any features of special architectural or historic interest in which it possesses. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.

## 7. RECOMMENDATION

7.1 It is recommended that permission is **GRANTED** subject to the following 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 equestrian development so approved shall be for private/personal use only, and shall not be used for any business or commercial purpose at any time (to include riding school and/or livery activities). Any equipment such as jumps shall be stored inside when not in use.

Reason

The development has been found to be acceptable on this basis and any other use would require further detailed consideration against the relevant development plan policies.

Reason

In the interest of visual amenity, to prevent landscape clutter and preserve the openness of the Green Belt in accordance with CS1 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP2 and PSP7 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 and the relevant parts of the NPPF.

3. The total number of horses to be stabled on the site (within the land edged red) shall not exceed 4 (four).

Reason

In the interest of horse welfare and to accord with PSP30 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017

4. Development shall be implemented in accordance with the following plans:

215-102 A – proposed combined plans

215-101 A – existing combined plans

As received 16th February 2023

Reason

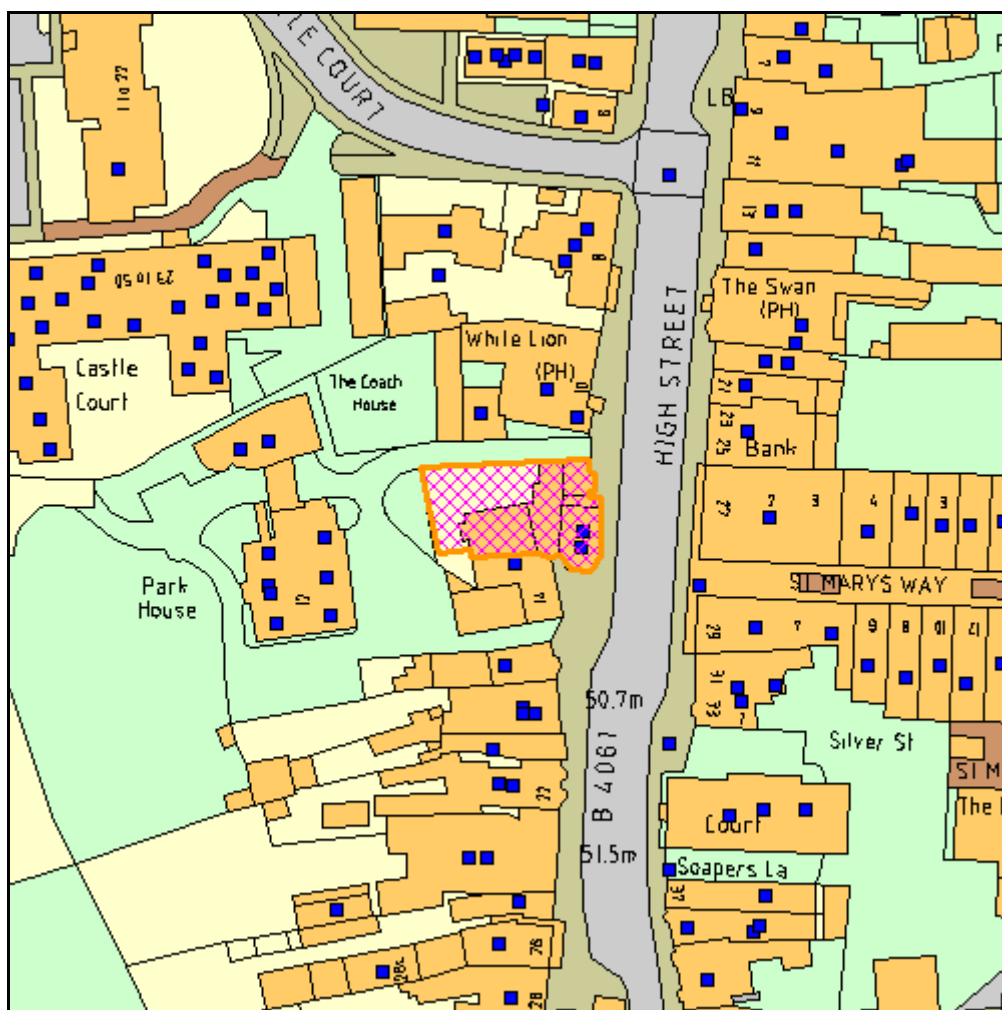
To define the exact terms of the permission.

**Case Officer: Alex Hemming**

**Authorising Officer: Suzanne D'Arcy**

**CIRCULATED SCHEDULE NO. 15/23 -14th April 2023**

<b>App No.:</b>	P23/00540/LB	<b>Applicant:</b>	Loungers UK Limited
<b>Site:</b>	Prezzo Restaurant 14A High Street Thornbury South Gloucestershire BS35 2AQ	<b>Date Reg:</b>	13th February 2023
<b>Proposal:</b>	Painting of exterior walls and shopfront. Replacement of existing signage to include 2no. internally illuminated fascia signs, 1 no. externally illuminated hanging sign, 1no. internally illuminated menu box sign and 1no. cafe bar sign.	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	363657 190048	<b>Ward:</b>	Thornbury
<b>Application Category:</b>	Minor	<b>Target Date:</b>	28th April 2023



© South Gloucestershire Council 2007. all rights reserved.  
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
100023410, 2008. N.T.S. P23/00540/LB



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 APPEARANCE ON THE CIRCULATED SCHEDULED**

This application appears on the Circulated Scheduled due to the receipt of 3+ comments from local residents that are contrary to the Council's decision to approve the works.

#### **1. THE PROPOSAL**

- 1.1 This application seeks listed building consent for the painting of exterior walls and shopfront as well as the replacement of existing signage to include 2no. internally illuminated fascia signs, 1 no. externally illuminated hanging sign, 1no. internally illuminated menu box sign and 1no. cafe bar sign at No.14A (former Prezzo restaurant), Thornbury.
- 1.2 The site of proposed works is located on Thornbury High Street which is now occupied by 'Loungers UK' Ltd who currently operate at 220 sites across the country, mostly through the established brand of 'The Cosy Clubs'. It is likewise noted the host building itself is Grade II Listed due to origins dating back to the early 19<sup>th</sup> century which is also 'washed over' by the Thornbury Conservation Area.
- 1.3 Lastly, it is noted this Listed Building Consent should be read in conjunction with the Advertisement Consent **P23/00541/ADV**.
- 1.4 *Procedural Matters* – the description of development has been updated to sufficiently describe the schedule of works. This has not changed the proposed development nor resulted in a contextual shift in policy and as such, no further public consultation has been conducted. Officers are satisfied this does not disadvantage the public interest.

#### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Policy Guidance  
Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

- 2.2 Development Plans

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

CS1	High Quality Design
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape

### 3. **RELEVANT PLANNING HISTORY**

- 3.1 There is a considerable amount of planning history associated with this site. The most relevant listed below.
- 3.2 Ref: PT16/2446/ADV. Approve with conditions, 13.10.2016.  
Proposal: *Display of 2 no. halo illuminated signs, 1no. externally illuminated projection sign, 1no. internally illuminated fascia sign and menu sign. (Resubmission of PT16/1024/ADV).*
- 3.3 Ref: PT16/2821/LB. Approve with conditions, 13.10.2016.  
Proposal: *Display of various signage and repaint exterior of building.*
- 3.4 Ref: PT16/1580/F. Approve with conditions, 04.10.2016.  
Proposal: *Subdivision of building and change of use of one unit from Retail (Class A1) to one Restaurant unit (Class A3) and one retail unit (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of plant/machinery on flat roof and external flue to rear elevation.*
- 3.5 Ref: PT16/1582/LB. Approve with conditions, 04.10.2016.  
Proposal: *Internal and external alterations to facilitate subdivision of building and conversion of one unit from retail to one restaurant unit and one retail unit.*

### 4. **CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council  
No comments received.
- 4.2 National Amenity Society  
No comments received.
- 4.3 Listed Building and Conservation Officer
- The description of development should be amended as it fails to sufficiently describe the scope of works for which consent is being sought.
  - The design and scale of the signage appears to be in-keeping with the character of the building and is of a traditional nature that would be in accordance with the standards sought within Thornbury High Street.
  - The appropriately non-internally illuminated signage to the south and east facing elevations would be downlit by a discreet LED strip set within a timber batten above the sign writing. Whilst this is somewhat of an anomaly, it will provide for an appropriate and interesting method of illumination.
  - The hanging sign and menu sign is also acceptable.
  - The proposed decorative finishes are considered to be appropriate to the historic character of the existing buildings and its historic market town context.

#### 4.4 Local Residents

Three letters and one legal representation of objection has been received from local residents. Key points are summarised as follows:

- There is an ongoing dispute between Clockland Properties Ltd (the owners of Back Lane, which itself runs alongside the North boundary of the applicant site) and the owners of No.14 High Street regarding rights of access. If any new, increased or intensified access arrangements were proposed, strong objection would be raised from Clockland Properties Ltd.
- Concern is raised that unlimited access to the rear of the restaurant could be granted as a result of the proposed works.
- It is requested that a condition is attached to any listed building consent that the rear doorway (which opens into Back Lane) is used as a fire escape only.

4.5 [Officer Response] The above representations have been noted and are addressed in paragraph 5.6.

### 5. **ANALYSIS OF PROPOSAL**

#### 5.1 Principle of Development

As stated in Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Planning Authorities have special regard in the consideration as to whether to grant listed building consent. This applies to any works associated to the desirability of preserving the Listed Building itself, its setting, or any features of special architectural or historic interest in which it possesses. Further to this, the NPPF attaches great weight to the conservation of heritage assets to ensure their significance is maintained or enhanced. The development seeks to make alterations to a listed building and is therefore acceptable in principle but will be further assessed to determine the potential level of harm.

#### 5.2 Impact on the Listed Building

In the first instance, it is noted that the accompanying advertisement consent covers the extent of works in terms of its planning merits beyond the necessary heritage consideration, with this application evaluating the consent required to alter the Listed Building.

5.3 No.14A represents a Grade II listed building with origins dating back to the 19<sup>th</sup> century and is located in a prominent position on Thornbury High Street. The proposed schedule of development is limited in extent as to the re-painting of exterior walls and shopfront in a mixed palette of cream and two blues as well as the replacement of existing signage with branding that is representative of the new ownership.

5.4 The proposed signage would replace that approved under permission PT16/2446/ADV with it also noted there would be a negligible change in the

method of illumination for each sign (the type of LEDs used would be different, but the downlit and discreet placing of LEDs remains the same). This confirms the design and scale of the signage would be in-keeping with the character of the building to which comments from the Listed Building and Conservation officer note the works are “*of a traditional nature that would be in accordance with the standards sought within Thornbury High Street*”. Similarly, the proposed decorative finishes are reflective of existing listed buildings that are viewed in the same context as the host and are therefore represent the historic character of the building.

5.5 In light of the above, the proposed scale, design, positioning and method of lighting for the signage and corresponding decorative finishes contained within this application would ensure the character and appearance of this Grade II listed building is preserved.

5.6 Response to Consultees

The concerns raised by consultees for this listed building consent are limited to the use of a doorway that opens onto Back Lane (abuts the applicant building to the North). Although such concerns can be understood, they do not relate to the proposed signage or decorative finishes, meaning no ‘planning merit’ can be applied as they fall outside the scope of this application. Notwithstanding this, it is noted that planning permission P20/06985/F (approved 20/11/2020) has restricted the use of the doorway referred to above under condition No.2 for use “as a fire-escape” only. This addresses the concerns raised by local residents.

5.7 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.

5.8 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** consent 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 consent be **APPROVED** subject to conditions.

### **CONDITIONS**

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. The development hereby approved should be completed in strict accordance with the following plans:

Site Location Plan (TQRQM23025160203149)

Proposed Block Plan (LNG4682.BPS)

Proposed Signage (LNG4682.06)

Reason:

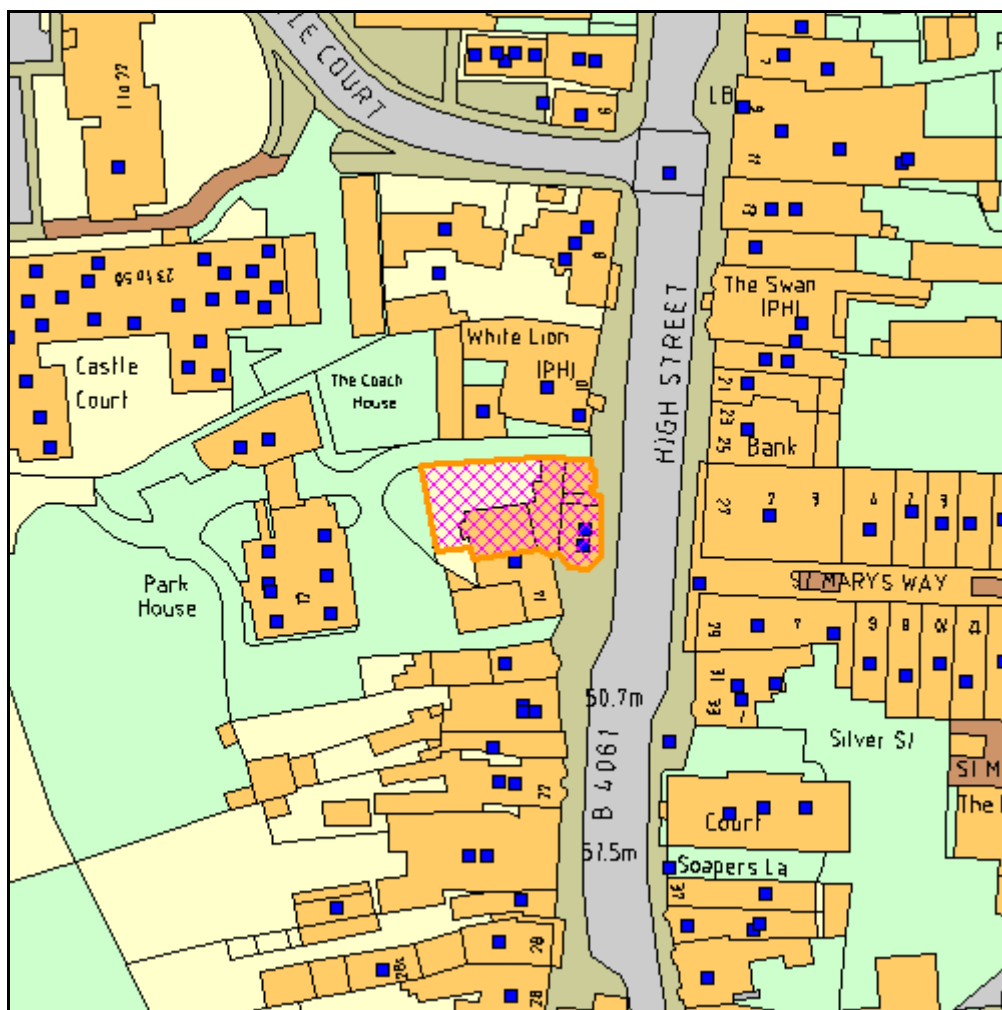
To define the extent and terms of the permission.

**Case Officer: Ben France**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 15/23 -14th April 2023**

<b>App No.:</b>	P23/00541/ADV	<b>Applicant:</b>	Loungers UK Limited
<b>Site:</b>	Prezzo Restaurant 14A High Street Thornbury South Gloucestershire BS35 2AQ	<b>Date Reg:</b>	13th February 2023
<b>Proposal:</b>	Replacement of existing signage to include 2no. internally illuminated fascia signs, 1 no. externally illuminated hanging sign, 1no. internally illuminated menu box sign and 1no. cafe bar sign.	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	363657 190048	<b>Ward:</b>	Thornbury
<b>Application Category:</b>	Minor	<b>Target Date:</b>	28th April 2023



© South Gloucestershire Council 2007. all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.

100023410, 2008.

N.T.S.

P23/00541/ADV

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 APPEARANCE ON THE CIRCULATED SCHEDULED**

This application appears on the Circulated Scheduled due to the receipt of 3 comments from local residents and the Town Council which are contrary to the Council's decision to approve the works.

### **1. THE PROPOSAL**

- 1.1 This application seeks advertisement consent to display 2no. internally illuminated fascia signs, 1 no. externally illuminated hanging sign, 1no. internally illuminated menu box sign and 1no. cafe bar sign at No.14A (former Prezzo restaurant), Thornbury.
- 1.2 The site of proposed works is located on Thornbury High Street which is now occupied by 'Loungers UK' Ltd who currently operate at 220 sites across the country, mostly through the established brand of 'The Cosy Clubs'. It is likewise noted the host building itself is Grade II Listed due to origins dating back to the early 19<sup>th</sup> century which is also 'washed over' by the Thornbury Conservation Area.
- 1.3 Lastly, it is noted this Advertisement Consent should be read in conjunction with Listed Building Consent **P23/00540/LB**.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework  
National Planning Policy Guidance  
Town and Country Planning (Control of Advertisements) (England) Regulations 2007  
Outdoor Advertisements and Signs: a guide for advertisers (June 2007)
- 2.2 Development Plans  
  
South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)  
CS1 High Quality Design  
  
South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017)  
PSP1 Local Distinctiveness  
PSP8 Residential Amenity  
PSP11 Transport Impact Management  
PSP17 Heritage Assets and the Historic Environment
- 2.3 Supplementary Planning Guidance  
Shopfronts and Advertisements SPD (Adopted 2012)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 There is a considerable amount of planning history associated with this site. The most relevant listed below.
- 3.2 Ref: PT16/2446/ADV. Approve with conditions, 13.10.2016.  
Proposal: *Display of 2 no. halo illuminated signs, 1no. externally illuminated projection sign, 1no. internally illuminated fascia sign and menu sign. (Resubmission of PT16/1024/ADV).*
- 3.3 Ref: PT16/2821/LB. Approve with conditions, 13.10.2016.  
Proposal: *Display of various signage and repaint exterior of building.*
- 3.4 Ref: PT16/1580/F. Approve with conditions, 04.10.2016.  
Proposal: *Subdivision of building and change of use of one unit from Retail (Class A1) to one Restaurant unit (Class A3) and one retail unit (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of plant/machinery on flat roof and external flue to rear elevation.*
- 3.5 Ref: PT16/1582/LB. Approve with conditions, 04.10.2016.  
Proposal: *Internal and external alterations to facilitate subdivision of building and conversion of one unit from retail to one restaurant unit and one retail unit.*

### **4. CONSULTATION RESPONSES**

- 4.1 Thornbury Town Council  
Objection raised as illuminated signs should not be approved in conservation areas.
- 4.2 Sustainable Transport Officer  
No objection raised as the proposed signs are located in a traditional and are unlikely to create any severe or unacceptable highway issues.
- 4.3 Listed Building and Conservation Officer
- The description of development should be amended as it fails to sufficiently describe the scope of works for which consent is being sought.
  - The design and scale of the signage appears to be in-keeping with the character of the building and is of a traditional nature that would be in accordance with the standards sought within Thornbury High Street.
  - The appropriately non-internally illuminated signage to the south and east facing elevations would be downlit by a discreet LED strip set within a timber batten above the sign writing. Whilst this is somewhat of an anomaly, it will provide for an appropriate and interesting method of illumination.
  - The hanging sign and menu sign is also acceptable.
  - The proposed decorative finishes are considered to be appropriate to the historic character of the existing buildings and its historic market town context.



#### 4.4 Local Residents

Three letters of objection has been received from local residents. Key points are summarised as follows:

- There is an ongoing dispute between Clockland Properties Ltd (the owners of Back Lane, which itself runs alongside the North boundary of the applicant site) and the owners of No.14 High Street regarding rights of access. Strong objection would be raised if any new, increased or intensified access arrangements arised.
- It is requested that a condition is attached to any granted permission to limit parking from the future customers of the restaurant as well as noise.

4.5 [*Officer Response*] The above representations have been noted and are addressed in paragraph 5.9.

### 5. ANALYSIS OF PROPOSAL

#### 5.1 Principle of Development

Paragraph 136 of the National Planning Policy Framework confirms that the quality and character of places can suffer when advertisements are poorly sited and designed, meaning that advertisements should be subject to control only in the interests of amenity and public safety. This is further noted in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 which states that a Local Planning Authority can exercise its powers as a separate consent process within the planning system to control the display of advertisements strictly in the interests of amenity and public safety. The proposal is therefore acceptable in principle subject to the considerations below.

#### Visual Amenity

5.2 Policy CS1 seeks to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

5.3 Further to the above, PSP17 states development proposals should demonstrate that size, form, detailing and materials [of the proposal] have taken regard to the distinct character of the conservation area; and, any architectural features which contribute to the appearance of the conservation area are to be retained and protected.

5.4 As proposed, the 5 advertisements will be situated at the following locations:

- **East (front) Elevation:** 1no. 5464mm x 320mm internally illuminated fascia sign.
- **East (front) Elevation:** 1no. 550mm x 500mm externally illuminated hanging sign.
- **Southeast (side) Elevation:** 1no. 700 x 560mm internally illuminated menu box sign
- **South (main entrance) Elevation:** 1no. 2328mm x 320mm internally illuminated fascia sign.

- **South (main entrance) Elevation:** 1no. 992mm x 170mm cafe bar sign.

5.5 The above advertisements would consist of blue lettering against a cream background and vice versa, with max illumination being capped at 300Cd/m<sup>2</sup> for the external lettering. The distribution of signs would largely replace the existing onsite signage and are well placed as to avoid a cluttered appearance. Likewise, the works are noted by the Listed Building and Conservation Officer to be *“of a traditional nature that would be in accordance with the standards sought within Thornbury High Street”*. In respect of this and noting the works would replace a previously approved advertisement consent (PT16/2446/ADV), the proposed advertisements would not result in a detrimental harm to the visual amenity of the site and its context and is therefore considered to be of an acceptable standard of design that complies with policy CS1 and PSP17.

#### 5.6 Residential Amenity

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

5.7 In terms of the potential impact on local residents, none of the signs raise concern as to warrant refusal as they are unlikely to alter existing relationships with neighbouring properties. This confirms the impacts described above would be avoided and the development is compliant with policy PSP8.

#### 5.8 Public Safety

Another key consideration in this assessment is whether the proposed advertisements would have a significant impact on the safety of the adjacent road network. The proposal has been assessed by the Council's transport team who raise no concerns to the proposed advertisements, with the case officer likewise raising no objection on the grounds of public safety.

#### 5.9 Response to Consultees

The comments raised by consultees for this advertisement consent are mainly concerned about the use of a doorway that opens onto Back Lane (abuts the applicant building to the North) as well as customer parking and noise limitation. Although such concerns can be understood, they do not relate to the proposed signage, meaning no 'planning merit' can be applied as they fall outside the scope of this application. Notwithstanding this, it is noted that planning permission P20/06985/F (approved 20/11/2020) has restricted the use of the doorway referred to above under condition No.2 for use "as a fire-escape" only. This addresses the concerns raised by local residents.

#### 5.10 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.

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

## **6. CONCLUSION**

6.1 The recommendation to **grant** permission has been taken having regard to the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007; the NPPF and to all relevant material considerations set out in the report.

## **7. RECOMMENDATION**

7.1 That the advertisement consent be **APPROVED** subject to conditions.

### **CONDITIONS**

1. The development hereby approved should be completed in strict accordance with the following plans:

Site Location Plan (TQRQM23025160203149)  
Proposed Block Plan (LNG4682.BPS)  
Proposed Signage (LNG4682.06)

Reason:

To define the extent and terms of the permission.

**Case Officer: Ben France**

**Authorising Officer: David Stockdale**