



**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. 19/17

Date to Members: 12/05/2017

Member's Deadline: 18/05/2017 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **by email within five working days of the publication of the schedule (by 5pm)**. If there has been no 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, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee**

PLEASE NOTE: THE CIRCULATED SCHEDULE PROCESS IS ONLY OPEN TO THE ELECTED MEMBERS OF SOUTH GLOUCESTERSHIRE COUNCIL.

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Environment of Community Services know 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 the end of Thursday) (see cover page for the date).

To refer an application(s) members are asked to email MemberReferral@southglos.gov.uk providing details of

- Application reference and site location
- Indicate whether you have discussed the application(s) with the case officer and/or area planning manager
- Indicate whether you have discussed the application(s) with ward member(s) if the site is outside of your ward
- The reason(s) for the referral

The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Development Control Committees or under delegated powers including:

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development

GUIDANCE FOR 'REFERRING' APPLICATIONS

Members are entitled to refer any application for consideration by the relevant DC Committee or Sites Inspection Committee, before a decision has been made. However as call-ins will delay the decision on an application and in the interests of improving the effectiveness and efficiency of the Development Control service, this option should only be exercised after careful consideration. Members are therefore asked to take account of the following advice:

- Before referring an application always speak to the case officer or Area Planning 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**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. Please note a copy of your referral e mail will appear on the website. **If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.**
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

Dates and Deadlines for Circulated Schedule
During May Bank Holidays 2017

Schedule Number	Date to Members 9am on	Members Deadline 5.00PM
16/17 As Normal	Friday 21 April	Thursday 27 April
17/17	Thursday 27 April	Thursday 04 May
18/17 As Normal	Friday 05 May	Thursday 11 May
19/17 As Normal	Friday 12 May	Thursday 18 May
20/17 As Normal	Friday 19 May	Thursday 25 May
21/17	Thursday 25 May	Thursday 01 June

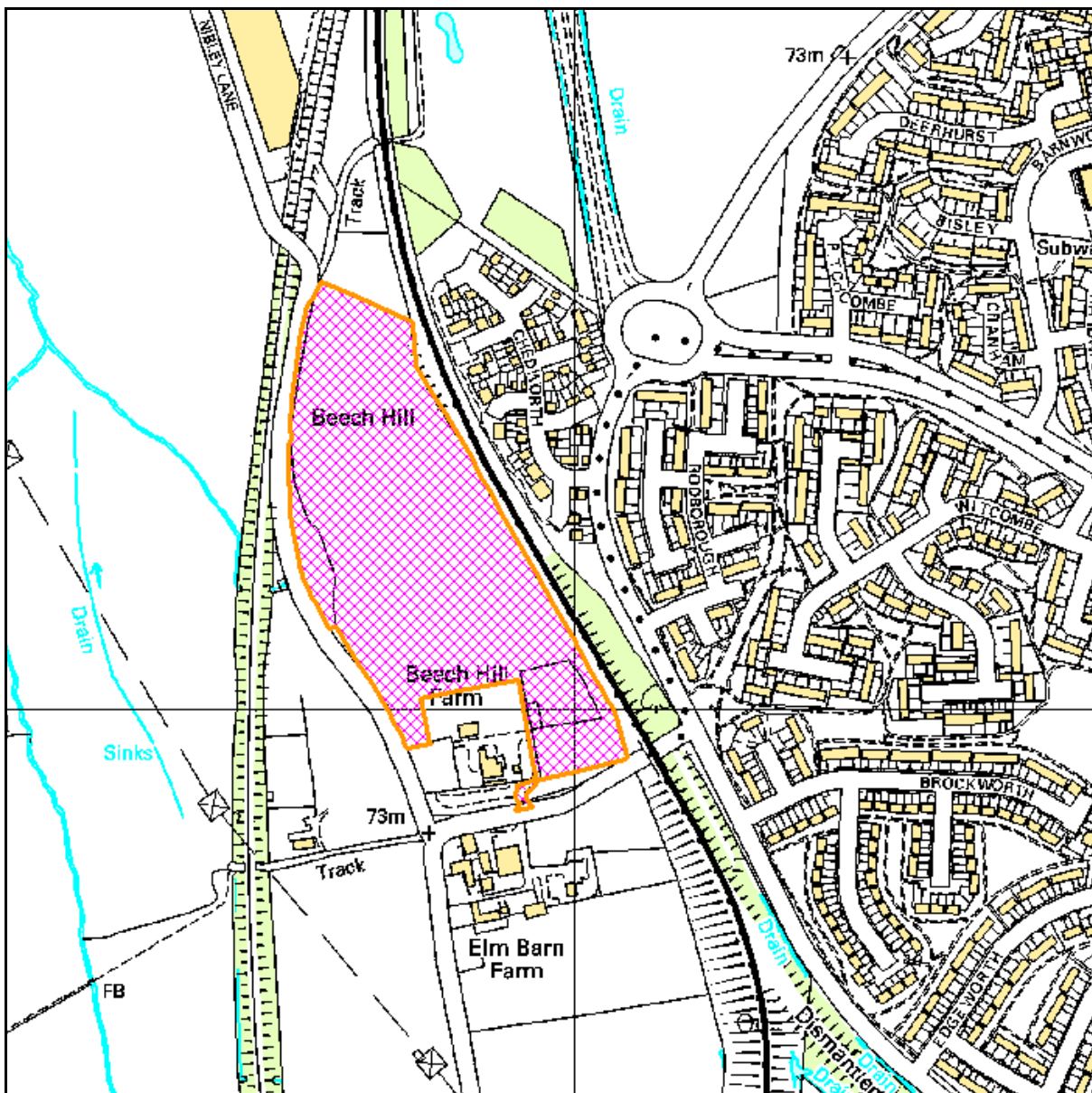
Please see changed deadlines in **RED**.
All other dates remain as usual

CIRCULATED SCHEDULE - 12 May 2017

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK15/5166/MW	Approve with Conditions	Beech Hill Farm Shorthill Road Westerleigh South Gloucestershire BS37 8QF	Westerleigh	Westerleigh Parish Council
2	PK17/0495/O	Approve with Conditions	Rose Cottage 1 Horwood Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8NU	Ladden Brook	Wickwar Parish Council
3	PK17/0807/F	Approve with Conditions	Site At Oaktree Avenue Pucklechurch South Gloucestershire BS16 9RP	Boyd Valley	Pucklechurch Parish Council
4	PK17/0808/F	Approve with Conditions	Site At Oaktree Avenue Pucklechurch South Gloucestershire BS16 9RP	Boyd Valley	Pucklechurch Parish Council
5	PK17/0925/R3F	Deemed Consent	St Marys C Of E Primary School Church Road Yate South Gloucestershire BS37 5BG	Yate Central	Yate Town
6	PK17/0952/F	Approve with Conditions	Shakespeare House High Street Hawkesbury Upton Badminton South Gloucestershire GL9 1AU	Cotswold Edge	Hawkesbury Parish Council
7	PK17/1125/F	Approve with Conditions	24 Court Farm Road Longwell Green South Gloucestershire BS30 9AA	Longwell Green	Hanham Abbots Parish Council
8	PK17/1133/F	Approve with Conditions	6 Gathorne Crescent Yate Bristol South Gloucestershire BS37 5EW	Yate North	Yate Town
9	PK17/1158/F	Approve with Conditions	6 Abbots Avenue Hanham South Gloucestershire BS15 3PN	Hanham	Hanham Abbots Parish Council
10	PK17/1171/F	Approve with Conditions	30 Meadow Court Drive Oldland Common South Gloucestershire BS30 9SU	Oldland	Bitton Parish Council
11	PK17/1315/F	Approve with Conditions	1 Wathen Street Staple Hill South Gloucestershire BS16 5FN	Staple Hill	None
12	PK17/1487/F	Approve with Conditions	18 Badminton Road Downend South Gloucestershire BS16 6BQ	Downend	Downend And Bromley Heath Parish Council
13	PT17/0129/F	Approve with Conditions	Land Off Church Road Earthcott Alveston South Gloucestershire BS35 3TB	Thornbury South And	Alveston Parish Council

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK15/5166/MW	Applicant:	Mrs Deborah Martin
Site:	Beech Hill Farm Shorthill Road Westerleigh South Gloucestershire BS37 8QF	Date Reg:	23rd December 2015
Proposal:	Importation of clay, subsoil and topsoil to improve land for agricultural use	Parish:	Westerleigh Parish Council
Map Ref:	369932 180942	Ward:	Westerleigh
Application Category:	Major	Target Date:	18th March 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule in order to request a timescale for the completion of an unsigned Section 106 Agreement.

1. THE PROPOSAL

1.1 The application for the importation of clays, subsoils and topsoils for the stated purpose of improving the land for agricultural use was put on the Circulated Schedule on the 20th May 2016 (a copy of the previous report is attached for reference) where the resolution to grant planning permission was made subject to planning conditions and the following:

1) That authority be delegated to the Director of Environment, and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into a further agreement under Section 106 of the Town and Country Planning act 1990 (as amended), to reflect the different parties involved and to secure the following:

- i) access improvements and subsequent restoration upon completion of the development
- ii) mitigation scheme should the implementation of the development coincide with the implementation of the approved cycle route

2) Should the Legal Agreement not be completed within 6 months from the date of this decision, then a further recommendation, on the basis of the requirements of the Section 106 Agreement not having being met, be made.

A copy of the report is appended to this report for information.

2. ISSUES

2.1 It has now been just under 1 year since the resolution to grant permission was made and the Section 106 Agreement remains uncompleted. The purpose of this report is to update upon the present situation surrounding the completion of the S106 Agreement and the issuing of the decision. Progress has been ongoing with regards to the legal agreement, and the applicants are therefore considered to have demonstrated an ongoing willingness to undertake and comply with the requirement of the S106 Agreement. The agreement is now in fact complete and ready to be signed off with the decision. Notwithstanding this, clause 2 (above) does recommend a limited timescale over which the S106 should be completed, hence the purposes of this report, but also gives scope for a further recommendation where the requirements of the S106 have not been met. There are not considered to be any policy or circumstantial changes to the consideration of the original scheme that may give rise to alternative or further consideration of the proposals. Given that there is satisfactory evidence of continued effort to secure the S106 and the notable fact that the S106 is now complete, and looking at the matter pragmatically, it is recommended that a time period of one further month from the end of this Circulated Schedule period is agreed, in order to allow for the issuing of the decision.

3. RECOMMENDATION

3.1 1) That authority be delegated to the Director of Environment, and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into a further agreement under Section 106 of the Town and Country Planning act 1990 (as amended), to reflect the different parties involved and to secure the following, by the 19th June 2017:

i) access improvements and subsequent restoration upon completion of the development

ii) mitigation scheme should the implementation of the development coincide with the implementation of the approved cycle route

2) Should the Legal Agreement not be completed within 6 months from the date of this decision, then a further recommendation, on the basis of the requirements of the Section 106 Agreement not having being met, be made.

Contact Officer: Simon Ford
Tel. No. 01454 863714

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 importation of material for the purposes of the development hereby authorised shall cease on or before the expiry of two years from the commencement date. Thereafter remaining restoration works, contouring and planting shall be completed within a further 3 months.

Reason

In the interests of local amenity and to accord with Policies 11 and 12 of the Joint Waste Core Strategy.

3. No operations shall take place, no lorries shall enter or leave the site and no plant or machinery shall be operated other than between the hours of 08.00 - 18.00 hours, Monday to Friday and 08.00 - 13.00 hours on Saturdays.

Reason

In the interests of local amenity, and to accord with Policy 12 of the Joint Waste Core Strategy.

4. Prior to the commencement of the development hereby permitted details of wheel washing facilities and on site turning areas shall be submitted to the Council for written approval and thereafter implemented for the duration of the development.

Reason 1

In the interests of local amenity and highway safety and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition to ensure that wheel washing is addressed in the development at the earliest stage.

5. Prior to the commencement a routing agreement illustrating HGV movements associated with the development shall be submitted to the Council for written approval. Such a scheme shall provide for a one way system whereby HGV's arriving shall turn left into the site and HGV's exiting the site shall turn left out of the site.

Reason 1

In the interests of local amenity and highway safety and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition to ensure that routing is addressed within the development from the earliest stage

6. Prior to the commencement of the development hereby permitted a dilapidation survey shall be submitted to the Council for written approval, any remedial works as a direct result of the development shall be undertaken at the cessation of the restoration works to the satisfaction of the Council.

Reason 1

In the interests of local amenity and highway safety and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition to ensure that the roads are assessed at the beginning of the development.

7. Nothing other than uncontaminated excavated natural materials shall be deposited on the site.

Reason

In the interests of local amenity, to prevent pollution to the water environment and to provide for a satisfactory restoration of the site, in accordance with Policy 44 of the South Gloucestershire Minerals and Waste Local Plan and Policies 8, 9 and 12 of the Joint Waste Core Strategy.

8. Prior to the commencement of the development hereby approved a detailed scheme for the provision of surface water drainage works shall be submitted to the Local Planning Authority for written approval. The drainage works shall be completed in accordance with the approved details.

Reason 1

In the interests of ensuring a satisfactory means of drainage is provided and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

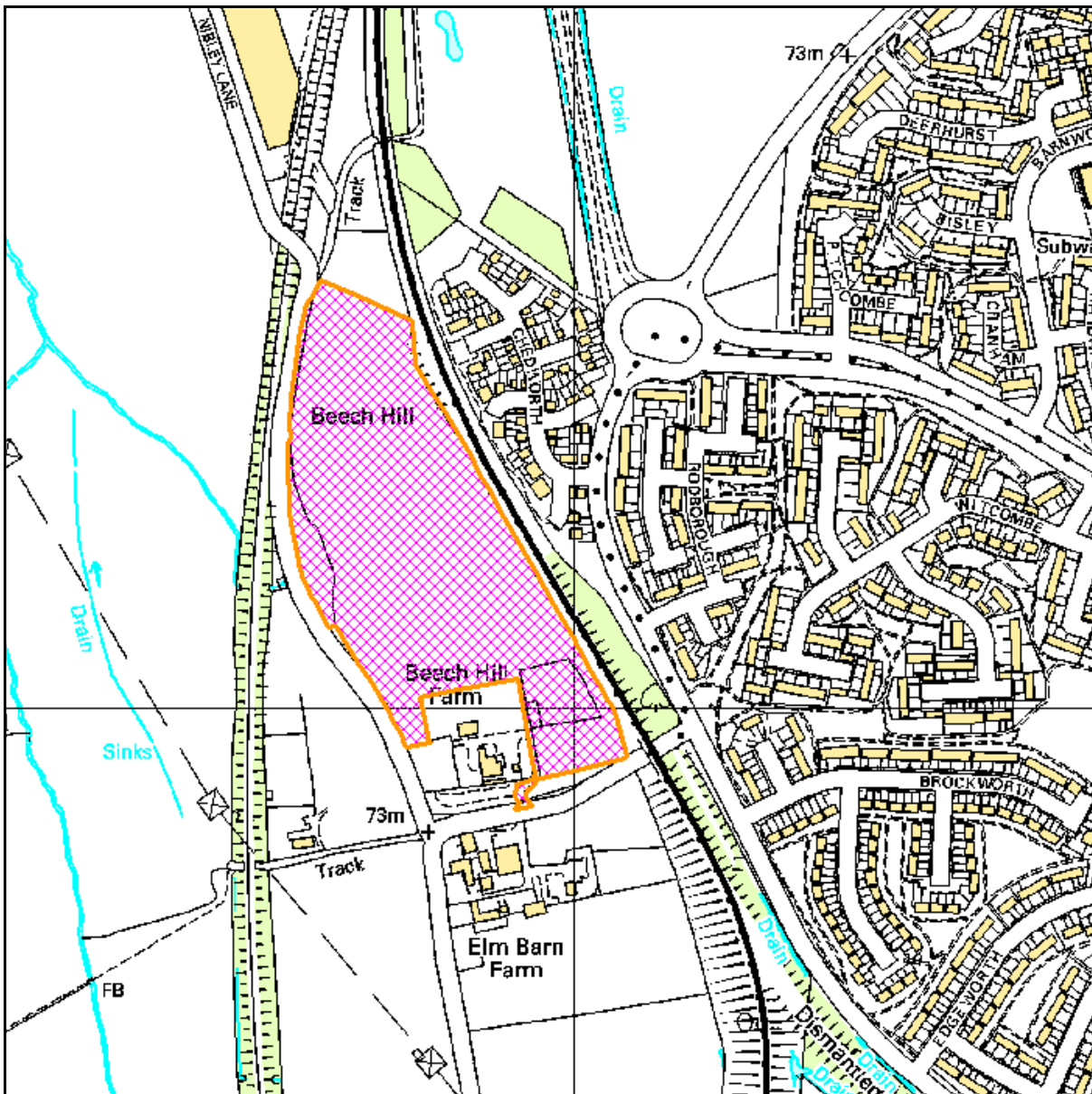
This is a pre-commencement condition in order to address drainage aspects of the proposals at an early stage.

APPENDIX

ITEM 1

CIRCULATED SCHEDULE NO. 20/16 – 20 MAY 2016

App No.:	PK15/5166/MW	Applicant:	Mrs Deborah Martin
Site:	Beech Hill Farm Shorthill Road Westerleigh Bristol South Gloucestershire BS37 8QF	Date Reg:	23rd December 2015
Proposal:	Importation of clay, subsoil and topsoil to improve land for agricultural use	Parish:	Westerleigh Parish Council
Map Ref:	369932 180942	Ward:	Westerleigh
Application Category:	Major	Target Date:	18th March 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule, as a result of consultation responses received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the importation of clays, subsoils and topsoils for the stated purpose of improving the land for agricultural use. The site has been previously tipped with household refuse in around the 1970's and partially reinstated in the 1980's. It is considered that the site has not been capped adequately and that previous attempts at restoration were not of a sufficient standard, as a result the issues associated with the site's former landfill usage have not been fully remediated and that the site remains in a derelict and despoiled condition. The proposal would involve the importation of approximately 45000 cubic metres of material. The ground levels would be increased by a maximum of 2 metres. It is considered that the overall implementation period would be for a period of two years, and on this basis an average of 9-10 deliveries a day would be required, although movements would vary according to the availability of materials. The application is essentially a resubmission of PT11/0339/MW, which was approved on 14th September 2012. That permission has expired, unimplemented, and so a new application is required for the development. The application and accompanying details are the same as those previously approved. The application is accompanied by a Flood Risk Assessment, Site Investigation Report, Landscape and Ecological Report. The proposals have been formally screened under the current Environmental Impact Assessment regulations, whereby it was concluded that full EIA was not warranted or triggered by the development in this instance.
- 1.2 The area of land subject to this planning application is 4.5 hectares. The application does not cover any of the built part of Beech Hill Farm which lies immediately to the south. It lies on the western side of the main railway line to the south of Yate and north of Westerleigh village and currently consists of poor quality agricultural grassland. To the south the site is bounded by Westerleigh Road from which vehicle access exists to the site. To the east is the main railway line running upon an elevated embankment, which overlooks the site. To the north the site borders further small fields, beyond which is a further railway line. To the west Nibley Lane runs along the boundary, beyond which are open fields. The site is located within the designated Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
L1 Landscape
T12 Transportation
L17 The Water Environment

EP1 Environmental Pollution
EP6 Contaminated Land

South Gloucestershire Local Plan Core Strategy
CS1 High Quality Design

South Gloucestershire Minerals and Waste Local Plan
Policy 9 Waste Development in the Green Belt
Policy 44 Agricultural Land Improvement

West of England Joint Waste Core Strategy
Policy 8 and 9 Landfilling, Landraising and Engineering or Other
Operations
Policy 11 Planning Designations
Policy 12 General Considerations

3. RELEVANT PLANNING HISTORY

- 3.1 SG 8568/3 – Use of approximately 2 acres for refuse disposal. Approved 13 July 1973
- 3.2 P90/1529 – Change of use from agricultural use to eight paddocks. Withdrawn 4 June 1990.
- 3.3 P90/1945 – Use of approx. 17 acres of land for keeping of horses and construction of new vehicular access. Refused. 1 August 1990.
- 3.4 P96/1795 – Retention of agricultural storage building. Approved. 19 March 1997.
- 3.5 PT04/1182/F – Change of use from agricultural to farm shop and retention of land to be used for the storage of caravans. Refused. 1 June 2004. Refused on appeal. 17 March 2005.
- 3.6 PT05/2901/F – Use of land for storage of touring caravans. Refused. 17 November 2005.
- 3.7 PT07/2338/F – importation of clay, subsoil and topsoil to improve land for agricultural use. Refused. 16 March 2009.
- 3.8 PT11/0339/MW – Importation of clay, subsoil and topsoil to improve land for agricultural use. (Resubmission of PT07/2338/F). Approved 14th September 2012

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
No comments received

4.2 Dodington Parish Council

1) The application should be refused on the ground of traffic problems and disturbance to nearby properties. The alternative approach routes to site - Westerleigh Village and Nibley Lane have weight limits - meaning that all movements would come down through Dodington and Yate estate roads. Members recognise that movement of vehicles isn't going to be vast (10 / day for 2 years), but it is still a concern.

2) Should permission be approved members felt restricted hours should be imposed, avoiding worsening the dangerous junctions at Nibley Lane and Shire Way mini-roundabout at peak hours (ie before 0930 and after 1600 Mon - Fri).

3) Due to the history of flooding under the nearby railway bridge (due to the run off from adjacent land) a flood assessment should be carried out for the effects of the change in surface level on water reaching the adjacent Westerleigh Road and Nibley Lane.

4) Members are aware that there is a major floodwater drain running east-west under the site, which Network Rail is responsible for. They should be consulted.

5) No tipping should occur on the more visible south end of the site.

6) The road verge on the southern edge of the site - against Westerleigh Road - is subject to the impending construction of a major cycle path, and comments should therefore be sought from the relevant section of South Gloucestershire Council and the Cycling City project.

7) Members would also like assurance that wheel cleaning / washing of the HGVs will take place on site - so as to minimise the mud on road - leading to dangerous driving conditions

4.3 Other Consultees:

Natural England

No objection

Environmental Protection (Ground Contamination)

Desk Study and Ground Investigation Reports have been submitted with the application.

The conclusions of the reports are accepted. In order to prevent the importation of soils that could post a risk to health (based on proposed agricultural land use) or the environment a condition is recommended should consent be approved, relating to limiting infill to uncontaminated materials.

Environmental Protection (Local Amenity)

It is recommended that the applicant provides an acoustic report detailing how noise from the proposed development will impact on amenity of nearby residential properties

Sustainable Transportation

This application in essence seeks to renew a planning permission that was granted under reference PT11/0339/MW which expired on 14 September 2015.

In terms of traffic, and according to information submitted with the application, the restoration works would be carried out over a period of 2 years which would on this basis involve an average of 9-10 deliveries a day, although movements would vary according to the availability of materials.

In terms of access, it is proposed HGV's access the site from the direction of Westerleigh, excluding using Nibley Lane, and leave the site by turning left only. The previous approved application for the site included some works to the access and these were secured under a s106 legal agreement. The works include widening of the existing access to accommodate HGV movements. This requirement is still outstanding and needs to be completed in accordance with terms of the extant legal agreement between the landowner/applicant and the council.

In view of the above mentioned therefore, there is no highway objection to this application subject to:

Implementation of the access works in accordance with the details agreed under the earlier s106 legal agreement which can be varied to reflect the new application details.

Other Planning Conditions:

It is further recommended that all other [highway] conditions as agreed with the previous planning application no. PT11/0339/MW are imposed with the current application.

Landscape

There are no objections to this work on Landscape grounds

Archaeological Officer

There are no objections to this work on archaeological grounds.

PROW

The proposed works are unlikely to affect the nearest public footpaths namely LWE/10/30 just beyond the north west of the site and LWE/16/10 to the other side of Westerleigh Road at the South west of the site. The applicant/developer must be aware of the limitations regarding public rights of way and development.

Network Rail

After studying the details submitted and consultation with our Drainage Engineer, Network Rail objects to the above proposal for the following reason.

No information has been provided on what risks are posed to the railway and what mitigation is being planned/proposed for surface water run-off.

In order for Network Rail to withdraw the objection, we will require confirmation that all surface water will flow/be directed away from the Network Rail boundary.

We note the site is a former landfill for commercial waste and the applicant has commissioned Hydrock to carry out landfill gas testing and assessment at the site for which their findings have been published (ref: C151129-001).

Notwithstanding the findings within this report, Network Rail has some concerns regarding the proposals imparting increased risk for the migration of landfill gas or contaminants towards the controlled railway infrastructure from the historic landfill site, via any potential unidentified pathways. In order to maintain the safe operation and ongoing maintenance works of the railway infrastructure NR needs to be aware of such occurrences.

As part of any grant of this planning permission, NR's Mining team would request the following conditions are included:

- The applicant maintains landfill gas monitoring throughout the proposed restoration scheme.
- The results of ongoing landfill gas testing are released to NR's Mining Team, on request.

Until we have received the requested information, our objection to this proposal will remain.

Other Representations:

Local Residents

No comments

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site has historically been used as a landfill. Planning permission reference SG 8568/3 permits the use of part of the site for household refuse disposal. The restoration requirements of that consent however were merely to cover the site with topsoil to a maximum depth of 12 inches. It is not clear whether or indeed to what depth this requirement was implemented. The land has since remained in what is considered a partially restored state and returned to grassland in this condition and intermittently, but not recently, used as very low grade rough agricultural grazing land. These requirements for restoration, even if fully implemented, would not generally meet the requirements of existing restoration standards or be sufficient as a long term solution for the site. Trial pitting and land investigations have been undertaken and provided. This exercise concluded that the landfill was never formally capped and only a shallow depth of topsoil/subsoils was found to be on the site. Soil samples taken from the site highlighted the presence of elevated contaminants and beneath the soil layer a black loamy soil was encountered, possibly waste casting sand from a local foundry. It was considered that the site would be unsuitable for grazing or crops due to the chemical and physical contaminants present at the site. It is stated that depth of fill in the scheme the subject of these proposals is sufficient to cover the waste deposits and provide a clean capping layer to facilitate agricultural use. The report also identified that the northern area of the site was not subject to landfilling will not require additional fill cover and this is reflected in the submitted plans. The application is essentially a resubmission of PT11/0339/MW, which was approved on 14th September 2012. That permission has expired, unimplemented, and so a new application is required for the development.

The application and accompanying details are the same as those previously approved. It is not considered that the policy considerations or principles have altered significantly since the granting of the previous consent, these are discussed in more detail below.

- 5.2 Policy 8 of the Joint Waste Core Strategy cites circumstances where depositing waste material on land can be considered acceptable, these include for the purposes of improving land damaged or disturbed as a result of previous or existing uses. It is considered by virtue of the issues referred to in the paragraph above that the site can be considered damaged and disturbed land by virtue of previous uses.
- 5.3 Policy 8 also refers to the acceptability of depositing material to land where it would result in a demonstrable improvement in the quality of the land. Policy 44 of the SGMWLP also states that proposals for the improvement of agricultural land by the deposit of imported waste will be acceptable where the material used is inert, improvement can be demonstrated as necessary, other agricultural practices cannot achieve such improvement and a minimum volume of waste required for the improvement to achieve an appropriate is used landform. In these respects the applicants have commissioned an agricultural quality report from an independent specialist. The report concurs that the land is in poor condition resultant from previous activity and there is clear evidence of degradation, issues of former landfill material close to the surface, contamination of the topsoil layer and issues of undulation resultant from settlement leaving hollows and ridges. The agricultural land classification of the site is considered to be Grade 5, the lowest grade, indicating land of very poor quality. It is further concluded that the proposed works would reduce the current risk of contamination and significantly improve the cropping and productivity of the land for grazing or conservation with the land being able to be cultivated without the risk of bringing debris to the surface. Upon completion of the proposed works it is considered that the agricultural land classification would improve to Grade 3a. The policies referred to above therefore provide the framework for which the principle of such development is assessed in terms of acceptable locations (including derelict land, restoration and land improvement) and whether the benefits can be demonstrated and a satisfactory landform can be provided. It is considered that the proposals meet these broad policy principles. This would further need to be considered in the context of consideration with Green Belt policy and detailed development control policy, as discussed below.
- 5.4 Green Belt
The site is located in the Green Belt. The development needs to be considered firstly for its appropriateness within the Green Belt and whether it impacts upon the openness of visual amenity, or alternatively whether very special circumstances are demonstrated to exist for the site's location in the Green Belt in conjunction with the relevant Green Belt policies.
- 5.5 The previous tipping of the site has established the principle of waste use. A proposal for importation of material for the purposes of restoration of this site would be acceptable in Green Belt terms provided it was demonstrated as necessary in accordance with other policy requirements and provided the

landform was considered acceptable. The general principles of the development are discussed in more detail above.

5.6 The principle of the restoration and remediation of the Green Belt site has been established under the previous consent. It is not considered that there are any policy changes in this respect that alter this position. As an engineering operation for the purposes of restoration, the proposals are considered to accord with para 90 of the NPPF and as such appropriate within the Green Belt. The principle of development, as previously established, and as a remediation and restoration of an existing landfill in the Green Belt in this instance is therefore considered acceptable.

5.7 Landscape

The site currently consists of poor grassland. The site has been previously tipped with domestic waste with an inadequate cap, which will have been a major contributor to the poor nature and condition of the site. There are areas of settlement and poor drainage. The quality of the landscape in the area has been affected by previous tipping.

5.8 Existing vegetation along the western boundary with Nibley Lane and within the north of the site is retained. Previous consent acknowledged the acceptability of the principle of development in this respect. It is considered that the proposals remain acceptable in landscape terms and represent an improvement to the area taking into account the landform and associated planting requirements that can be conditioned to improve upon and reinforce the vegetation across the site.

5.9 Local Amenity/Environmental Protection

The proposals seek to address an identified problem with the existing site in terms of its condition resultant from previous landfill use. The addition of a sufficient cap and subsequent sufficient layers of clean material will serve to contain the site and prevent further or future contamination or leachate at the surface. There are no objections in principle from the Council's Environment Health Officer. The applicants have submitted additional Ground Investigation Reports, including additional Landfill Gas generation reports, and these are considered acceptable and sufficiently address any contamination and gas migration concerns from the existing site in this respect. Whilst therefore the concerns of Network Rail are noted, taking into account the level of information and investigations provided, additional conditions relating to landfill gas are not considered warranted or meet the relevant tests for applying planning conditions in this instance. Conditions have however been recommended to ensure the nature of material imported to the site is acceptable.

5.10 In terms of general amenity, the nearest residential properties are located to the north of the site in Chedworth, a residential road off Shireway, Yate, the nearest being approximately 30 metres. These properties are located on the other side of the railtrack and associated embankment. The embankment would effectively provide a barrier to aid the screening of the proposal both visually and in terms of noise. The operations themselves would consist of the importation and placing of restoration materials.

The only source of noise arising from the proposal will be the activity of unloading and placing materials to the approved levels. Previous consent acknowledged the acceptability of the principle of development in this respect. The principle of the proposals is therefore established. Given the nature and location of the site, the nature of the proposals, and taking into account previous approvals, it is not considered that in this instance an acoustic report is required or justified. A condition limiting operational hours would satisfactorily control any potential impact upon the locality. The proposed hours of operation would be 08.00 to 18.00, Mondays to Fridays and 08.00 to 13.00 on Saturdays. These measures reflect those previously approved in order to protect the amenities of the locality.

5.11 Drainage

A Flood Risk Assessment has been submitted in support of the application. The principle of the proposals have been previously established. A requirement for a detailed scheme of surface water drainage works will remain as a recommended condition of any permission in order to satisfactorily manage any drainage requirements. The restoration proposal has been designed with a land form that falls to the west, away from the railway. It should be noted that additional or increased flows of surface water are not permitted to be discharged onto Network Rail land or it's own culvert or drains.

5.12 Transportation

In terms of traffic, and according to information submitted with the application, the restoration works would be carried out over a period of 2 years which would on this basis involve an average of 9-10 deliveries a day, although movements would vary according to the availability of materials. In terms of access, it is proposed HGV's access the site from the direction of Westerleigh, excluding using Nibley Lane, and leave the site by turning left only. The previous approved application for the site included some works to the access and these were secured under a s106 legal agreement. The works include widening of the existing access to accommodate HGV movements. This requirement is still outstanding and needs to be completed in accordance with terms of the extant legal agreement between the landowner/applicant and the council. This is highlighted in the recommendations below. The principle of the proposals remain acceptable and subject to previous conditions relating including hours of operation, routing agreement, and wheelwash facilities, there are no highways objections to the proposals.

5.13 A proposed cycle route, referred to as Cycling City Route No.15, from Coxgrove Hill to Yate, approved under reference PK10/0404/R3F, crosses the access point to the application site. Works have now commenced on this route. As per the previous permission, should the development the subject of this application, coincide with the completion of proposed cycle track in this location, mitigation will be necessary to ensure that both uses co-exist for the remainder of the duration of the application works. This would be undertaken through an approved scheme of traffic signage and access improvements. As the access would be in part on highways land this would also need to be secured through a legal agreement. Details of this are also provided in the recommendations.

5.14 Ecology

The site is not covered by any statutory or non-statutory nature conservation designations. An ecological assessment has been undertaken for the site and an ecological report provided which surveys the site as existing and proposes mitigation and improvement to ecological interest. This report informs an ecological strategy for the site. This strategy is acceptable to the Council's ecological Officer, and should be implemented in accordance with the details submitted.

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 (Adopted) January 2006, the South Gloucestershire Minerals and Waste Local Plan and the Joint Waste Core Strategy and the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and the provisions of the NPPF. Conditions recommended will reflect those of the previous consent except where they are considered unnecessary, where satisfactory information has been provided to address the requirements, or where it is considered that they should be updated for the purposes of this permission.

7. RECOMMENDATION

7.1 1) That authority be delegated to the Director of Environment, and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into a further agreement under Section 106 of the Town and Country Planning act 1990 (as amended), to reflect the different parties involved and to secure the following:

- i) access improvements and subsequent restoration upon completion of the development
- ii) mitigation scheme should the implementation of the development coincide with the implementation of the approved cycle route

2) Should the Legal Agreement not be completed within 6 months from the date of this decision, then a further recommendation, on the basis of the requirements of the Section 106 Agreement not having being met, be made.

Contact Officer: Simon Ford
Tel. No. 01454 863714

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 importation of material for the purposes of the development hereby authorised shall cease on or before the expiry of two years from the commencement date. Thereafter remaining restoration works, contouring and planting shall be completed within a further 3 months.

Reason

In the interests of local amenity and to accord with Policies 11 and 12 of the Joint Waste Core Strategy.

3. No operations shall take place, no lorries shall enter or leave the site and no plant or machinery shall be operated other than between the hours of 08.00 - 18.00 hours, Monday to Friday and 08.00 - 13.00 hours on Saturdays.

Reason

In the interests of local amenity, and to accord with Policy 12 of the Joint Waste Core Strategy.

4. Prior to the commencement of the development hereby permitted details of wheel washing facilities and on site turning areas shall be submitted to the Council for written approval and thereafter implemented for the duration of the development.

Reason 1

In the interests of local amenity and highway safety and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition to ensure that wheelwashing is addressed in the development at the earliest stage.

5. Prior to the commencement a routing agreement illustrating HGV movements associated with the development shall be submitted to the Council for written approval. Such a scheme shall provide for a one way system whereby HGV's arriving shall turn left into the site and HGV's exiting the site shall turn left out of the site.

Reason 1

In the interests of local amenity and highway safety and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition to ensure that routing is addressed within the development from the earliest stage

6. Prior to the commencement of the development hereby permitted a dilapidation survey shall be submitted to the Council for written approval, any remedial works as a direct result of the development shall be undertaken at the cessation of the restoration works to the satisfaction of the Council.

Reason 1

In the interests of local amenity and highway safety and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition to ensure that the roads are assessed at the beginning of the development.

7. Nothing other than uncontaminated excavated natural materials shall be deposited on the site.

Reason

In the interests of local amenity, to prevent pollution to the water environment and to provide for a satisfactory restoration of the site, in accordance with Policy 44 of the South Gloucestershire Minerals and Waste Local Plan and Policies 8, 9 and 12 of the Joint Waste Core Strategy.

8. Prior to the commencement of the development hereby approved a detailed scheme for the provision of surface water drainage works shall be submitted to the Local Planning Authority for written approval. The drainage works shall be completed in accordance with the approved details.

Reason 1

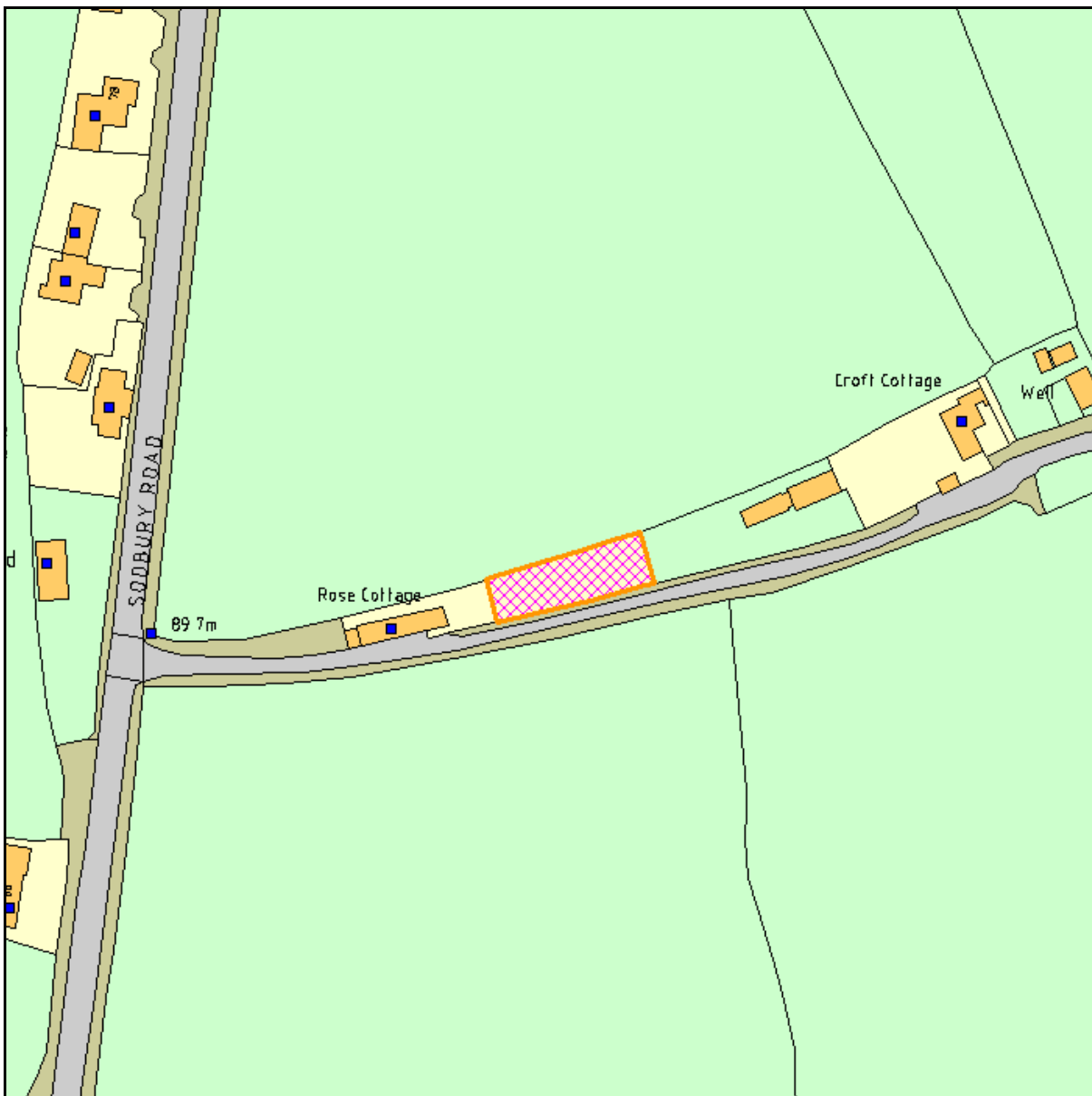
In the interests of ensuring a satisfactory means of drainage is provided and to accord with Policy 12 of the Joint Waste Core Strategy.

Reason 2

This is a pre-commencement condition in order to address drainage aspects of the proposals at an early stage.

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/0495/O	Applicant:	Mr Martin Sandell
Site:	Rose Cottage 1 Horwood Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8NU	Date Reg:	8th February 2017
Proposal:	Erection of 1no detached dwelling (outline) with access to be determined: all other matters reserved.	Parish:	Wickwar Parish Council
Map Ref:	372530 187522	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	31st March 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure, following objections received which are contrary to the officer recommendation detailed within this report.

1. THE PROPOSAL

- 1.1 This application seeks outline planning permission for the erection of 1 no. detached dwelling on land to the east of Rose Cottage, Horwood Lane, Wickwar. Access is to be determined, with all other matters reserved.
- 1.2 The site is outside of any established settlement boundary and is considered to be within the open countryside. The site forms part of the residential curtilage of Rose Cottage at present.
- 1.3 During the course of the application, amendments have been made to the indicative layout to demonstrate that adequate parking could be provided. The amended plans did not go out to public consultation as there was no material change to the development proposed.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

H3 Residential Development in the Countryside

L1 Landscape

T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS16 Housing Density

CS17 Housing Diversity

CS34 Rural Areas

Policies Sites and Places Development Plan Document (June 2016 Draft)
(Emerging Policy)

PSP1 Local Distinctiveness

PSP2 Landscape

PSP8 Residential Amenity

PSP11 Development Related Transport Impact Management

PSP16 Parking Standards

PSP20 Drainage

PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/4006/O Pending Consideration – Resolution to Approve
Outline planning permission for up to 80 residential dwellings (including up to 35% affordable housing), landscaping, informal public open space, children's play area, new access and associated works (Outline) with access to be determined. All other matters reserved.
Relates to land to the north of the site
- 3.2 PK10/0347/F Approve with conditions 12/04/2010
Erection of two storey side and 2no. single storey side extensions to form additional living accommodation.

4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council
Object as outside of parish boundary.

4.2 Other Consultees

Sustainable Transport

It is considered that the development would be dependent on private motor vehicles as the primary means of access. However, given the scale of the proposed development which seeks permission for one house (which ultimately limits the intensity of traffic), it is considered that additional traffic generated by the proposal will be low and would not have a severe impact on highway safety. Changes required to parking arrangement shown on indicative plans.

Lead Local Flood Authority

No objection.

Other Representations

4.3 Local Residents

One letter of support has been received:

- As a reasonably close neighbour, I have no objections to this planning application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policies CS5 and CS34 of the South Gloucestershire Core Strategy state that new build housing should be limited to urban areas and established settlement boundaries. In that regard, this proposal is contrary to the adopted development plan as it proposes a new dwelling outside of any established settlement boundary of Wickwar within the open countryside.

5.2 *Five Year Housing Land Supply*

Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes on to suggest that if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date. The Authority's Monitoring Report 2016 demonstrates that the Council cannot demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged. With reference to this proposal, policies CS5 and CS34 of the adopted Core Strategy and policy H3 of the Local Plan are therefore considered not to be up-to-date in terms of this NPPF advice, as they do relate to the supply of housing. Paragraph 14 of the NPPF states a presumption in favour of sustainable development, and states that proposal that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, or where specific policies in the NPPF indicate that development should be restricted.

5.3 The starting point remains the development plan policy which would resist housing in principle. The question is what weight to attribute to the NPPF, as an important material consideration in light of the current housing supply shortfall. The thrust of paragraph 14 is that sustainable development should only be resisted if specific and demonstrable harm can be shown as a result of the development. In light of this, simply being located outside of the designated settlement boundary alone is unlikely to justify a refusal. The site should be demonstrably unsustainable. Accordingly, a balancing exercise is required, and in this case considerable weight is given to the advice in the NPPF as an important material consideration.

5.4 *Sustainable Development*

The planning system aims to achieve sustainable development. The counter position to this is that the planning system should resist development that is unsustainable in nature. For planning there are three strands to sustainable development - economic, social, and environmental. The site is situated outside of any established settlement, and in a cluster of houses without any services. Currently the site is a 15 minute walk from the centre of Wickwar, there are no street lights or pedestrian footpaths on Horwood Lane. Paragraph 55 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and that isolated new homes in the countryside should be avoided.

5.5 Notwithstanding this, a resolution to grant outline planning permission subject to a Section 106 agreement has been made for 80 no. dwellings immediately to the north of the site. It is considered more likely than not that this development will shortly come forward. This is an important material consideration for two reasons. Firstly, as it demonstrates that the Council accepted that development was in a reasonably sustainable location relative to Wickwar; and secondly by its very presence it will mean that this site could not reasonably be considered

as an isolated new home in the countryside. It would also bring forward infrastructure improvements. The public right of way running diagonally through the major development to the north will be maintained, and so there will be improvements to the footpath infrastructure connecting the application site with the centre of Wickwar. The walk along Horwood Lane, either to the adjacent junction to Sodbury Road to head north into Wickwar or headed east to the Public Right of Way through the new development, would still be sub-standard due to the absence of a well-lit footway, meaning that the dwelling is likely to have some dependence on the private car. This would be considered to represent an adverse impact when coming to the planning balance. There would, however, be some opportunities for walking should the occupiers of the dwelling choose to do so and there are rural bus routes on Sodbury Road to the west, so it is unlikely that the sustainability of the location would be found to represent significant and demonstrable harm in the context of the Gladmans development to the north. In any event, the development in its own right would be considered to cause significant and demonstrable harm even if it were brought forward in advance of the 80 dwelling scheme.

5.6 Design and Landscaping

Rose Cottage directly fronts onto Horwood Lane and is a linear form with a pitched roof, a single storey side extension and a small pitched roof porch. The plot is also a linear formation, with the majority of the garden extending beyond the eastern elevation of the dwelling. With only access to be determined, the scale, layout, appearance and landscaping of the proposed dwelling shown in the submitted Block Plan and elevations are purely indicative, however they show that a two storey, four-bedroom dwelling can adequately be accommodated within the site. Whilst the indicative depth of the proposed dwelling is proposed is shown to be larger than Rose Cottage, and therefore more suburban in character, in the context of the new build development which is likely to come forward to the north this is acceptable.

- 5.7 A hedge bordering the site is considered to make a positive impact on the visual amenity of the area, and a large proportion of the hedge is shown as retained which is welcomed. This will be secured as part of a landscaping scheme at reserved matters stage. An existing telegraph pole is positioned within the site which does not appear on the Site Plan, however given its approximate position it will still be possible to provide parking and garden space for both dwellings. The development is considered to accord with policy CS1 of the Core Strategy and policy L1 of the Local Plan.

5.8 Residential Amenity

Amenity must be considered both in the context of the surrounding occupiers and the amenities of the future users of the proposed dwelling. The neighbouring property to the east is an adequate distance from the proposed dwelling, and views from the window of bedroom 3 as shown in the indicative plans would be screened by existing vegetation and rural buildings. The plans demonstrate that the new dwelling could be located over 24 metres from Rose Cottage, so there would be limited window to window visibility from the facing windows of the host dwelling and any proposed at reserved matters stage. Each dwelling would still benefit from a garden in excess of 100 square metres.

There is unlikely to be any residential amenity issues at reserved matters stage.

5.9 Highway Safety and Parking

Although the intensification of Horwood Lane is not ideal due to its single track status, the erection of 1 no. dwelling will not generate high levels of traffic and the impact on highway safety would not be severe, and so a refusal reason on this basis cannot be sustained in accordance with paragraph 32 of the NPPF. The alterations to the accesses to both the existing and proposed dwellings are acceptable and have adequate visibility.

5.10 A revised indicative Site Plan has been submitted to demonstrate that a double garage with the required internal dimensions to constitute two parking spaces can be accommodated within the site. There is room for one additional car to park parallel to the highway in front of the garage, so officers are satisfied that the layout can accommodate the required parking for both the existing and proposed dwelling at reserved matters stage. There is no transportation objection to the proposal.

5.11 Planning Balance

South Gloucestershire Council currently cannot currently demonstrate a five year housing land supply, and paragraph 49 of the NPPF is engaged. When considering the planning balance, the harm caused by the development must be weighed against the benefits of the scheme. Considerable weight is given to the NPPF advice in light of this. The contribution made to the housing supply on balance outweighs the slight harm identified from the likely dependence on the private car, and therefore it is recommended that the application is approved.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is **GRANTED** subject to the conditions on the decision notice.

Contact Officer: **Trudy Gallagher**
Tel. No. **01454 862217**

CONDITIONS

1. Approval of the details of the layout, scale and appearance of the building(s), and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout, scale and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority 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).

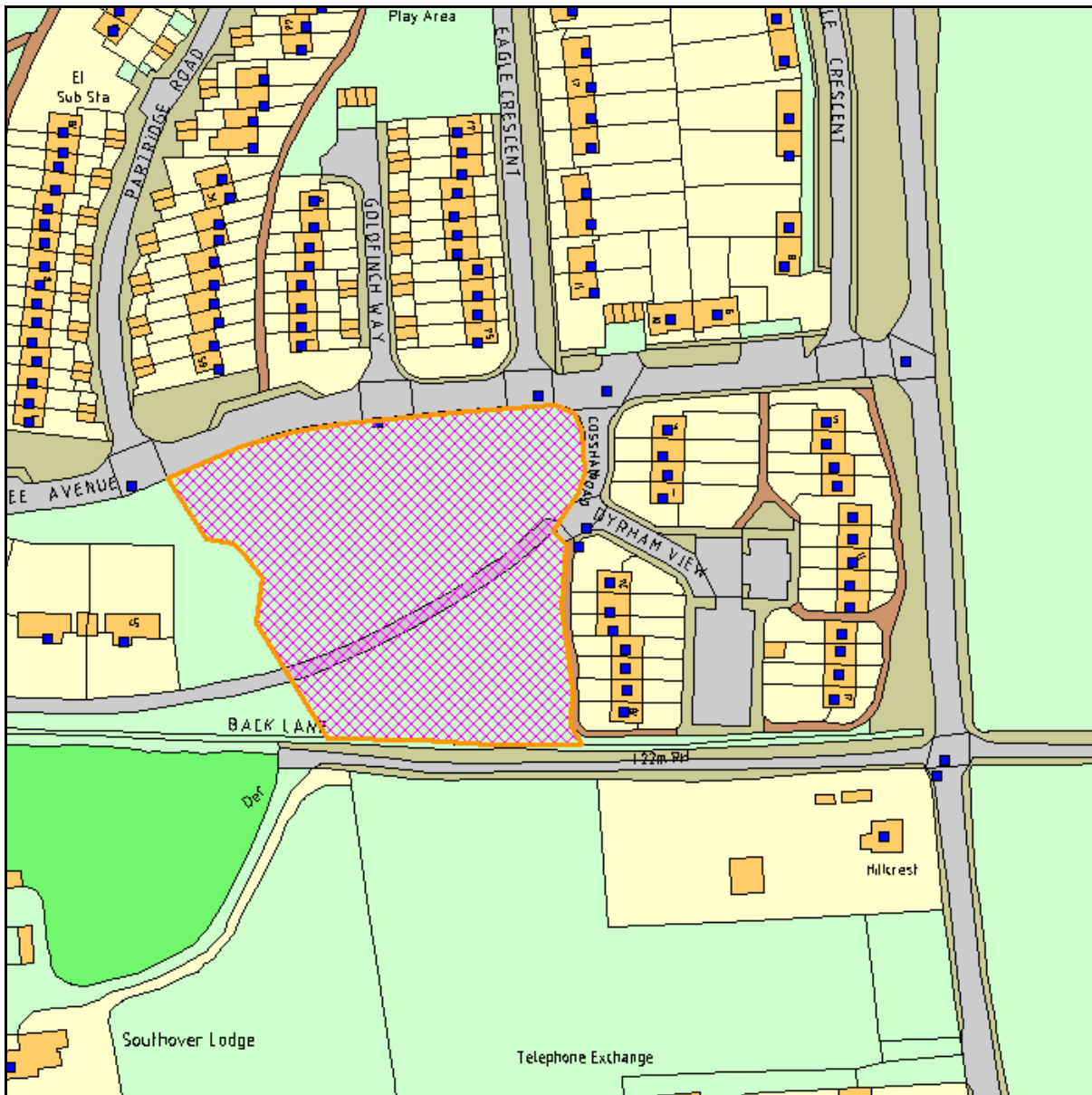
4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/0807/F	Applicant:	Knightstone Housing Association
Site:	Site At Oaktree Avenue Pucklechurch South Gloucestershire BS16 9RP	Date Reg:	28th February 2017
Proposal:	Erection of 38no. affordable dwellings with access, landscaping, parking and associated works.	Parish:	Pucklechurch Parish Council
Map Ref:	370203 176251	Ward:	Boyd Valley
Application Category:	Major	Target Date:	29th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule in accordance with procedure given that representations have been received that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of 38 dwellings, access, landscaping and parking on land to the south of Oaktree Avenue, Pucklechurch. The dwellings will comprise a scheme of 100% Affordable Housing Units and will consist of 8no. one bed flats, 6no. two bed flats, 17 no. two bed houses and 7 no. 3 bed houses. 65 no. parking spaces are proposed to serve the development.
- 1.2 Access to and from the site will be from a new access onto Oaktree Avenue and an extension to the existing Cossham Road.
- 1.3 The application site relates to an area of green open space within the village of Pucklechurch. The site, which is 0.72 hectares in area is immediately bounded to the west by a wide verge and open space associated with a Listed Barrage Balloon Mooring site (Grade II) and part of a designated village green, further to the west lie a row of six detached dwellings. To the north beyond Oaktree Avenue and to the east of the site lies residential development and open fields to the south. The site is located within the settlement boundary of Pucklechurch, the Bristol Bath Green Belt is located to the south of the site with the southern boundary forming the settlement boundary beyond which lies a lane (Back Lane). For the avoidance of doubt the site is not located within the Green Belt.
- 1.4 There is a complex history to the site which will be explained further in section three below. A concurrent application by the same applicant for 20 dwellings is also under consideration on land to the east of this site (PK17/0808/F). In addition an application to stop up a footpath is currently being considered (PK17/1592/FDI) which runs through the centre of the site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
 - L1 Landscape Protection and Enhancement
 - L5 Open areas within Settlement Boundaries
 - L9 Species Protection
 - EP4 Noise Sensitive Development
 - T7 Cycle Parking
 - T12 Transportation Development Control
South Gloucestershire Local Plan Core Strategy – Adopted December 2013
 - CS1 High Quality Design

CS2 Green Infrastructure
CS4a Presumption in favour of Sustainable Development
CS5 Location of Development
CS8 Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS34 Rural Areas

2.3 Emerging Plan

South Gloucestershire Local Plan Proposed Submission: Policies, Sites and Places Plan June 2016. (Examination in Public February 2017)

PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP3 - Trees and Woodland
PSP4 - Designated Local Green Spaces
PSP5 - Undesignated Open Spaces within Urban Areas and Settlements
PSP8 - Residential Amenity
PSP11 - Development Related Transport Impact Management
PSP16 - Parking Standards
PSP19 - Wider Biodiversity
PSP20 - Flood Risk, Surface Water and Watercourses
PSP21 - Environmental Pollution and Impacts
PSP43 - Private Amenity Space Standards

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Residential Parking Standards, Dec 2013
Affordable Housing SPD Adopted September 2008
Waste Collection: guidance for new developments SPD January 2015
CIL Charging Schedule and the CIL and S106 SPD (Adopted) March 2015

3. RELEVANT PLANNING HISTORY

3.1 PK01/3426/O Erection of 72 no. dwellings (outline). Withdrawn April 2005

3.2 PK10/3380/O Outline planning permission for the erection of 56no. dwellings and a doctors surgery. For the housing element Access, Appearance, Landscaping, Layout and Scale are to be considered (no matters reserved). For the doctors surgery element only access is to be considered (all other matters reserved).
Resolution to grant subject to the signing of a S106 agreement as explained below:

In 2010, there was a resolution to grant planning permission for the erection of 56 dwellings and a doctor's surgery on land at Oaktree Avenue, Pucklechurch. The resolution to grant was subject to the signing of a S106 legal agreement. However, before the S106 agreement could be completed and signed, a Village Green application was submitted by local residents which meant the planning process had to stall.

This village green application was duly considered and on 24th March 2011 the 'Notice of an application for the registration of land as a Town or Village Green was issued'. The issuing of this statutory notice rendered application PK10/3380/O unimplementable and so the S106 was not signed and the application was withdrawn. Importantly, the site subject to this current planning application was NOT part of the village green application and so is not afford any protection in this respect. Following the withdrawal of the 2010 application, the doctor's surgery decided to proceed with a scheme for the doctor's surgery only on the part of the site that was not registered as village green.

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

Objection- PPC objects to the plans that have been submitted as they currently stand but has no objection to the development of this site in principle. The PPCs concerns are summarised as follows:

Ecology: No ecological information has been provided in support of this application. An ecology report for the whole area was submitted with PK10/3380/O and PPC can see no reason why a similar report is not required on this occasion. Without further survey the site cannot be considered to be of low value as at that time it had and still has the potential to support protected species. At the very least there should be a requirement for improvement.

Transport & Parking: Since the development is making provision for 65 cars to be parked within the site PPC does not agree that the development proposals will have a negligible impact in terms of traffic generation. PPC believes that the parking survey does not adequately reflect the level of on-street parking that takes place in this area, especially at weekends, since it was undertaken on 3 week days (of which 2 were Wednesdays and 1 a Tuesday). The comment that a number of garages local to the site were actually being used for storage of things other than cars, therefore adding pressure on to the local highway should be entirely disregarded since there is no quantifiable evidence that supports this: it is pure supposition this is a contributory factor to parking congestion in this area. PPC has particular concerns with regard to the parking spaces that are arranged directly perpendicular to Oaktree Avenue which drivers will access over a pedestrian walkway. Car owners that that park nose in to these spaces will have to reverse in to the highway with their views likely restricted by cars parked within adjacent spaces. This situation will be exacerbated by cars parked on Oaktree Avenue itself parking across spaces where car ownership within a single property exceeds the number of spaces allocated to it this will reduce driver safety along this stretch of the road.

The mitigation strategy proposed to address the parking of cars displaced by the existence of these new spaces (those that will no longer be able to park on Oaktree Ave.) is potentially inadequate. Similarly, the additional unallocated spaces that have been provided within the plan are positioned at the furthest point away from the main highway itself and therefore not immediately obvious or convenient for casual visitors other than those related to residents of the new development.

The potential for traffic collisions to occur within the development has also been created where parking spaces to the rear of the development (32 and 33) have been positioned adjacent to a corner on the two-way road that circumnavigates the site: the danger to road users is exacerbated by the suggested landscaping plan that effectively makes this a blind corner.

The Design & Access statement makes many references to the setting of the designated heritage asset (balloon tether) and that The Highways officer required the new road to be two-way, with increased road width and there was further discussion regarding the listed balloon mooring, boundary and road surface treatments adjacent to it, which would prevent car parking alongside. It is unclear what form these treatments would take that would stop parking but still enable two-way traffic unless the road was narrowed and a priority scheme introduced. The signposting of such a scheme would be in and of itself detrimental to the setting of the designated site as well as impacting on the 17 car parking spaces that have already positioned in front of the properties that face out on to it anyway. With regard to on-site parking, PPC requests that the demarcation of residential parking spaces as well as visitor unallocated parking spaces is covered by condition as per SGCs Residential Parking standards.

PPC understands that there are many changes have been made in response to comments received during public consultation and that changes have also been made as a result of discussion with SGC officers. It is disappointing therefore that as the result of this, the 3-story block of flats is now proposed to be situated opposite pre-existing houses on Cossham Road (especially when residents were opposed to this suggestion) and adjacent to Oaktree Avenue. PPC believes that this block does not respect the shape, form and massing of the existing street scene since there are no other 3 storey buildings at all in this area: the suggested mitigation strategy of providing small windows on its eastern façade is an inadequate solution. PPC does not understand why it would not be possible to position this block to the centre rear of the development adjacent to Back Lane since this would neither affect residents of Cossham Rd nor the setting of the balloon tether.

Un-adopted road: this road provides access to pre-existing properties and is currently a cul-de-sac and should remain so: this needs to be made absolutely clear. However, it is still possible that it will become a focus for additional visitor/unallocated car parking and become degraded to the disadvantage of residents. As yet no consideration has been given as to how to mitigate for this situation occurring.

PPC understands that the development will provide (and finance) improvements to footpaths, bus stops and crossing points: the latter should be explicitly secured and funded as a part of a s106 requirement especially since the nearest play area is at Eagle Crescent on the opposite side of Oaktree Avenue. Financial provision for improvements to this play area (owned by PPC) should be secured by s106 agreement especially as no such amenity is being offered within the development site.

4.2 Other Consultees

Spatial Planning Team (Policy)

These applications are for affordable dwellings on site which are located within the settlement boundary of Pucklechurch. There is in principle policy support for new residential development taking place inside the adopted settlement boundary (Core Strategy Policy CS5).

Notwithstanding this, this application also requires consideration of the impact of the loss of open space, which also needs to be considered as part of any overall planning balance.

The 2016 Authority's Monitoring Report confirms the Council's housing supply at 4.54 years. Policy provisions at paragraphs 49 and 14 in the National Planning Policy Framework (NPPF) are considered to be engaged. Therefore, the lack of a 5 year housing land supply is a significant material consideration in determining these planning applications.

Based on the above, under the presumption in favour of sustainable development, the additional residential development proposed is considered to make a positive contribution to supporting the council's housing supply, in particular affordable housing delivery. In accordance with the NPPF significant weight should be given to this as the basis for determining the planning application where a planning authority is not able to demonstrate a 5 year supply.

However, the NPPF at paragraph 14 also confirms the government's position that although the lack of a 5 year housing land supply is a significant policy consideration in favour of approval, it does not override or transcend per se other sustainability factors/ provisions of the NPPF. To this effect, the decision taker is required to assess if the development would give rise to significant and demonstrable harm to be caused when assessed against the policies in the NPPF taken as a whole, or specific policies in the NPPF indicate development should be restricted.

As paragraph 49 of the NPPF is engaged it is necessary to acknowledge that certain policies in the adopted Core Strategy (2013) and relevant saved policies in the Local Plan (2006), relating to the supply of housing are currently considered out of date, and will need to carry less weight in the determination of this application.

Of particular relevance to these applications are the saved Local Plan policies L5: Open Areas within the Existing Urban Areas and Defined Settlements and LC9: Protection of Open Space and Playing Fields. These policies resist the loss of certain open spaces to, *inter alia*, residential development such as that proposed by these applications. However, due to a lack of 5 year supply, the policy criteria relating to the protection of open space is considered out of date. Footnote 9 of paragraph 14 of the NPPF does not list the protection of open space as one of the specific policies in the Framework indicating that development should be restricted. It is therefore necessary for the case officer to consider, in accordance with paragraph 14 of the NPPF if the development presents adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole.

Notwithstanding the above saved Local Plan policies, I understand that if these developments take place, the future residents will enjoy access to an amount of amenity greenspace which is in excess of the minimum standards set out in policy CS24: Green Infrastructure Standards. The case officer should take this into account when weighing up the considerations in favour of granting permission versus whether there are adverse impacts that significantly and demonstrably outweigh the benefits.

The emerging Policies, Sites and Places (PSP) Plan, contains a policy for the designation open spaces as Local Green Space, to which footnote 9 of paragraph of the NPPF is applicable. The PSP Plan is at the Examination in Public stage. The PSP Plan does not proposed to designate the application sites as Local Green Space, as to do so would not be consistent with the designation assessment criterion which rule out designation of spaces with developer interest.

As noted above, these two sites are located within the existing settlement boundary and therefore there is in principle policy support for development.

Notwithstanding the loss of amenity green space there is in principle policy support for granting permission for these two applications that will make an important contribution to the housing supply and in particular affordable housing. I defer to other colleagues to comment on the specifics of the scheme in relation to matters relating to design, access, heritage and landscaping.

Highway Structures

No objection subject to advices being included on the decision notice in relation to the applicant's duties in relation to the highway during the construction phase of the development and thereafter.

Arts Officers

No comment

Ecologist

There is no objection to the proposed development on ecological grounds. Given that the site is likely to fall within the territory of badgers a condition to require the submission of details of a precautionary method of work prior to the commencement of work is recommended. In addition a condition is recommended to secure the provision of two bat boxes and two bird boxes prior to the first occupation of development. An informative should be attached to the decision notice to advise the applicant of their duties/responsibilities to breeding birds.

Wessex Water

No objection. Wessex Water has in principle accepted surface water discharge from the site into our existing surface water sewer. A S185 sewer diversion will be required as well as a S104 adoption submission

Affordable Housing

The full comments from the Council Housing Enabling Team are set out on the Council website and section 5.11 below. In summary however this application seeks full planning permission for a 100% affordable housing scheme. The scheme proposes a total of 38 homes comprising of a mix of 1 & 2 bed flats and 2 & 3 bed houses.

By way of background this application forms part of a wider development proposal by Knightstone Housing Association. A second planning application PK17/0808/F has been submitted on a smaller site to the west known as Site B for a total of 20 affordable homes and separate Enabling comments will be submitted for that application.

The supporting text relating to Policy CS18 of the Core Strategy states the following:

Notwithstanding the fact this scheme is for a 100% affordable housing scheme, as it exceeds the rural threshold as set down under Policy CS18 of the Core Strategy, the Council will secure 35% affordable housing as part of a Section 106 agreement in line with the following requirements.

Affordable Housing is sought in line with the policy CS18 of the Council's adopted Core Strategy Development Plan Document. Based on a scheme of 38 units the Council requires 13 units. As this is a 100% affordable housing scheme there will be no requirement to deliver 35% affordable housing without public subsidy. This is on the proviso that all 38 dwellings are delivered as affordable housing as defined by the NPPF.

This application generates the following affordable housing requirement:

13 affordable homes (6 x 1 bed 2 persons flats @ 50m², 3 x 2 bed 4 person houses @79m² and 2 x 3 bed 5 person house @93m² as Affordable Rent Tenure plus 2 x 3 bed 5 person houses @93m²) to be provided on site and in line with the heads of terms set out below:

Environmental Protection

Contamination – No significant contamination has been identified. No objection

Noise – No objection subject to a condition to control construction hours and advices

Public Open Space Officer

No objection subject to a S106 agreement

Children and Early years Officer (Education)

I can confirm that there is currently a projected surplus of places at Primary School, which would accommodate the additional pupils that would be generated by these developments.

Urban Design

Initial Comments

There is no objection in principle to the - development in terms of layout, scale, landscape, access or appearance. I note some objection has been made to the suitability of 3 storey buildings in the scheme. I consider these are acceptable, as the historic areas of Pucklechurch have an occasional 3 storey building, the buildings in question are providing flats, which improve the mix of house types available in the locality and there is no unacceptable impact on amenity of any existing residents.

Prior to determination the following issues should be considered:

Materials. Details and samples should be provided. Good quality products will be expected; a 'modern' vernacular is proposed. Modern architecture is usually defined by its crisp simple appearance using a palette of materials, but also larger window proportions allowing light to penetrate into open plan living areas. I would therefore expect larger windows where practicable to improve daylighting into the dwellings.

Window reveals and plinths are important in enhancing quality and robustness. Reveals should be min 100mm and a simple plinth detail should be added. Porches should be timber and tile (small format), not plastic. The access road, states 'shared surface'. Clear thresholds (rumble strips) should be provided at the entrance to the shared space elements and hard landscape materials confirmed to provided differentiation to traditional vs shared space areas and private and visitor parking etc.

A clear boundary treatments plan should be provided. The drainage layout should be reviewed alongside the landscape and lighting plans, as there are numerous clashes of trees and drainage channels. The scheme has significant street side parking, and is potentially 'car dominated'. Planting is thus particularly important to soften this aspect and make it acceptable. Loss of trees at detailed design and or construction phase to accommodate lighting and drainage will not be acceptable. Confirmation, by way of provision of a larger "scaleable" combined plan(s) should be provided prior to determination.

The Energy Statement provides no understandable or meaningful response to CS1 (8), CS8 (3) & CS34. A clear statement should be set out that addresses the first part of CS1 (8), i.e. how the design, orientation etc help achieve energy conservation and what measures are taken over and above the building regs. These rural sites should ensure that access to high speed broadband is provided, dwellings are designed to assist homeworking and sockets are provided for plug in of electric vehicles etc (CS8 & CS34).

Following the submission of revised details the Urban Design Officer is supportive of the proposal.

Lead Local Flood Authority

There is no objection to the development subject to a condition requiring the submission of a sustainable drainage scheme prior to the commencement of development. For the avoidance of doubt any such scheme should include the following:

- Confirmation of acceptance to connect and the agreed discharge rate for surface water disposal from Wessex Water, to be provided.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and/or flow control devices where applicable.
- Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event.
- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event.
- Where infiltration forms part of the proposed Surface Water Network such as Soakaways, percolation / soakage test results and test locations are to be submitted in accordance with BRE 365.
- The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- The plan should also show any pipe node numbers referred to within the drainage calculations.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable.

Landscape Officer

This is a summary of the landscape officer's comments with the full details being available on the Council website. It would have been preferable to retain the wide grass verge along Oaktree Avenue, within the layout. However it is considered that the proposed tree and shrub planting shown, should provide adequate landscape mitigation for the development. There is no objection to the proposal subject to a scheme of soft and hard landscaping being submitted. The condition will also ensure that all planting is carried out in accordance with the agreed details during the first planting season.

Listed Building Officer

Initial Comments (summary – the full comments received are available on the Council website)

The barrage balloon mooring site immediately abutting the western wedge of the site is a grade II listed building. The proposals should therefore be assessed in accordance with the following policies and guidance which seek to protect the significance of designated heritage assets and their settings

Concern is raised that the development of the site will have an adverse impact upon the setting of the listed building, through the reduction in open space. This harm could be mitigated through appropriate landscaping/restoration of the asset and provision of interpretation. A proper survey of the schedule needs to be made so that a schedule and specification of repair can be made and costed. In summary if the application fails to address adequate mitigation measures, refusal would be recommended due to the harm to the setting of the listed building.

Following the submission of above requested details the following mitigation measures are requested:

The provision of Interpretation Panel £3500 (the applicant has subsequently sourced a quote for the work of £1800 for the design/creation of the board). The installation will cost £200. This total figure of £2000 is accepted.
Maintenance of Panel (15 years) £137.50

Maintenance of Tether site (15 years) including initial clearance £11,141.92

Tree Officer

There are no objections in principle as the tree protection measures afforded by the Arboricultural documents should adequately protect the existing trees. I would say however that due to the density of the proposal there is very little room for replacement planting to mitigate for the loss of the existing trees to be removed.

Sustainable Transport

Initial Comments (Summary). The full initial comments received 21st March can be viewed on the Council website

Sustainability – The site is within a reasonable walking and cycling distance to local facilities. Bus services are available which run along Oaktree Avenue

Local Highway Infrastructure – It is necessary to provide safe and suitable access to local facilities and access to public transport. A legal agreement should secure the relocation of the bus stop northbound (on southern side of Oaktree Avenue) with the provision of Real Time information and power supply (£5000 and £5500 respectively) and Real Time Information for the existing shelter for the southbound bus services on the northern side of Oaktree Avenue (£5500).

Layout and Parking – I am satisfied that access road provides a safe and suitable access to the development. Parking is sufficient but there are two spaces short for units 1-18. Clarification of the size of the cycle storage for Plots 1-6 and flats 17/18 is required. The back edge of the footway outside of plots 15 – 18 needs to be adjusted so that the 2m x 43m visibility splays are within the area offered for adoption. Bollards and a suitable dropped kerb should be provided where the existing footpath/cyclepath

joins the new shared surface road opposite plot 25. This will prevent vehicle from using the foot/cyclepath

I understand that there is some local concern that parking which currently occurs on Oaktree Avenue would be impacted by the development. I note that parking across the site frontage would be displaced elsewhere. The existing dwellings in the area are provided with off-road parking in the form of garages and open parking spaces and there is also on-street parking along other sections of Oaktree Avenue. As such the impact on local on-street parking would not be significant and therefore not in my view justify a highway refusal reason.

Subject to providing the above transport infrastructure items and making the minor revisions to the layout there would be no Transport objections to the proposal. I would also recommend standard highway conditions. Details of which I can forward once the recommended changes have been made.

Following the submission of revised details, the following comments were received:

The revised layout shown on drawing number 1877 2104 Rev 08 has been tested with the swept path track plot of the standard 11.3m long Council refuse vehicle passing a car at inter-visible points and I am satisfied that the access road provides a safe and suitable access to the development. The on-site parking provision has been increased and now accords with the Council's adopted residential parking SPD. There are also an additional 8 unallocated / visitor parking spaces along the back straight of the internal road loop.

The issues raised earlier regarding the visibility splays at the western access, road surface materials and cycle storage areas have been addressed. An existing wide footpath joins the internal road opposite plot 25. To ensure vehicles do not enter this footpath, bollards and a suitable dropped kerb should be provided where the existing footpath joins the new shared surface road. This can be secured by a suitable condition.

There is no objection to the proposed development subject to conditions to secure a Construction Environmental Management Plan (CEMP), the provision of all parking prior to the first occupation of the dwellings and a condition to secure the submitted off-site footway improvements agreed with the Council. In addition a condition should be applied to ensure that prior to the first occupation of the dwellings two bollards and a dropped kerb are provided at the entrance to the footpath opposite plot 25 (in response to concerns raised that vehicles may use this lane). In addition the S106 agreement should secure the bus infrastructure as set out in the original comments above.

Public Rights of Way Team

This development is unlikely to affect the nearest recorded public right of way, footpath ref.LPU59/40 which runs adjacent to the western boundary of the property, from Oak Tree Avenue to Back Lane. No objection raised. A number of advices are recommended to remind the applicant, (full details can be seen on the Council website), of their duties and responsibilities in relation to the public right of way during the construction period.

4.3 Other Representations

During the course of considering this application negotiations have taken place to secure a number of improvements. These improvements relate to matters such as minor changes to a small number of parking spaces (size and location), minor alterations to design finishes and road surface treatments as well as clarification on road dimensions (as set out in the initial comments from the Urban Design Officer and Transport Engineer above). A more substantial statement on the measures to be taken by the applicant to ensure energy saving has been secured. No changes to the number or location of any of the buildings has been made. For this reason it has not been considered necessary to re-consult on the proposal.

Local Residents

A total of 38 letters of objection from 31 individuals have been received from local residents. A summary of the main points of concern raised is as follows (full details can be viewed on the Councils website:

- Too many buildings are planned for the available space
- Pucklechurch has not got the services or public transport to support such a development, local facilities are already stretched
- Inadequate parking provision is being made and this will result in congestion (where the area is already congested)
- The development will result in detriment to highway safety as a result of additional vehicles especially where there are no footpaths for pedestrians. The road layout will not work
- How will refuse be put out
- The density of the development is too high. Flats are not appropriate
- The loss of green space would affect the quality of life for existing residents
- The sewerage system will not cope
- The design of the buildings is unsympathetic to the character of the surrounding area
- A three storey building is out of character with the village
- The development will result in a loss of light to neighbouring occupiers
- The land should be used as a village green
- The proposal will result in a loss of property values
- The development is not needed, there are 3,500 being built at Lyde Green

Luke Hall MP

My constituent is asking for assurances that local residents concerns will be taken into account in any consultation, and in particular has raised his own apprehension about the impact any development could have upon green, open spaces in the area.

Any insight you could offer regarding this matter would be most welcome, as would a clarification of the measures the Council will take to ensure residents' concerns are heard.

Case Officer Response – The report covers the loss of the Green Space and also the impact upon green space and open space in the wider area (contributions towards these areas are set out below).

The application is in the first instance referred to the Circulated Schedule and will be determined in accordance with Council's scheme of delegation. Regard will be had to the points raised by residents and this will be addressed in the report below.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is within a defined settlement boundary. The starting point for consideration of the application is therefore Policy CS5 which directs development to within settlement boundaries and thus when looking at the principle of development this proposal is in accord with the development plan. Paragraph 14 of the National Planning Policy Framework states - that the "golden thread" that should run through both plan-making and decision taking is the presumption in favour of sustainable development. It is considered that in principle the development plan has identified this as a sustainable location which accords with the presumption in favour of development as set out in para 14.

There is a requirement as set out in para 47 of the NPPF for Local Authorities to demonstrate a deliverable five year supply of housing land. The Council cannot, at present, demonstrate such a supply of housing land. The latest five housing year supply is set out in the 2016 Authority's Monitoring Report (AMR). Table 2.3, on page 29 of the AMR sets out the 5 year supply position:-

The five year supply deficit: **960**

Five year supply figure: **4.54**

Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five year supply of deliverable sites.

At the time of writing this report, this position is not considered to have changed and in the light of this the provision of 38 dwellings (all of which will be affordable) weighs significantly in favour of the proposal and will boost the housing supply.

In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants' to find solutions, so that sustainable development can be approved wherever possible. NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible.

Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation. This policy stance is replicated in Policy CS17 of the Core Strategy which makes specific reference to the importance of planning for mixed communities including a variety of housing type and size to accommodate a range of

different households, including families, single persons, older persons and low income households, as evidenced by local needs assessments and strategic housing market assessments. The provision of affordable housing is therefore in accord with this objective and weighs significantly in favour of the development.

In addition to the above considerations, with specific reference to this site it is important to note that the principle of development on the site has been established previously through the resolution given for the historic application set out in paragraph 3 of this report albeit final consent was not issued as the S106 agreement was not signed.

There is therefore no in-principle objection to the development of the site for residential use. The remainder of this report considers the likely impact this level of development might have when assessed against relevant development plan policies and other material considerations.

5.2 Loss of Open Space

The proposed development will involve the loss of open space and this is an issue that has been raised by many of those who have written to object to the proposed development.

Policy L5 of the adopted South Gloucestershire Local Plan (saved policy) and LC9 of the Core Strategy resist the loss of certain open spaces. While the development plan policies are the starting point for the decision making process it is necessary to have regard also to the National Planning Policy Framework which indicates that those policies that restrict the supply of housing should carry less weight in circumstances where there is not a five year land supply.

Furthermore the space concerned is not to be designated as Local Green Space within the Policy, Sites and Places DPD which is at the examination in public stage and was not incorporated within the area designated as a Village Green. Also it has been resolved to grant planning permission previously on the site (see history above).

In mitigation contributions as set out below will be secured for improvements and enhancements to existing open space in area within the S106 agreement. In addition the future residents of the development will enjoy access to private amenity space which is in excess of the minimum standards.

Nevertheless, (albeit subject to the above mitigating circumstances), the loss of the area of Open Space is noted as an adverse impact from development and will be considered as part of the planning balance.

5.3 Sustainable Access to Services and Facilities

Concerns have been raised regarding the services and facilities that will be available to future occupiers of the development.

Paragraphs: 17 (point 11 & 12), 28, 29, 34, 37, 55 and 70 of the NPPF strongly encourage and require development to be located where users of the future development can access services and facilities by walking, cycling or public transport and supports patterns of growth which encourages the co-location of housing, jobs,

services and facilities. Again, it should be noted that, as recognised above, this site is located inside the settlement boundary of Pucklechurch and therefore the principle of development is established as being acceptable.

Core Strategy Policy CS8 contains provisions that look favourably on new development which generates travel demand being located near public transport infrastructure and existing services and facilities, and not supporting development which promotes unsustainable travel behaviour. In the context of NPPF paragraph 14 this sustainability consideration should be afforded significant weight when determining the overall planning balance.

The range of “key” services and facilities considered necessary for a sustainable settlements, and information on the level of walking and cycling access from settlements in South Gloucestershire to these key services and facilities is set out in Sustainable Access Profiles, published January 2017. The information within individual Sustainable Access Profiles and the approach set out in the 2017 Sustainable Access Methodology replaces and supersedes previously released information, on sustainable access to facilities and services contained in the Rural Settlements and Villages 2015 Topic Paper. This was produced by the council in November 2015.

The range of key services and facilities and appropriate walking and cycling distances used to consider sustainable access to them is also embodied in emerging planning policy, PSP11. This policy was subject to independent examination in February 2017. Table 1 below lists the range of key facilities and services, appropriate walking and cycling distance to them, along with the number of key services and facilities within appropriate walking and cycling distance of Pucklechurch, reported in the January 2017 Sustainable Access Profile.

Key Services and Facilities Sustainably Accessible from Pucklechurch

Key Services and Facilities	Walking & Cycling Distance	Number within Catchment
Dedicated Community Centre	800M	1
Library		0
Post Office		1
Public House		3
GP Surgery	800M	1
Pharmacy		0
Dentists		0
Comparison Retail	1200M	3
Designated Town Centre		0
Superstore or Supermarket		0
Convenience Shop		2
Town Centres	2000M	0

Major Employers		1
Safeguarded Employment Areas		1
Primary School	2 Miles	1
Secondary School	3 Miles	0

The settlement of Pucklechurch has walking and cycling access to a dedicated community centre, three public houses, a GP surgery, a post office, 3 comparison stores and a primary school. There is also two convenience stores, providing basic day to day needs, although these are not considered appropriate to meet household's wider food requirements. There is also access to one safeguarded employment area and a major employer offering employment opportunities. With regard to education provision the Children and Early Years Officer has confirmed that there is a projected surplus of places at the primary school.

Public transport connections from Pucklechurch to the following destinations have at least 5 journeys a day (each way), with at least one service arriving before 9.00am and returning after 5.00pm on weekdays:

Condition	Services Available To
Weekday with one arrival before 9am and return after 5pm	Kingswood (X49,19) (X49,86) (948,43) (620,634)
	Yate (X49,47) (620) (X49)
Weekend Service arrival before Midday and return after 3pm	Kingswood (X49,19) (X49,86)
	Yate (620) (X49)

It should be noted that improvements to walking infrastructure to the rest of Pucklechurch and the relocation of the bus stop with improvements to the existing stop will be secured through the legal agreement and this will aid the sustainability of this site. In summary, the location within the settlement boundary ensures that it is considered that the development is acceptable in principle however notwithstanding this fact the future occupiers of the site have access to a range of facilities within the vicinity and access to public transport.

5.4 Density

Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: *Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.* Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation.

Concerns have been raised that the proposed development represents too high a density for the site.

This application seeks consent for the erection of 38 dwellings on the site – which equates to approximately 52.7 dwellings per hectare (dph). Densities within the vicinity of the site vary between approximately 30dph with the terraced areas along Partridge Road Merlin Ridge and Goldfinch Way having densities around 50dph. As such the density is comparable with the adjoining area. The density is skewed slightly through the provision of the flats which has the obvious effect of raising the density.

Whilst concerns regarding the density are noted, it is important not to focus purely on the number of units per hectare but rather look at whether the density has an adverse impact upon the site and its surroundings. The potential negative impacts of a high density development are a failure to accommodate sufficient parking spaces, an impact on the residential of existing neighbouring occupiers and future occupiers of the development, a poor layout and possible lack of private amenity space. These issues are discussed elsewhere in this report but it is considered that the development is acceptable in this regard. It is considered therefore that the density proposed makes efficient use of land and the site is capable of accommodating 38 dwellings.

The application is therefore in accordance with the requirements of the NPPF and the Core Strategy in particular the provision of flats within the development accords with Paragraph 50 of the NPPF and Policy CS16 of the Core Strategy which seeks the efficient use of land and CS17 which set out the importance of delivering a wide range of residential accommodation..

5.5 Scale and Design

Core Strategy Policy CS1 only permits new development where good standards of site planning and design are achieved. The Policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

The surrounding area consists mainly of post-war semi-detached dwellings set out in a Radburn style on a series of cul-de-sacs leading from Oaktree Avenue where access roads and garages are to the rear of properties with green space and pathways to the front. To the west are six large detached dwellings and also to the rear of these properties is a registered area of Village Green (the development does not impinge upon the village green). Immediately to the west of the site lies an area of open space within the site boundary and outside lies the site of a Listed Building balloon mooring. The dominant built form is two storeys in height. The neighbouring properties are fairly conventional in terms of materials used with brick being predominant but with cladding and some render used. As you progress eastwards along Oaktree Avenue the buildings are lighter in brick colour and darker to the west.

The layout of the site adopts a different approach to that at the other site to the west (PK17/0808/F), with properties addressing the street and parking spaces to the front. This contrasts to the predominant Radburn layout in the vicinity where the parking access is to the rear.

This design approach is considered acceptable here given that it is accepted that the site is of a sufficient size to provide a contemporary style and an identifiable character of its own. The layout allows good natural surveillance of the parking spaces with enclosed gardens and unsecured spaces are kept to a minimum. The layout provides sufficient private amenity space and these good spaces both internally and externally weigh in favour of the proposal.

In accord with the approach to the layout, the design and access statement indicates that the materials have not been chosen to replicate the materials of the neighbouring properties where brick is the predominant material as it is the intention to create a development with its own character given its size. The buildings are to have slate effect roof tiles, buff and grey bricks are used. Porches with timber frames are to be used on front elevations with different styles for the terrace and gable ends.

Concerns relating to the provision of a three storey element are noted (Plot 1 to 6) in relation to whether a three storey building is appropriate for this location. It is indicated that it would be preferable if this were located to the rear. It should be noted that another three storey element is located to the rear (Plot 29-34). It was originally proposed to locate the flats at Plots 1-6 at the other end of the front elevation of the site to the right of the new entrance. Concerns were raised by the Listed Building Officer regarding the impact upon the setting of the listed balloon mooring and for that reason the building was moved. Notwithstanding this the impact of this three storey element has been broken down, with its mass reduced by two gable ends on the eastern elevation which faces adjoining properties. The use of lighter coloured brick also would reduce the impact. The impact of this element in terms of residential amenity is assessed in detail in Section 5.9 below. The three storey element is considered acceptable and it will have the benefit of providing flats which improves the mix of house types available in the locality.

Amendments have been achieved to secure appropriate window details, a revised as well as chimneys. Full details of boundary treatments will form part of the recommended landscape condition.

Refuse storage is provided as are lockable sheds for cycles. Communal waste storage is provided for the flats. The provision of waste storage within the porches is considered to Waste storage is confirmed as fully meeting the Council Standards by the Council Waste Engineer. The provision of waste storage in this way is considered to reduce street clutter with bins only needing to be out on the street frontage on collection days.

Subject to a condition requiring the submission of samples of the brick, recon stone and roof tiles the scale, design and appearance of the development is considered acceptable.

5.6 Sustainable Energy Use

Policy CS1 seeks to secure good design and sets out that a key principle of achieving this is by minimising the amount of energy and resources that will be used during the lifetime of the development. The houses have been designed to meet the building regulation standards.

In certain aspects the scheme will outperform these standards as the roof designs/orientation allows for future installation of solar panels and greater roof insulation. The dwellings incorporate a room which is designed to accommodate homeworking. These factors weigh in favour of this proposal.

5.7 Listed Building

Policy CS9 of the Core Strategy requires that new development should ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance.

A barrage balloon mooring site lies immediately abuts the western edge of the site. Pucklechurch was the headquarters for three balloon barrage squadrons and sheds for the construction of the balloons can still be seen within the nearby industrial estate. This site comprises tethering points but has become largely overgrown in recent times. The site is Grade II Listed.

The proposed development will not directly affect the listed building however the site would lie within its setting. The open setting of the site is considered to contribute to the understanding of the listed building

The proposed development has been amended as a result of pre-application discussion such that the area immediately to the north will be left open and a proposed larger three storey element moved away from its original position next to the western access. In response to a request from Officers have received details of a survey undertaken by the applicant to assess the condition of the listed building.

While it is recognised that the development will have an impact upon the setting of the listed building, as indicated above the site is in a poor state of repair and badly overgrown/neglected. The Listed Building Officer recognises the amendments that have been made to the original proposal and subject to a contribution towards the repair/landscape maintenance of the site for a 15 year period including the initial clearance of the site of £11,141.92 and provision of an interpretation board (also to be maintained) to provide an understanding of the site and its historical context, (£2000), for the design and installation of the board and for its maintenance (£137.50) it is considered that the proposal is acceptable in these terms. The above matters will be secured through the S106 agreement.

In summary it is considered that the development will have less than substantial harm to the heritage asset and any harm should be weighed (as set out in paragraph 134 of the NPPF) against the public benefits of this scheme that include the above material benefits to the Listed Building Site.

5.8 Landscape

Policy L1 of the South Gloucestershire Local Plan seeks to conserve and enhance those attributes of the landscape, which make a significant contribution to the character of the landscape. Policy L5 states that development that would adversely affect the contribution that an open area makes to the quality, amenity and distinctiveness of an area will not be permitted.

It is acknowledged that in the letters of objection, several local residents raise the issue of the loss of open space as a concern and this is discussed in more detail in 5.2 above. This however must be weighed up against the fact that planning permission has been resolved previously on this site.

The site forms part of a ribbon of open green space that runs through Oaktree Avenue eventually linking with Shortwood Road. The avenue is defined by an open plan landscape where there are wide verges and specimen trees. There are few houses that front directly onto Oaktree Avenue in the way that is proposed through this application where the driveways for Plots 4 to 16 are accessible from that road. As such it is considered that it would be preferable to retain a wide verge along the frontage however that would impact upon the number of units possible. Officers note that some tree and shrub planting will provide some landscape mitigation along the frontage.

A condition is recommended to secure full details of a soft and hard landscaping scheme prior to the commencement of development. The condition will secure details of all existing trees and hedgerows on the land showing those to be removed and those to be retained, including measures for their protection during the course of the development. The condition will require the submission of a 1:200 scale detailed planting plan and plant schedules, to show the proposed planting including plant density and times of planting. The details should also include specification notes covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives. It will also require details of all boundary treatments and areas of hard-standing. Furthermore a compliance condition should also be added to ensure that all planting is carried out in accordance with the agreed details, during the first planting season following completion of building construction.

5.9 Impact Upon Residential Amenity

Residential amenity is assessed in terms of the extent to which a development will have an adverse impact upon the amenity of neighbouring occupiers by reason of impact upon outlook, (through appearing oppressive/ overbearing or by resulting in overshadowing of neighbouring properties) or by causing a loss of privacy to neighbouring occupiers through overlooking.

Furthermore the amenity of future occupiers is assessed through consideration of private amenity space and the relationship between the proposed dwellings having regard to their own residential amenity. .

Concerns have been raised that the development will result in loss of privacy and outlook to neighbouring occupiers. In particular the impact from the proposed three storey flats at the north-eastern corner of the site (Plots 1 to 6). The nearest properties to these units are No's 1-4 Cossham Street, immediately to the east of this block and properties on the opposite side of Oaktree Avenue. Window to window distances to the properties in Cossham Street are between 21.5 and 22.8 metres and to the nearest properties on the opposite side of Oaktree Avenue between 26.2m and 28m. It is worth noting that traditionally a distance of 21 metres has been taken as an appropriate minimum distance from window to window.

The relationship of the property with neighbouring properties is therefore considered acceptable and any impact upon the amenity of those properties/occupiers would not be so significant such as would justify the refusal of the application.

Further to the south, Plots 29-34 are also three storey. Window to window distances to the nearest properties in Dyrham View to the east would be 20.7 metres, with the building itself 16.6 metres distant at the closest point. This relationship is considered appropriate.

The relationship of the development with all other neighbouring properties, given its scale and location and proximity to those properties is considered acceptable, having regard to residential amenity.

Having regard to external amenity space, all the dwellings have functional and safe space that is easily accessible from the living areas. The spaces are orientated such that they will maximise sunlight and are considered to be of sufficient size to meet the likely needs of future occupiers.

In summary it is considered that the proposed development is acceptable in these terms.

5.10 Environmental Issues

Contamination

A detailed site investigation report has been submitted with the application. The report concludes that no significant contamination has been identified and the Council Environment Protection concur accept these findings.

Noise

Policy CS9 of the Core Strategy indicates development will be expected to protect land, air aqueous environments, buildings and people from pollution. In addition also indicates that new development should not be sited next to noise sources that would affect the amenity of future occupiers. No objection to the proposal is raised on these grounds and subject to a condition to restrict construction working hours to protect the amenity of neighbouring occupiers the proposal is considered acceptable in these terms.

5.11 Drainage

Policy CS9 of the Core Strategy requires development to be located away from areas of Flood Risk and to reduce and manage the impact of flood risk from the development through location, layout, design, choice of materials and the use of Sustainable Drainage Systems.

The application site lies in flood zone 1 – an area at the lowest risk of flooding. Subject to a condition requiring the submission for approval of and full implementation of a Sustainable Urban Drainage scheme, the Lead Local Flood Authority raise no objection to the proposed development.

With respect to the foul water connection (sewerage), no objection is raised by Wessex Water (the service provider). Any point of connection to the system will need to be agreed with Wessex Water and an advice will be attached to the decision notice to this effect.

5.12 Ecology

Policy CS9 of the Core Strategy and the provisions of the National Planning Policy Framework seek to conserve and enhance the natural environment, avoiding or minimising impacts of biodiversity, this is reiterated in paragraphs 109 to 125 of the NPPF.

The comments of the Parish Council are noted with respect to the need for an ecological report however a report was received shortly after receipt of the PC comments. This report has been studied by the Council Ecologist.

The ecological considerations are identical to those at the smaller site being considered through Planning Application PK17/0808/F. In summary the site is considered to consist of low quality grassland that provides little ecological benefit. The trees present on site provide some habitat features. There is a recommendation that any landscaping scheme should include fruit/nut bearing species to benefit the ecology of the site and this is noted.

There is no objection to the development on ecological grounds subject to a condition to secure details of a precautionary method of work (given the location of an old disused badger's sett 40 metres from the site and mammal paths across the site implying use by badgers). In addition a condition is recommended to secure the provision of two bat boxes and two bird boxes prior to the first occupation of the development. An informative will be included on the decision notice to advise the applicant of their duties and responsibilities in relation to nesting birds during the construction phase.

5.13 Transportation Issues

Chapter 4 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are 'severe'.

Policy CS8 of the Adopted Core Strategy sets out that off-site contributions may be sought where necessary to make a scheme acceptable. Policy T12 states that development will only be permitted where it provides adequate, safe, convenient, attractive and secure access facilities for pedestrians, cyclists and people with disabilities. The policy confirms that development will be expected to contribute towards public transport, pedestrian and cycle links where there is a need arising from the development proving the contribution is in scale and kind to the development.

Congestion, parking and highway safety have been raised as concerns in the majority of letters of objection received and also raised have been concerns as to whether sufficient parking spaces have been provided.

Layout and Parking

With respect to parking on the site it is proposed to provide a total of 65 spaces for the 38 units (to include 8 no. spaces being provided as visitor spaces and 12 no. spaces shared/unallocated). It is considered that the overall parking numbers are policy compliant and accord with the Council Residential Parking Standards albeit negotiations have taken place to secure an additional two parking spaces for units 1 to 18. Amendments have also been made to secure adequate cycle parking provision. The internal road layout will be built such that it can be adopted through the separate procedure.

Furthermore amendments to the front pavement have been secured to ensure appropriate visibility from the new access point next to Plots 17 and 18. Concern is noted regarding the potential for vehicles to use the footpath/cycle path opposite plot 25 which further along serves the adjoining detached properties. In response bollards and a suitable dropped kerb will be secured.

Concerns that have been raised regarding parking difficulties away from the site within Oaktree Avenue are noted, particularly given that the proposal would result in the loss of on-street parking given that driveways front onto Oaktree Avenue. It is not considered that the refusal of the application would be justified on those grounds when weighed against the benefits of the proposal and given that the site itself provides parking provision that is in accordance with the Council's parking standards. In summary the layout and parking provision is considered acceptable.

Sustainability and Local Highway Infrastructure

Given that the site is located within a settlement boundary the site is by definition considered sustainable. Details of the available facilities are included above in this report above including the public transport provision. In summary it is considered that the site is within a reasonable walking and cycling distance of available facilities.

A length of footway will be provided to the front of the site by the applicant to the Council's adoptable standards where there is currently no footway. This will be secured through the Section 106 legal agreement and will provide a pedestrian route to the realigned bus stop to the left of the proposed new access. In addition the legal agreement will secure £10,500 towards a new realigned bus stop, (the current stop on the southern side of Oaktree Avenue for northbound buses has no shelter), with Real-time information with power supply and an additional £5500 towards "real time" information plus a power supply to the southbound stop.

The above obligations are considered to satisfy the requirements of both paragraphs 122 and 123 of the Community Infrastructure Levy Regulations 2010.

Subject to the above obligations being secured through a legal agreement and subject also to conditions to ensure to secure a Construction Environmental Management Plan (CEMP), the provision of all parking prior to the first occupation of the dwellings and a condition to secure the submitted off-site footway improvements agreed with the Council, and lastly a condition to ensure that prior to the first occupation of the dwellings two bollards and a dropped kerb are provided at the entrance to the footpath opposite plot 25 (in response to concerns raised that vehicles may use this lane), the proposed development is considered acceptable in highways terms.

5.14 PLANNING OBLIGATIONS

The Development will be CIL liable so the S106 requirements (Planning Obligations) would be secured in addition to the CIL liability. In this case however it should be noted that Affordable Housing is normally exempted from CIL. Unlike planning obligations the collection and liability for CIL is not negotiable as part of the planning application.

The Community Infrastructure Levy Regulations 2010 set out the limitations of the use of Planning Obligations when considering planning applications. Essentially the regulations (regulation 122) provide 3 statutory tests to be applied to Planning Obligations and sets out that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is;

Necessary to make the development acceptable in planning terms;

Directly related to the development; and

Fairly and reasonably related in scale and kind to the development.

In this instance, it is considered that the following planning obligations are required: the provision of financial contributions towards necessary bus stop infrastructure, the provision of Affordable Housing, the provision of financial contributions towards off-site open space (Natural and Semi-Natural Open Space, Outdoor Sports Facilities, Provision for Children and Young People and Allotments) and lastly the provision of a contribution towards the clearance and maintenance of the Listed Building Site and provision of an Interpretation Board and its maintenance and that these are consistent with the CIL Regulations (Regulation 122).

5.15 Affordable Housing

Affordable Housing is sought in line with the policy CS18 of the Council's adopted Core Strategy Development Plan Document. The Affordable Housing and Extra Care Housing SPD provide further guidance on this policy. This application seeks full planning permission for a 100% affordable housing scheme. The scheme proposes a total of 38 homes comprising of a mix of 1 & 2 bed flats and 2 & 3 bed houses with 11 being provided for affordable rent and 27 for shared ownership tenure.

This application forms part of a wider development proposal by Knightstone Housing Association. A second planning application PK17/0808/F has been submitted on a smaller site known as Site B for a total of 20 affordable homes.

The supporting text relating to Policy CS18 of the Core Strategy states the following:

On sites allocated solely for affordable housing, or where only affordable is proposed, there will be no requirement to deliver a percentage without public subsidy where the threshold is exceeded, as set out in this policy, providing that the proposed affordable housing meets identified need and complies with the requirements of the affordable Housing Supplementary Planning Document.

Notwithstanding the fact this scheme is for a 100% affordable housing scheme, as it exceeds the rural threshold as set down under Policy CS18 of the Core Strategy, the Council will secure 35% affordable housing as part of a Section 106 agreement.

Based on a scheme of 38 units the Council policy requires 13 units. As this is a 100% affordable housing scheme there will be no requirement to deliver 35% affordable housing without public subsidy. This is on the proviso that all 38 dwellings are delivered as affordable housing as defined by the NPPF. The 13 affordable homes will be as follows:

6 x 1 bed 2 persons flats @ 50m² Plots 1 to 6 Affordable Rent Tenure
3 x 2 bed 4 person houses @79m² Plots 7, 8 & 9 Affordable Rent Tenure
2 x 3 bed 5 person houses @ 93m² Plots 10 & 11 Affordable Rent Tenure
2 x 3 bed 5 person houses @ 93m² Plots 12 and 38 Shared Ownership Tenure

Tenure

The 35% affordable housing requirement must meet identified housing need, as set out in the Wider Bristol Strategic Housing Market Assessment (SHMA).

The 100% affordable housing scheme proposes a mix of Affordable Rent and Shared Ownership tenure so as to allow Homes and Communities Agency (HCA) grant funding into the scheme. The 35% affordable housing element will comprise of 11 Affordable Rent and 2 Shared Ownership units. Information submitted has demonstrated that due to scheme viability it is not possible to deliver a policy requirement scheme with social rent. This proposal will deliver an additional 25 affordable homes over and above the 35% affordable housing policy requirement.

Standards of Design

Affordable Homes to be built in line with the same standards as the market units (if higher) and include Lifetime Homes standard, Part 2 of Secured by Design, and compliance with the RP Design Brief as follows;

All rear gardens to be turfed and generally to have 1.8m high close boarded fencing to boundaries and privacy panels;

All properties to have vinyl/tiles on floor in all ground floor rooms;

Ceiling height tiling to 3 sides of bathroom to be provided;

Wall mounted shower (either electric or valve and kit);

Provide gas and electric points to cooker space (where gas is available);

Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)

8% of the Affordable Homes provided to meet wheelchair accommodation standards. Based on 35% affordable homes there is a requirement for 1 wheelchair property. The Council's Occupational Therapist has reported that a review of applicants on the housing register who need wheelchair accessible accommodation evidences that there is no demand for a wheelchair unit in Pucklechurch and the immediate surrounding area. The reasons for this lack of interest by disabled people to live in Pucklechurch may be numerous but in the Occupational Therapist's view is that the semi-rural location and limited public transport is a likely factor.

The location and built environment and the layout of the village and its facilities may present barriers to a disabled person who need ease of access to shopping, recreation, work, education health and social care. In conclusion the Occupational Therapist advised that Enabling will not require a wheelchair unit as providing this facility may lead to a bespoke unit that is hard to let.

Clustering and Distribution

As this is a 100% affordable housing scheme clustering requirements are not applicable. Knightstone Housing Association has advised that the 11 rented units which are subject to HCA funding have been placed together at the front of the site as this ensures their delivery within the HCA's funding programme timetable.

Delivery Mechanism

The Council will secure 100% nomination rights on all 11 affordable rented homes and 75% of subsequent lettings. Delivery is preferred through the Council's list of Approved Registered Providers. In the event of the developer choosing a Registered Provider from outside the partnership then the same development and management standards will need to be adhered to. Affordable Homes to be built at the same time as the market housing on site in line with agreed triggers as per S.106 agreement.

Rent Levels and Affordability

Shared Ownership homes to be sold at no more than 40% of the market value, and the annual rent on the equity retained by the RP should be no more than 1.5%. Affordable Rent homes to be let up to 80% local market rents including service charges, but not exceeding LHA. Service charges will be capped at £650 per annum (April 2016 base and linked to RPI) to ensure that all housing costs are affordable to potential occupants. Capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, on the basis that the subsidy increases by any capital appreciation on that subsidy.

5.16 On and Off-Site Open Space Provision and Maintenance

Delivery of sustainable communities requires provision of a full range of open spaces which support residents' health and social well-being. Such facilities are important for the successful delivery of national and local planning policies as well as many of the objectives of the Sustainable Community Strategy and Council Plan. Requirements for open space are exempt from CIL and are dealt with using S106.

Policy CS2 of the South Gloucestershire Local Plan Core Strategy 2013 (reflecting the principles set out in Chapter 8 of the NPPF – promoting healthy communities), seeks to ensure that existing and new Green Infrastructure is planned delivered and managed as an integral part of creating sustainable communities. Policy CS24 of the Core Strategy seeks the provision of green infrastructure, outdoor space, sport and recreation facilities. The policy requires that new developments must comply with all the appropriate local standards of provision in terms of quality, quantity and accessibility, be delivered on-site unless it is demonstrated that partial or full off-site provision or enhancement is appropriate.

In this case the development will result in the loss of existing open space and it is therefore all the more essential that appropriate off-site mitigation is provided.

Using current average occupancy data and the proposed number and mix of dwellings (24no. houses, 6no. 2-bed flats and 8no. 1-bed flats), we estimate the proposed development of 38 dwellings would generate a population increase of 78.6 residents. An audit of existing provision has demonstrated that there is a shortfall of all categories of open space other than Informal Recreational Open Space within the recommended access standards.

The following table shows the minimum open space requirements arising from the proposed development and the financial contributions required as no open space is being provided. These contributions will be included in the Off-site Open Space schedule in the S106:

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Natural and Semi-natural Open Space	1,179	£15,801.55	£26,213.18
Outdoor Sports Facilities	1,257.6	£60,488.04	£18,307.76
Provision for Children and Young People	166.5	£26,834.04	£28,216.21
Allotments	157.2	£1,386.54	£1,767.93

As required to comply with the test of a planning obligation the contributions will be made as close to the site as is feasible so as to serve the future residents of the site. In this case the provision will be in the following locations:

- Natural and Semi-natural Open Space – one or more of the following sites: Oak Tree Avenue, Kestrel Drive, Hawthorne Close, St Aldams Drive, Becket Court, periphery of The Recreation Ground or such other natural and semi-natural open space as may be appropriate.
- Outdoor Sports Facilities - Pucklechurch Recreation Ground or such other Outdoor Sports Facilities as may be appropriate.
- Provision for Children and Young People - Eagle Crescent Play Area, or such other provision for Children and Young People as may be appropriate.

Allotments – Pucklechurch Allotments.

In addition the application site includes an area of informal open space to the west of the site. The applicant has indicated that it is not their intention to retain this area once the development has been completed however the submitted landscape concept plan shows proposed trees on the land that will be transferred back to the Council. Although the land is currently maintained by the Council any changes proposed would incur additional costs and thus this is the subject of a separate schedule within the S106 as set out in Section 7 below.

Lastly the balloon tether site (listed) lies to the west of the site albeit outside the red line. As discussed above in section 5.3 of the report, given that the development will have an impact upon this heritage asset, it has been agreed that an appropriate form of mitigation will be its repair and maintenance along with the provision of interpretations board(s). This is also the subject of a schedule within the S106 agreement.

5.17 Highways and Bus Stop Infrastructure

As set out in Section 5.12 of the report and Section 7.1 below, a contribution it is recommended that the legal agreement secures contributions towards improving the nearest bus stops adjacent to the site namely £10,500 towards the provision of a northbound shelter on the southern side of Oaktree Avenue with “real time” information with power supply (as the existing bus stop, that comprises hardstanding will have to be relocated) and an additional £5500 towards “real time” information plus a power supply to the southbound stop.

5.18 The Planning Balance

The application site lies within the settlement boundary of Pucklechurch. Under the strategy for development set by policy CS5 of the Core Strategy, development of this nature is directed to the existing urban areas and defined settlements. Therefore the site is considered, in principle, to be a suitable sustainable location for development.

The National Planning Policy framework sets out that there is a clear presumption in favour of sustainable development and that development that accords with the development plan should be approved without delay. This document also indicates that the decision maker should also consider whether development can be made acceptable through the use of conditions or planning conditions providing these meet criteria (see 5.14 above).

It is therefore necessary, having regard to the material planning considerations (that are discussed in detail above), to weigh the benefits of a proposal against the harm caused.

In terms of the harm, it is considered that the main harm is the loss of an area of open space. It should be noted however that the site has previously received a resolution to grant planning permission and was not included within the area designated as a village green. Also as part of the Section 106 obligations, contributions will be secured towards improvements to open space within the vicinity. Nevertheless the green space does provide a gap between development and its loss does weigh against the proposal.

The proposal also will involve the loss of an area of on-street parking that is utilised by neighbouring occupiers by reason of the driveways provided on the Oaktree Avenue frontage. Some mitigation is provided by unallocated visitor spaces within the site however these are at the southern edge of the site and thus would not be a convenient provision. It should of course be noted that there is no automatic right to an on-street parking space, nevertheless this can be seen as a harm albeit a qualified harm and in any case this “parking” could be removed at any point irrespective of this planning permission. In the light of this it is considered that only very limited weight can be given to this.

In favour of the scheme as set out above is the location within a settlement boundary that ensures that by definition the site is located within a sustainable location. Notwithstanding this as set out above future occupiers will have access to local facilities.

Also in favour of the scheme, as set out above, in circumstances where the Council is not providing a 5 year supply of housing land the provision of 38 housing units in particular of (100%) affordable housing units weighs heavily in favour of the scheme. There is a strong message from central government – local planning authorities should work to significantly boost housing supply; the presumption in favour of sustainable development such as that proposed here is a means through which to achieve this and to this end, in reaching a resolution, it is recommended that Members should apply substantial weight in favour of the proposal as it would make a positive contribution towards meeting the necessary housing delivery in the district.

Notwithstanding the above concerns regarding the loss of on-street parking it is considered that the impact upon the surrounding highway network is broadly neutral given that the access meets the necessary visibility standards and the scheme meets the residential parking standards. The provision of areas of additional footway and improved bus stop provision secured through the S106 agreement would benefit more than just future occupiers of the site and thus this is considered to weigh marginally in favour of the scheme.

While it is accepted that the development will have some impact upon the setting of the Listed Building (balloon mooring suite), it has been noted by the Listed Building Officer that this heritage asset has been totally neglected and is overgrown to such an extent that the asset can barely be seen. The provision of an interpretation board and a monetary contribution towards its clearance and then maintenance will mitigate any impact at worst and could be considered an improvement.

In terms of other material considerations as set out above the development is considered to have a broadly neutral impact and any necessary mitigation for example in terms of ecology, landscape or drainage impact can be secured through necessary conditions. There is not considered to be a significant impact from the development upon the residential amenity of neighbouring occupiers.

In conclusion therefore it is considered by your Officer that the proposal accords with the Development Plan policy and that the benefits of the proposal significantly outweigh any harm and therefore that permission should be granted subject to the signing of a S106 legal agreement and the conditions set out below.

5.19 Advices (to be attached to decision notice)

Two standard advices relating to land ownership

Advice to the applicant regarding their duties/responsibilities in relation to the existing highway

Advice to the applicant regarding their duties/responsibilities in relation to the nesting birds

Advice that the permission is to be read in conjunction with the S106 agreement

Advice to the applicant regarding highway adoption requirements

Advice to the applicant from Wessex Water regarding connection to their network

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 planning consent has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

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

a) Highways works and Infrastructure

A contribution of £16000 towards public transport infrastructure (The provision of a Northbound Shelter £5,000 with Real Time Information plus power supply £5,500 and provision of Southbound Real Time Information plus power supply £5,500)

Reason: To mitigate against the impacts of the proposed development and to satisfy the requirements of Policy CS8 of the South Gloucestershire Core Strategy (Adopted) and Policy T12 of the South Gloucestershire Local Plan (Adopted)

b) Off-Site Public Open Space and Sports Facilities

- £11,141.92 towards the repair and maintenance of the Grade II Listed Balloon tether site (to include initial site clearance and then maintenance)
- £2000 towards the provision and installation of an Interpretation Panel and £137.50 towards its maintenance (total for 15 years)

- £15,801.55 towards off-site provision and/or enhancement of Natural and Semi-natural Open Space and £26,213.18 towards the maintenance of this provision
- £60,488.04 towards off-site provision and/or enhancement of Outdoor Sports Facilities and £18,307.76 towards the maintenance of this provision
- £26,834.04 towards off-site provision and/or enhancement of provision for Children and Young People infrastructure and £28,216.21 towards the maintenance of this provision
- £1,386.54 towards the provision and/or enhancement of Allotments and £1,767.93 towards its maintenance.

Reason:

To accord with Policy CS9 and CS24 of the South Gloucestershire Local Plan Core Strategy (Adopted)

c) Affordable Housing

- 13 affordable homes (6 x 1 bed 2 persons flats @ 50m², 3 x 2 bed 4 person houses @79m² and 2 x 3 bed 5 person house @93m² as Affordable Rent Tenure plus 2 x 3 bed 5 person houses @93m²) to be provided on site
- In all other respects the development shall comply with the requirements as set out in para 5.15 above

Reason:

To accord with Policy CS18 of the South Gloucestershire Core Strategy 2013 and the Affordable Housing and Extra Care SPD 2014

7.2 (i) That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.

(ii) If the S106 Agreement is not signed and sealed within 6 months of this determination the application should be refused due to the failure to secure the Heads of Terms listed above under a Section 106 Agreement, for the reason listed.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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. Ecology

Prior to the commencement of development, a Precautionary Method of Work (PMW) shall be submitted to the local planning authority for approval in writing. For the avoidance of doubt the PMW shall include all recommendations made within the Preliminary Ecological Appraisal (Ecosulis, September 2016). All work shall take place fully in accordance with the approved details.

Reason

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

A pre-commencement condition is required in order to avoid the need for future remedial action

3. Ecology

Prior to first occupation of the development hereby approved details of the location of two bat boxes and two bird boxes shall be submitted to the local planning authority for approval in writing. Details shall also include details of the model of bat/bird box. The boxes shall be provided in accordance with the approved details prior to the first occupation of the development.

Reason

In the interests of the ecological amenity of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. Prior to the commencement of above ground works, a scheme of soft and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. A 1:200 scale detailed planting plan and plant schedules should be submitted, to show proposed planting including plant density and times of planting. Also specification notes covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives. Notwithstanding any treatments shown on the plans hereby approved, the scheme shall include details of all boundary treatments and areas of hardstanding.

All works shall take place in accordance with the approved details with planting taking place during the first planting season following the completion of the development.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

A pre-commencement condition is required in order to avoid the need for future remedial action.

5. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. All works shall take place fully in accordance with the approved details.

For the avoidance of doubt we would expect to see the following details when discharging this condition:

The submission of the results of a trace and/or CCTV condition survey of the 3 existing road gullies at the junction of the field which form a triangle at end of the existing un-adopted roadway off Oaktree Avenue, which was to be conducted to determine their outfalls.

Confirmation of acceptance to connect and the agreed discharge rate for surface water disposal from Wessex Water, to be provided.

A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and/or flow control devices where applicable.

Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event.

Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event.

Where infiltration forms part of the proposed Surface Water Network such as Soakaways, percolation / soakage test results and test locations are to be submitted in accordance with BRE 365.

The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.

The plan should also show any pipe node numbers referred to within the drainage calculations.

A manhole / inspection chamber schedule to include cover and invert levels.

Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

A pre-commencement condition is required in order to avoid the need for future remedial action.

6. Parking and Access

The off-street parking facilities (for all vehicles, including cycles) and the access road hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest 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; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

7. The hours of working on site during the period of construction shall be restricted to 0800 to 1800 hours Monday to Friday and 0800 to 1300 Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013 and the provisions of the National Planning Policy Framework.

8. Prior to the commencement of the first dwelling hereby approved [details/samples] of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

9. Tree Protection

All works shall take place in accordance with the Arboricultural Impact Assessment and Tree Protection Plan No. 161221-1.2-CKAPKH-Site A-TPP-NCTreework Environmental Practice) received 23rd February 2017.

Reason

In the interests of the health of the trees and the visual amenity of the area to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

10. Construction Environmental Management Plan (CEMP)

Prior to the commencement of development a site specific Construction Environmental Management Plan (CEMP), shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP as approved by the Council shall be fully complied with at all times.

For the avoidance of doubt the Construction Management Plan shall include the following:

- (i) Access arrangements for construction vehicles.
- (ii) Measures to control the tracking of mud off-site from vehicles
- (iii) Measures to control dust from the demolition and construction works approved.
- (iv) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (v) Adequate provision for the delivery and storage of materials.
- (vi) Adequate provision for contractor parking.
- (vii) A lorry routing schedule.
- (viii) Contact details of the main contractor.
- (ix) Membership details for the Considerate Constructor Scheme.

Reason

In the interests of residential amenity and to accord with Policy EP1 of the adopted South Gloucestershire Local Plan adopted January 2006 and to accord with the provisions of the National Planning Policy Framework (NPPF).

The condition is required prior to commencement to ensure all works on site do not result in harm to residential amenity.

11. Footway Improvements

No dwellings shall be occupied until the off-site footway improvement works have been completed in accordance with drawing number 1877 2104 Rev 08.

Reason

In the interest of highway safety and to accord with South Gloucestershire Local Plan Policy T12 and Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013

12. Bollards/Dropped Kerb

No dwellings shall be occupied until two bollards and a dropped kerb pedestrian crossing have been provided at the entrance to the footpath opposite plot 25, in accordance with details to be previously submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety and to accord with South Gloucestershire Local Plan Policy T12 and Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013

13. Approved Plans

This decision relates only to the plans identified below:

Received 22nd February 2017

LOC 01 Site Location Plan
2111 01 Plots 1-9 Proposed Plans
2115 01 Plot 23-26 Proposed Floor Plans

Received 23rd March 2017

2103 01 Public Right of Way Alt Connection Proposals (1:1250)

Received 30th March 2017

2102 02 Public Right of Way Footpath Stopping Up Layout
2103 02 Public Right of Way Alt Connection Proposals (1:500)

Received 2nd May 2017

2105 01 Residential Amenity Plan

Received 8th May 2017

2110 02 Plot 1 to 9 Proposed Floor Plans
2112 02 Plot 10-12 Proposed Floor Plans
2113 02 Plot 13-18 Proposed Floor Plans
2114 02 Plot 19-22 Proposed Floor Plans
2116 02 Plot 27-34 Proposed Floor Plans
2117 02 Plot 35-38 Proposed Floor Plans
2200 02 Proposed Street Elevations
2210 02 Plot 1-9 Proposed Elevations
2211 03 Plot 1-9 Proposed Elevations
2212 03 Plot 10-12 Proposed Elevations
2213 02 Plot 13-18 Proposed Elevations
2214 03 Plot 19-22 Proposed Elevations
2215 02 Plot 19-22 Proposed Elevations
2216 02 Plot 23-26 Proposed Elevations
2217 02 Plot 27-34 Proposed Elevations
2218 02 Plot 27-34 Proposed Elevations
2219 03 Plot 35-38 Proposed Elevations
2220 03 Elevation Detail
Energy Statement Addendum (dated 18th April 2017)

Received 9th May 2017

2100 04 Proposed Site Plan
2101 03 Proposed Block Plan
2105 08 Proposed Surfaces Plan

Reason
For the avoidance of doubt

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/0808/F	Applicant:	Knightstone Housing Association
Site:	Site At Oaktree Avenue Pucklechurch South Gloucestershire BS16 9RP	Date Reg:	28th February 2017
Proposal:	Erection of 20no. affordable dwellings with access, landscaping, parking and associated works.	Parish:	Pucklechurch Parish Council
Map Ref:	370203 176251	Ward:	Boyd Valley
Application Category:	Major	Target Date:	25th May 2017



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 100023410, 2008. N.T.S. PK17/0808/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule in accordance with procedure given that objections have been received contrary to the Case Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of 20 dwellings, access, landscaping and parking on land to the south of Oaktree Avenue, Pucklechurch. The dwellings will be comprised of 100% Affordable Housing consisting of 6 no. one bed flats, 2 no. two bed flats, 8 no. two bed houses and 4 no. three bed houses. 33 no. car parking spaces will be provided to serve the development.
- 1.2 Access to the site will be from a new shared surface next to the existing access for the six properties (51 to 57) located off Oaktree Avenue. The proposal includes a timber acoustic barrier along the western boundary with the Pucklechurch Trading Estate.
- 1.3 The application site relates to an area of green open space within the village of Pucklechurch. The site, which is 0.34 hectares in area is bounded to the west by an industrial estate, residential development to the north and east and open fields to the south. In addition it should be noted that the existing access, (excluding its junction with Oaktree Avenue), and the land immediately to the rear/south of the site is designated as a village green. The site is located within the settlement boundary of Pucklechurch with the Bristol Bath Green Belt located to the south of the site. For the avoidance of doubt the site is not located within the Green Belt.
- 1.4 There is a complex history to the site which will be explained further in Section three below. A concurrent application by the same applicant for 38 dwellings is also under consideration on land to the east of this site (PK17/0807/F).

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
L1 Landscape Protection and Enhancement
L5 Open areas within Settlement Boundaries
L9 Species Protection
EP4 Noise Sensitive Development
T7 Cycle Parking
T12 Transportation Development Control

South Gloucestershire Local Plan Core Strategy – Adopted December 2013
CS1 High Quality Design
CS2 Green Infrastructure

CS4a Presumption in favour of Sustainable Development
CS5 Location of Development
CS8 Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS34 Rural Areas

2.3 Emerging Plan

South Gloucestershire Local Plan Proposed Submission: Policies, Sites and Places Plan June 2016. (Examination in Public February 2017)

PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP3 - Trees and Woodland
PSP4 - Designated Local Green Spaces
PSP5 - Undesignated Open Spaces within Urban Areas and Settlements
PSP8 - Residential Amenity
PSP11 - Development Related Transport Impact Management
PSP16 - Parking Standards
PSP19 - Wider Biodiversity
PSP20 - Flood Risk, Surface Water and Watercourses
PSP21 - Environmental Pollution and Impacts
PSP43 - Private Amenity Space Standards

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Residential Parking Standards, Dec 2013
Affordable Housing SPD Adopted September 2008
Waste Collection: guidance for new developments SPD January 2015
CIL Charging Schedule and the CIL and S106 SPD (adopted March 2015)

3. RELEVANT PLANNING HISTORY

- 3.1 PK01/3426/O Erection of 72 no. dwellings (outline).
Withdrawn April 2005
- 3.2 PK10/3380/O Outline planning permission for the erection of 56no. dwellings and a doctor's surgery. For the housing element Access, Appearance, Landscaping, Layout and Scale are to be considered (no matters reserved). For the doctors surgery element only access is to be considered (all other matters reserved).
Resolution to grant subject to the signing of a S106 agreement as explained below:
- 3.3 In 2010, there was a resolution to grant planning permission for the erection of 56 dwellings and a doctor's surgery on land at Oaktree Avenue, Pucklechurch. The resolution to grant was subject to the signing of a S106 legal agreement.

However, before the S106 agreement could be completed and signed, a Village Green application was submitted by local residents which meant the planning process had to stall. This village green application was duly considered and on 24th March 2011 the 'Notice of an application for the registration of land as a Town or Village Green was issued'. The issuing of this statutory notice rendered application PK10/3380/O un-implementable and so the S106 was not signed and the application was withdrawn. Importantly, the site subject to this current planning application was NOT part of the village green application and so is not afford any protection in this respect.

- 3.4 Following the withdrawal of the 2010 application, the doctor's surgery decided to proceed with a scheme for the doctor's surgery only on the part of the site that was not registered as village green as detailed below:
- 3.5 PK11/4038/F Erection of Doctors surgery, including retail pharmacy, landscaping, access, car parking and associated works.
Approved March 2012
- 3.6 However, although planning permission was granted for the erection or a new surgery on the site, the doctors subsequently found a second more preferable site in the village off the of the roundabout from Shortwood Road leading to HM Prison and the industrial estate (PK13/1482/F). For this reason PK11/4038/F was not implemented and the site remains undeveloped.

PK15/0582/O Erection of 9 no. dwellings (Outline) with all matters reserved (Committee resolution to Approve the Application subject to the signing/completion of a Section 106 Agreement 25th August 2016, subsequently the S106 Agreement was not signed/completed and the Application was subsequently withdrawn on 8th March 2017

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

PPC objects to the plans that have been submitted as they currently stand but has no objection to the development of this site in principle. PPCs concerns are summarised as follows:

Ecology: No ecological information has been provided in support of this application so it is difficult to understand what evidence supports SGCs Officer comments. An ecology report for the whole area was submitted with PK10/3380/O and PPC can see no reason why a similar report is not required on this occasion. Without further survey the site cannot be considered to be of low value as at that time it had and still has the potential to support protected species. At the very least there should be a requirement for improvement.

Transport & Parking: PPC believes that the parking survey does not adequately reflect the level of on-street parking that already takes place in this area especially at weekends since it was undertaken on 3 week days (of which 2 were Wednesdays and 1 a Tues).

The mitigation strategy proposed to address this is therefore potentially inadequate and does not address the problem of cars continuing to park on Oaktree Ave that may impact junction visibility. With regard to on-site parking, PPC requests that the demarcation of residential parking spaces as well as visitor unallocated parking spaces is covered by condition as per SGCs Residential Parking standards. Un-adopted road: this road which provides access to pre-existing properties as well as to the rear of the proposed development will likely become a focus for additional visitor/unallocated car parking and will become degraded to the disadvantage of residents; these include those that rely on this road for access to their properties and also to the designated village green area as well as to users of the cycle route via Back Lane. As yet no consideration has been given as to how to mitigate for this situation whilst continuing to provide access. PPC understands that the development will provide (and finance) a footway link to the nearby bus stop as well as crossing points and raised kerbing, and believes that this should be explicitly secured and funded as a part of a s106 requirement. However, there is no safe footway to the St Aldams play area (on the same side of Oaktree Avenue as the development) which will be a draw for children living in the new development. PPC contends that a footway should be provided to at least the junction of Oaktree Ave with Birch Drive to address this issue and should therefore also form part of a s106 agreement. Since the development is making provision for 33 cars to be parked within the site PPC does not agree that the development proposals will have a negligible impact in terms of traffic generation and therefore road safety.

Amenity space: Financial provision for improvements to play areas in the vicinity of Oaktree Avenue namely those at St Aldams Drive and at Eagle Crescent (both of which are owned by PPC) should be secured by s106 agreement especially as no such amenity is being offered within the development site.

4.2 Other Consultees

Spatial Planning Team (Policy)

These applications are for affordable dwellings on site which are located within the settlement boundary of Pucklechurch. There is in principle policy support for new residential development taking place inside the adopted settlement boundary (Core Strategy Policy CS5).

Notwithstanding this, this application also requires consideration of the impact of the loss of open space, which also needs to be considered as part of any overall planning balance.

The 2016 Authority's Monitoring Report confirms the Council's housing supply at 4.54 years. Policy provisions at paragraphs 49 and 14 in the National Planning Policy Framework (NPPF) are considered to be engaged. Therefore, the lack of a 5 year housing land supply is a significant material consideration in determining these planning applications.

Based on the above, under the presumption in favour of sustainable development, the additional residential development proposed is considered to make a positive contribution to supporting the council's housing supply, in particular affordable housing delivery. In accordance with the NPPF significant weight should be given to this as the basis for determining the planning application where a planning authority is not able to demonstrate a 5 year supply.

However, the NPPF at paragraph 14 also confirms the government's position that although the lack of a 5 year housing land supply is a significant policy consideration in favour of approval, it does not override or transcend per se other sustainability factors/ provisions of the NPPF. To this effect, the decision taker is required to assess if the development would give rise to significant and demonstrable harm to be caused when assessed against the policies in the NPPF taken as a whole, or specific policies in the NPPF indicate development should be restricted.

As paragraph 49 of the NPPF is engaged it is necessary to acknowledge that certain policies in the adopted Core Strategy (2013) and relevant saved policies in the Local Plan (2006), relating to the supply of housing are currently considered out of date, and will need to carry less weight in the determination of this application.

Of particular relevance to these applications are the saved Local Plan policies L5: Open Areas within the Existing Urban Areas and Defined Settlements and LC9: Protection of Open Space and Playing Fields. These policies resist the loss of certain open spaces to, *inter alia*, residential development such as that proposed by these applications. However, due to a lack of 5 year supply, the policy criteria relating to the protection of open space is considered out of date. Footnote 9 of paragraph 14 of the NPPF does not list the protection of open space as one of the specific policies in the Framework indicating that development should be restricted. It is therefore necessary for the case officer to consider, in accordance with paragraph 14 of the NPPF if the development presents adverse impacts that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole.

Notwithstanding the above saved Local Plan policies, I understand that if these developments take place, the future residents will enjoy access to an amount of amenity greenspace which is in excess of the minimum standards set out in policy CS24: Green Infrastructure Standards. The case officer should take this into account when weighing up the considerations in favour of granting permission versus whether there are adverse impacts that significantly and demonstrably outweigh the benefits.

The emerging Policies, Sites and Places (PSP) Plan, contains a policy for the designation open spaces as Local Green Space, to which footnote 9 of paragraph of the NPPF is applicable. The PSP Plan is at the Examination in Public stage.

The PSP Plan does not proposed to designate the application sites as Local Green Space, as to do so would not be consistent with the designation assessment criterion which rule out designation of spaces with developer interest.

As noted above, these two sites are located within the existing settlement boundary and therefore there is in principle policy support for development.

Notwithstanding the loss of amenity green space there is in principle policy support for granting permission for these two applications that will make an important contribution to the housing supply and in particular affordable housing. I defer to other colleagues to comment on the specifics of the scheme in relation to matters relating to design, access, heritage and landscaping.

Highway Structures

No objection subject to advices being included on the decision notice in relation to the applicant's duties in relation to the highway during the construction phase of the development and thereafter.

Arts Officers

No comment

Ecologist

There is no objection to the proposed development on ecological grounds. Given that the site is likely to fall within the territory of badgers a condition to require the submission of details of a precautionary method of work prior to the commencement of work is recommended. In addition a condition is recommended to secure the provision of two bat boxes and two bird boxes prior to the first occupation of development. An informative should be attached to the decision notice to advise the applicant of their duties/responsibilities to breeding birds.

Wessex Water

No objection. Wessex Water has in principle accepted surface water discharge from the site into our existing surface water sewer. A S185 sewer diversion will be required as well as a S104 adoption submission

Wales and West Utilities

Wales and West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable. You must not build over any of our plant or enclose our apparatus.

Case Officer Note: It is understood that the applicant has been in discussion with Wales and West Utilities. An advice will be attached to the decision notice.

Affordable Housing

The full comments from the Council Housing Enabling Team are set out on the Council website and section 5.11 below. In summary however this application seeks full planning permission for a 100% affordable housing scheme. The scheme proposes a total of 20 homes comprising of a mix of 1 & 2 bed flats and 2 & 3 bed houses.

By way of background this application forms part of a wider development proposal by Knightstone Housing Association. A second planning application PK17/0807/F has been submitted on a larger site known as Site A for a total of 38 affordable homes and separate Enabling comments will be submitted for that application.

The supporting text relating to Policy CS18 of the Core Strategy states the following:

Notwithstanding the fact this scheme is for a 100% affordable housing scheme, as it exceeds the rural threshold as set down under Policy CS18 of the Core Strategy, the Council will secure 35% affordable housing as part of a Section 106 agreement in line with the following requirements.

Affordable Housing is sought in line with the policy CS18 of the Council's adopted Core Strategy Development Plan Document. This application generates the following affordable housing requirement:

- 7 affordable homes (4 x 1 bed 2 persons flats @ 50m² and 3 x 2 bed 4 person houses @79m² as Affordable Rent Tenure) to be provided on site and in line with the heads of terms set out below:

Based on a scheme of 20 units the Council requires 7 units. As this is a 100% affordable housing scheme there will be no requirement to deliver 35% affordable housing without public subsidy. This is on the proviso that all 20 dwellings are delivered as affordable housing as defined by the NPPF.

Environmental Protection

Contamination – No significant contamination has been identified. No objection is raised

Noise – No objection however the mitigation measures recommended in paragraph 7.1 of the acoustic report supplied by Acoustic Consultants Limited, in November 2016, must be implemented in order to achieve the recommended internal noise levels. A 3 metre high close boarded timber fence must be provided along the site boundary to the West, prior to any residents moving into the housing estate, to mitigate industrial noise. The fence shall have a minimum density of 10kg/m² and shall have no gaps in the construction.

Community Spaces

There is no objection to the proposal subject to the completion of a suitable legal agreement. The full comments are available on the Council Website and the provision of off-site open space provision

Landscape Officer

This is a summary of the landscape officer's comments with the full details being available on the Council website. It would have been preferable to retain the area of verge to the side of the entrance. However it is considered that the proposed tree and shrub planting shown, should provide adequate landscape mitigation for the development. There is no objection to the proposal subject to a scheme of soft and hard landscaping being submitted. The condition will also ensure that all planting is carried out in accordance with the agreed details during the first planting season.

Urban Design

Initial Comments

There is no objection in principle to the proposed development in terms of layout, scale, landscape, access or appearance. Prior to determination the following issues should be considered;

- Materials. Details and samples should be provided. Good quality products will be expected. Rebastone Keinton with a 10% Brecon mix is recommended in terms of a recon stone product as best match for the local pennant.
- A 'traditional' vernacular is proposed. Chimneys are a key part of 'traditional' dwellings and add character to the skyline and should be added. At least 2 styles should be used, one more substantial type to key plots etc.
- Window reveals and plinths are important in enhancing quality and robustness. Reveals should min 100mm and a simple plinth detail should be added.
- Porches should be timber and tile (small format), not plastic.
- The access road, states 'shared surface'. A clear threshold (rumble strip) should be provided at the entrance to the court and the thin pavement adjacent plot 1 should be deleted or amended to a 2m wide pavement to a the threshold strip into the court.
- A clear boundary treatments plan should be provided. The rear boundaries to the parking court are particularly of importance in creating an attractive space. A robust treatment (not closed-board fence) is required that provides for surveillance into the space.

- The Energy Statement provides no understandable or meaningful response to CS1 (8), CS8 (3) & CS34. A clear statement should be set out that addresses the first part of CS1 (8), i.e. how the design, orientation help achieve energy conservation and what measures are taken over and above the building regs. These rural sites should ensure that access to high speed broadband is provided, dwellings are designed to assist homeworking and sockets are provided for plug in of electric vehicles etc (CS8 & CS34)

Following receipt of information to address the above matters the Urban Design Officer raises no further objection

Lead Local Flood Authority

There is no objection to the development subject to a condition requiring the submission of a sustainable drainage scheme prior to the commencement of development. For the avoidance of doubt any such scheme should include the following:

- The submission of the results of a trace and/or CCTV condition survey of the 3 existing road gullies at the junction of the field which form a triangle at end of the existing un-adopted roadway off Oaktree Avenue, which was to be conducted to determine their outfalls.
- Confirmation of acceptance to connect and the agreed discharge rate for surface water disposal from Wessex Water, to be provided.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and/or flow control devices where applicable.
- Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event.
- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event.
- Where infiltration forms part of the proposed Surface Water Network such as Soakaways, percolation / soakage test results and test locations are to be submitted in accordance with BRE 365.
- The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- The plan should also show any pipe node numbers referred to within the drainage calculations.
- A manhole / inspection chamber schedule to include cover and invert levels.

- Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable.

Listed Building Officer

No comment

Children and Young People (Education)

I can confirm that there is currently a projected surplus of places at Primary School, which would accommodate the additional pupils that would be generated by these developments.

Tree Officer

Provided that all works are in accordance with the submitted Arboricultural document the trees should be adequately protected. There are no objections to the removals planned, the proposed planting mitigates for the minor existing tree loss. There are no objections to this application.

Sustainable Transport

- *Initial Comments (Summary)*. The full initial comments received 22nd March can be viewed on the Council website

Sustainability – The site is within a reasonable walking and cycling distance to local facilities. Bus services are available

Local Highway Infrastructure – It is necessary that necessary highway and transport infrastructure in order to provide the necessary safe and suitable access to local facilities. A footpath link is required to the nearest bus stops adjacent to Kestrel Drive and this will be secured through an appropriate legal agreement. In addition contributions should also be secured through a legal agreement towards a northbound bus shelter, real time information plus power supply at both this and the southbound stop. A request for a footway to Birch Drive made by the PC is noted however while that would be welcome it is not considered that this would be a reasonable request given the size of the development and distance to Birch Drive that this would meet the tests of reasonableness, scale and planning necessity.

Layout and Parking – The proposal is in accord with the residential parking standards in terms of numbers provided. Subject to some minor design issues (increase in size of some spaces and space around them, clarification of the turning area dimensions to ensure suitability for refuse vehicles, provision of hard paved collection points) the proposal is considered acceptable in these terms.

With regard to concerns raised regarding existing parking difficulties around the site as the proposal provides on-site parking in accord with the Councils standards there will be no impact upon the existing situation.

Subject to providing the above transport infrastructure items and making the minor revisions to the layout there would be no Transport objections to the proposal. I would also recommend standard highway conditions. Details of which I can forward once the recommended changes have been made.

- *Following the submission of revised details the following comments have been received:*

Layout and Parking

The issues raised in my initial response have all been addressed and I am satisfied that the layout provides safe and suitable access for all road users including pedestrians and service vehicles. The on-site parking provision accords with the Council's adopted residential parking Supplementary Planning Document both in terms of the number of spaces and their size and location. Existing parking on Oaktree Avenue has been raised as a concern by local residents. This development provides on-site parking in accordance with the Council's standards and does not impact on existing on-street parking and therefore there is no impact on the existing situation.

Summary

No Transport objections are raised subject to the Applicant entering into a S106 Agreement for the following contributions;

£45,000 Off-site footway links.
£16,000 Bus stop facilities.

And the following conditions.

A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority in the interest of protecting the residential amenity of neighbouring occupiers prior to commencement of development. The CEMP as approved by the Council shall be fully complied with at all times.

The CEMP shall address the following matters:

- (i) Access arrangements for construction vehicles.
- (ii) Measures to control the tracking of mud off-site from vehicles.
- (iii) Measures to control dust from the demolition and construction works approved.
- (iv) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (v) Adequate provision for the delivery and storage of materials.
- (vi) Adequate provision for contractor parking.
- (vii) A lorry routing schedule.

- (VIII) Contact details of the main contractor.
- (iv) Membership details for the Considerate Constructor Scheme.

No dwellings shall be occupied until the access road and car and cycle parking arrangements have been completed in accordance with the submitted details.
Reason: In the interest of highway safety.

Informative.

The construction of the site access and adoption of the access road will require the Applicant to enter into a Highway Works Legal Agreement with the Local Highway Authority. This will include design check and inspection fees and a surety bond.

Waste Engineer

The bin store design for the flats, 8 to 15, is good. 16 wheeled bins are shown on plan but only 14 will be provided, this does mean the bin -spacing will be improved. The collection vehicle track is good and household bin collection points appear satisfactory

Wales and West Utilities

The applicant is advised as follows (by Wales and West Utilities):

Wales and West Utilities has pipes in the area. Our apparatus may be affected and at risk during construction works. Should the planning application be approved then we require the promoter of these works to contact us directly to discuss our requirements in detail before any works commence on site. Should diversion works be required these will be fully chargeable. You must not build over any of our plant or enclose our apparatus.

The Case Officer is aware of discussions between the applicant and Wales and West. An informative will be attached to the decision notice to advise the applicant accordingly.

4.3 Other Representations

During the course of considering this application negotiations have taken place to secure a number of improvements. These improvements relate to matters such as minor changes to a small number of parking spaces (size and location), minor alterations to design finishes and road surface treatments as well as clarification on road dimensions (as set out in the initial comments from the Urban Design Officer and Transport Engineer above). A more substantial statement on the measures to be taken by the applicant to ensure energy saving has been secured. No changes to the number or location of any of the buildings has been made. For this reason it has not been considered necessary to re-consult on the proposal.

Local Residents

A total of 23 letters of objection have been received from local residents. A summary of the main points of concern raised is as follows (full details can be viewed on the Council's website):

- Too many buildings are planned for the available space
- Pucklechurch has not got the services or public transport to support such a development, local facilities are already stretched
- Inadequate parking provision is being made and this will result in congestion (where the area is already congested)
- The development will result in detriment to highway safety as a result of additional vehicles especially where there are no footpaths for pedestrians
- How will refuse be put out
- The density of the development is too high. Flats are not appropriate
- The loss of green space would affect the quality of life for existing residents
- The design of the buildings is unsympathetic to the character of the surrounding area
- A three storey building is out of character with the village
- The land should be used as a village green
- The proposal will result in a loss of property values

Luke Hall MP

My constituent is asking for assurances that local residents' concerns will be taken into account in any consultation, and in particular has raised his own apprehension about the impact any development could have upon green, open spaces in the area.

Any insight you could offer regarding this matter would be most welcome, as would a clarification of the measures the Council will take to ensure residents' concerns are heard.

Case Officer Response – The report covers the loss of the Green Space and also the impact upon green space and open space in the wider area (contributions towards these areas are set out below). The application is in the first instance referred to the Circulated Schedule and will be determined in accordance with the Council's scheme of delegation. Regard will be had to the issues raised by residents and this will be addressed in the report below.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is within a defined settlement boundary. The starting point for consideration of the application is therefore Policy CS5 which directs development to within settlement boundaries and thus when looking at the principle of development this proposal is in accord with the development plan. Paragraph 14 of the National Planning Policy Framework states - that the “golden thread” that should run through both plan-making and decision taking is the presumption in favour of sustainable development. It is considered that in principle the development plan has identified this as a sustainable location which accords with the presumption in favour of development as set out in para 14.

There is a requirement as set out in para 47 of the NPPF for Local Authorities to demonstrate a deliverable five year supply of housing land. The Council cannot, at present, demonstrate such a supply of housing land. The latest five housing year supply is set out in the 2016 Authority’s Monitoring Report (AMR). Table 2.3, on page 29 of the AMR sets out the 5 year supply position:-

The five year supply deficit:	960
Five year supply figure:	4.54

Paragraph 49 of the NPPF states that relevant policies for the supply of housing should not be considered up-to date if the local planning authority cannot demonstrate a five year supply of deliverable sites.

At the time of writing this report, this position is not considered to have changed and in the light of this the provision of 20 dwellings (all of which will be affordable) weighs significantly in favour of the proposal and will boost the housing supply.

In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants’ to find solutions, so that sustainable development can be approved wherever possible. NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development where possible.

Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation. This policy stance is replicated in Policy CS17 of the Core Strategy which makes specific reference to the importance of planning for mixed communities including a variety of housing type and size to accommodate a range of different households, including families, single persons, older persons and low income households, as evidenced by local needs assessments and strategic housing market assessments. The provision of affordable housing is therefore in accord with this objective and weighs significantly in favour of the development.

In addition to the above considerations, with specific reference to this site it is important to note that the principle of development on the site has been established previously through the resolution given for the historic application set out in paragraph 3 of this report albeit final consent was not issued as the S106 agreement was not signed.

There is therefore no in-principle objection to the development of the site for residential use. The remainder of this report considers the likely impact this level of development might have when assessed against relevant development plan policies and other material considerations.

5.2 Loss of Open Space

The proposed development will involve the loss of open space and this is an issue that has been raised by most of those who object to the proposed development.

Policy L5 of the adopted South Gloucestershire Local Plan (saved policy) and LC9 of the Core Strategy resist the loss of certain open spaces. While the development plan policies are the starting point for the decision making process it is necessary to have regard also to the National Planning Policy Framework which indicates that those policies that restrict the supply of housing should carry less weight in circumstances where there is not a five year land supply.

Furthermore the space concerned is not to be designated as Local Green Space within the Policy, Sites and Places DPD which is at the examination in public stage and was not incorporated within the area designated as a Village Green.

In mitigation contributions as set out below will be secured for improvements and enhancements to existing open space in area within the S106 agreement. In addition the future residents of the development will enjoy access to private amenity space which is in excess of the minimum standards.

Nevertheless (albeit subject to the above mitigating circumstances), the loss of the area of Open Space is noted as an adverse impact from development and will be considered as part of the planning balance.

5.3 Sustainable Access to Services and Facilities

Concerns have been raised regarding the services and facilities that will be available to future occupiers of the development.

Paragraphs: 17 (point 11 & 12), 28, 29, 34, 37, 55 and 70 of the NPPF strongly encourage and require development to be located where users of the future development can access services and facilities by walking, cycling or public transport and supports patterns of growth which encourages the co-location of housing, jobs, services and facilities. Again, it should be noted that, as recognised above, this site is located inside the settlement boundary of Pucklechurch and therefore the principle of development is established as being acceptable.

Core Strategy Policy CS8 contains provisions that look favourably on new development which generates travel demand being located near public transport infrastructure and existing services and facilities, and not supporting development which promotes unsustainable travel behaviour. In the context of NPPF paragraph 14 this sustainability consideration should be afforded significant weight when determining the overall planning balance.

The range of “key” services and facilities considered necessary for a sustainable settlements, and information on the level of walking and cycling access from settlements in South Gloucestershire to these key services and facilities is set out in Sustainable Access Profiles, published January 2017. The information within individual Sustainable Access Profiles and the approach set out in the 2017 Sustainable Access Methodology replaces and supersedes previously released information, on sustainable access to facilities and services contained in the Rural Settlements and Villages 2015 Topic Paper. This was produced by the council in November 2015.

The range of key services and facilities and appropriate walking and cycling distances used to consider sustainable access to them is also embodied in emerging planning policy, PSP11. This policy was subject to independent examination in February 2017. Table 1 below lists the range of key facilities and services, appropriate walking and cycling distance to them, along with the number of key services and facilities within appropriate walking and cycling distance of Pucklechurch, reported in the January 2017 Sustainable Access Profile.

Key Services and Facilities Sustainably Accessible from Pucklechurch

Key Services and Facilities	Walking & Cycling Distance	Number within Catchment
Dedicated Community Centre	800M	1
Library		0
Post Office		1
Public House		3
GP Surgery	800M	1
Pharmacy		0
Dentists		0
Comparison Retail	1200M	3
Designated Town Centre		0
Superstore or Supermarket		0
Convenience Shop		2
Town Centres	2000M	0
Major Employers		1
Safeguarded Employment Areas		1
Primary School	2 Miles	1
Secondary School	3 Miles	0

The settlement of Pucklechurch has walking and cycling access to a dedicated community centre, three public houses, a GP surgery, a post office, 3 comparison stores and a primary school.

There are also two convenience stores, providing basic day to day needs, although these are not considered appropriate to meet household's wider food requirements. There is also access to one safeguarded employment area and a major employer offering employment opportunities. With regard to the Primary School, advice from the Children and Early Years Department indicated that there is a projected surplus of spaces

Public transport connections from Pucklechurch to the following destinations have at least 5 journeys a day (each way), with at least one service arriving before 9.00am and returning after 5.00pm on weekdays:

Condition	Services Available To
Weekday with one arrival before 9am and return after 5pm	Kingswood (X49,19) (X49,86) (948,43) (620,634)
	Yate (X49,47) (620) (X49)
Weekend Service arrival before Midday and return after 3pm	Kingswood (X49,19) (X49,86)
	Yate (620) (X49)

It should be noted that improvements to walking infrastructure to the rest of Pucklechurch and the relocation of the bus stop with improvements to the existing stop will be secured through the legal agreement and this will aid the sustainability of this site. In summary, the location within the settlement boundary ensures that it is considered that the development is acceptable in principle however notwithstanding this fact the future occupiers of the site have access to a range of facilities within the vicinity and access to public transport.

5.4 Density

Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: *Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.* Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation.

Concerns have been raised that the proposed development represents too high a density for the site.

This application seeks consent for the erection of 20 dwellings on the site – which equates to approximately 61 dwellings per hectare (dph). For comparison sake, the residential cul-de-sac of Woodpecker Crescent on the opposite side of Oaktree Avenue has a density of approximately 30dph, with the terraced areas along Merlin Ridge and Goldfinch Way having densities around 50dph.

It should be noted that a noticeable portion of the site will need to accommodate an earth bund and acoustic fence. It should also be noted that the provision of 8 no. flats at the south-western corner of the site has the obvious effect of raising the density. Whilst concerns regarding the density are noted, it is important not to focus purely on the number of units per hectare but rather look at whether the density has an adverse impact upon the site and its surroundings. The potential negative impacts of a high density development are a failure to accommodate sufficient parking spaces, an impact on the residential of existing neighbouring occupiers and future occupiers of the development, a poor layout and possible lack of private amenity space. These issues are discussed elsewhere in this report but it is considered that the development is acceptable in this regard. It is considered therefore that the density proposed makes efficient use of land and the site is capable of accommodating 20 dwellings.

The application is therefore in accordance with the requirements of the NPPF and the Core Strategy in particular the provision of flats within the development accords with Paragraph 50 of the NPPF and Policy CS16 of the Core Strategy which seeks the efficient use of land and CS17 which set out the importance of delivering a wide range of residential accommodation..

5.5 Scale and Design

Core Strategy Policy CS1 only permits new development where good standards of site planning and design are achieved. The Policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

The surrounding area consists mainly of post-war semi-detached dwellings set out in a Radburn style on a series of cul-de-sacs leading from Oaktree Avenue where access roads and garages are to the rear of properties with green space and pathways to the front. There is an industrial estate to the west and six large detached dwellings located within the registered area of Village Green to the east. The dominant built form is two storeys in height. The neighbouring properties are fairly conventional in terms of materials used with brick being predominant but with cladding and some render used. As you progress eastwards along Oaktree Avenue the buildings are lighter in brick colour and darker to the west.

The layout of the site is similar to the surrounding areas in so far as the parking access will be to the rear. The buildings to the front address Oaktree Avenue and are considered to provide a strong frontage. The layout, which provides a courtyard, allows for good natural surveillance of the parking areas. The layout provides sufficient private amenity space. The provision of good external and external amenity space is considered to weigh in favour of the proposal.

The buildings are to have red roof tile, stonework and quoin details with traditional timber porches and simple use of brick and render. This is considered appropriate. While concerns relating to the provision of a three storey element are noted (Plot 8 to 15), this element is located to the rear of the site to allow a view over the village green and it should be seen within the context of the large buildings in the adjoining industrial estate but also the substantial tree cover along the western boundary.

The gable fronted elements for Plot 1 and 7 on the front of the site is considered to add visual interest and a hierarchy to the design. It is agreed that alternating stone with brick and render provides also adds to the character on this, the street elevation. Amendments have been achieved to secure appropriate window details as well as chimneys. Full details of boundary treatments will form part of the recommended landscape condition.

Refuse bins are provided to the rear of properties as are lockable sheds for cycles. Communal waste storage is provided for the flats. Waste storage is confirmed as fully meeting the Council Standards by the Council Waste Engineer and the provision off the street is welcomed as this reduces visual clutter.

Subject to a condition requiring the submission of samples of the brick, recon stone and roof tiles the scale, design and appearance of the development is considered acceptable.

5.6 Sustainable Energy Use

Policy CS1 seeks to secure good design and sets out that a key principle of achieving this is by minimising the amount of energy and resources that will be used during the lifetime of the development. The houses have been designed to meet the building regulation standards. In certain aspects the scheme will outperform these standards as the roof designs/orientation allows for future installation of solar panels and greater roof insulation. The dwellings incorporate a room which is designed to accommodate homeworking. These factors weigh in favour of the proposal.

5.7 Landscape

Policy L1 of the South Gloucestershire Local Plan seeks to conserve and enhance those attributes of the landscape, which make a significant contribution to its character. Policy L5 states that development that would adversely affect the contribution that an open area makes to the quality, amenity and distinctiveness of an area will not be permitted. It is acknowledged that in the letters of objection, several local residents raise the issue of the loss of open space as a concern and this is discussed in more detail in 5.2 above. This however must be weighed up against the fact that planning permission has been resolved previously on this site. The site forms part of a ribbon of open green space that runs through Oaktree Avenue eventually linking with Shortwood Road. The avenue is defined by an open plan landscape where there are wide verges and specimen trees.

In contrast to the larger site (Site A – PK17/0807/F), the site does not extend significantly up to the back edge of the pavement and thus a large wedge of verge is retained. It would have been preferable to retain the area of verge to the left of the site entrance however that would impact upon the number of units possible. It is also noted that on the western boundary, the acoustic fence and retention of existing screening, along with possible additional planting secured by condition could actually help to screen views of the adjacent industrial estate, which would have a positive visual impact on Oaktree Avenue and tree and shrub planting within the site will provide some landscape mitigation.

A condition is recommended to secure full details of a soft and hard landscaping scheme prior to the commencement of development. The condition will secure details of all existing trees and hedgerows on the land showing those to be removed and those to be retained, including measures for their protection during the course of the development. The condition will require the submission of a 1:200 scale detailed planting plan and plant schedules, to show the proposed planting including plant density and times of planting. The details should also include specification notes covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives. It will also require details of all boundary treatments and areas of hard-standing. Furthermore a compliance condition should also be added to ensure that all planting is carried out in accordance with the agreed details, during the first planting season following completion of building construction. The submitted Arboricultural Report and Protection Plan has been viewed by the Council Tree Officer who subject to a condition that all works take place in accordance with these submitted details raises no objection to the proposed development.

5.8 Impact Upon Residential Amenity

Residential amenity is assessed in terms of the extent to which a development will have an adverse impact upon the amenity of neighbouring occupiers by reason of impact upon outlook, (through appearing oppressive/ overbearing or by resulting in overshadowing of neighbouring properties) or by causing a loss of privacy to neighbouring occupiers through overlooking.

Furthermore the amenity of future occupiers is assessed through consideration of private amenity space and the relationship between the proposed dwellings having regard to their own residential amenity.

The nearest residential properties are No.51 Oaktree Avenue to the east and those properties on the other side of the road. Given the scale of the proposal, the orientation of the proposed development in relation to existing properties and the distances to the nearest properties it is not considered that there would be any significant loss of amenity to neighbouring occupiers. The proposed dwellings are also spaced such as there would not be any unacceptable overlooking or loss of outlook within the development itself.

Having regard to external amenity space, all the dwellings have functional and safe space that is easily accessible from the living areas. The spaces are orientated such that they will maximise sunlight and are considered to be of sufficient size to meet the likely needs of future occupiers.

In summary it is considered that the proposed development is acceptable in these terms.

5.9 Environmental Issues

Contamination

A detailed site investigation report has been submitted with the application. The report concludes that no significant contamination has been identified and the Council Environment Protection Team accept these findings.

Noise

Policy CS9 of the Core Strategy indicates development will be expected to protect land, air aqueous environments, buildings and people from pollution. In addition also indicates that new development should not be sited next to noise sources that would affect the amenity of future occupiers.

The western edge of the site is bound by an industrial estate. It is recognised that there is always potential for conflict when residential and industrial uses are sited in close proximity to each other. This industrial estate is unrestricted in terms of hours of operation or other controls. Night-time and early morning noise from vehicle movements is therefore likely to be an issue and has the potential to impact on residential amenity. This was also the case with the two previous applications.

A detailed acoustic report has been submitted with the application. Among other recommendations this supports the provision of a 3 metre acoustic barrier along the western edge of the site. This is included on the submitted plans. The report has been considered by the Council Environmental Protection Team and subject to a condition to ensure that all works take place in accordance with the recommendations of the report to include the provision of the barrier prior to the first occupation of the development the proposal is considered acceptable in these terms.

5.10 Drainage

Policy CS9 of the Core Strategy requires development to be located away from areas of Flood Risk and to reduce and manage the impact of flood risk from the development through location, layout, design, choice of materials and the use of Sustainable Drainage Systems.

The application site lies in flood zone 1 – an area at the lowest risk of flooding. Subject to a condition requiring the submission for approval of and full implementation of a Sustainable Urban Drainage scheme, the Lead Local Flood Authority raise no objection to the proposed development.

With respect to the foul water connection (sewerage), no objection is raised by Wessex Water (the service provider). Any point of connection to the system will need to be agreed with Wessex Water and an advice will be attached to the decision notice to this effect.

5.11 Ecology

Policy CS9 of the Core Strategy and the provisions of the National Planning Policy Framework seek to conserve and enhance the natural environment, avoiding or minimising impacts of biodiversity, this is reiterated in paragraphs 109 to 125 of the NPPF.

The comments of the Parish Council are noted with respect to the need for an ecological report however a report was received shortly after receipt of the PC comments. This report has been studied by the Council Ecologist.

In summary the site is considered to consist of low quality grassland that provides little ecological benefit. The trees present on site provide some habitat features. There is a recommendation that any landscaping scheme should include fruit/nut bearing species to benefit the ecology of the site and this is noted.

There is no objection to the development on ecological grounds subject to a condition to secure details of a precautionary method of work (given the location of an old disused badger sett 40 metres from the site and mammal paths across the site implying use by badgers). In addition a condition is recommended to secure the provision of two bat boxes and two bird boxes prior to the first occupation of the development. An informative will be included on the decision notice to advise the applicant of their duties and responsibilities in relation to nesting birds during the construction phase.

5.12 Transportation Issues

Chapter 4 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are 'severe'.

Policy CS8 of the Adopted Core Strategy sets out that off-site contributions may be sought where necessary to make a scheme acceptable. Policy T12 states that development will only be permitted where it provides adequate, safe, convenient, attractive and secure access facilities for pedestrians, cyclists and people with disabilities. The policy confirms that development will be expected to contribute towards public transport, pedestrian and cycle links where there is a need arising from the development proving the contribution is in scale and kind to the development.

Congestion, parking and highway safety have been raised as concerns in the majority of letters of objection received and also raised have been concerns as to whether sufficient parking spaces have been provided.

Layout and Parking

With respect to parking on the site it is proposed to provide a total of 33 spaces for the 20 units (to include 4 no. spaces being provided as visitor spaces and 5 no. spaces shared/unallocated). Following some minor changes to the size of some of the spaces and also the area behind a couple of the spaces (as requested by the Transportation Officer – see section 4 above) the number of parking spaces is fully in accordance with the adopted Residential Parking Standards.

Whilst the concerns that have been raised regarding parking difficulties away from the site within Oaktree Avenue are noted and, given that the application site itself provides parking in accordance with the Council's parking standards, it is not considered that the refusal of the application on those grounds could be justified. The concerns relating to the loss of on-street parking as a result of the new driveways fronting onto Oaktree Avenue are also noted and whilst each property has its own parking provision, the street is undoubtedly used for overspill parking by visitors particularly where garages have been put to other uses. It should be noted that there is no right to an on-street parking space and again that the site itself caters for its own parking requirements. It should also be noted that improvements to the public transport infrastructure will be secured through the S106 agreement. This impact will however be considered as part of the planning balance/

With respect to the layout following some minor alterations to internal layout as requested by officers the layout including the access onto Oaktree Avenue is considered acceptable.

Sustainability and Local Highway Infrastructure

Given that the site is located within a settlement boundary the site is by definition considered sustainable. Details of the available facilities are included above in this report. In summary it is considered that the site is within a reasonable walking and cycling distance of available facilities. Furthermore there are existing bus service which runs along Oaktree Avenue and provides access to Yate and Chipping Sodbury. They are the 620 which provides 5 services a day and enables people catch the bus to and from work at those destinations. The 948 school bus to Emersons Green and Staple Hill and the x49 which provides 14 services a day to Mangotsfield, Staple Hill, Fishponds and Bristol city Centre.

Notwithstanding the above, officers consider that the key transportation issue for this development is the need to provide an appropriate and safe link from the site to existing facilities such as the school, the shops and the public transport (bus stop). There is currently no footway along the southern side of Oaktree Avenue, and what little footway there is on the northern edge of the road is not continuous and is only limited to behind the existing lay-bys along northern edge of the road. That said, there are footpaths through the residential estate on the opposite side of Oaktree Avenue. The dwellings subject of this application would be located on the southern side of Oaktree Avenue.

If allowed without improvement, people who may wish to walk to the bus stop on the southern side Oaktree Avenue will have to walk on the carriageway or on the grass verge. Furthermore there is no safe crossing point over Oaktree Avenue to link to the existing footpath network to the north. Without improvement and mitigation, due to the segregation, it is not considered that the proposal provides safe access for pedestrians and cyclists all of whom would have to cross Oaktree Avenue to access the footway network. Thus to allow the proposal without such improvements would be contrary to Policy CS8 of the Core Strategy and T12 of the Local Plan (saved policy) as set out above.

The Council (traffic management team) has on its “task list”, footpath and crossing improvements within this area however funding is not available at the time of considering this application. It is therefore a requirement that the applicant enters into an appropriate legal agreement to secure a contribution of £45000 towards a footway link from the site to the nearest bus stops close to Kestrel Drive and the existing footway network to the north of Oaktree Avenue including bus boarding platforms and dropped kerb pedestrian crossings. It should be noted that the provision of a footpath footway link to the bus stops also requires a separate legal process to change the designation of land from public open space to highway (this is not part of the planning consideration).

In addition it is recommended that the legal agreement secures contributions towards improving the nearest bus stops adjacent to Kestrel; Drive so that future residents have access to high quality bus stop facilities. To this end £10,500 will be sought for the provision of a northbound shelter with “real time” information with power supply and an additional £5500 towards “real time” information plus a power supply to the southbound stop.

The above obligations are considered to satisfy the requirements of both paragraphs 122 and 123 of the Community Infrastructure Levy Regulations 2010.

An informative will be attached to the decision notice to remind the applicant that the construction of the access and adoption of the access road will require the applicant to enter into a Highway Works Legal Agreement with the Local Highway Authority. Subject to the above obligations being secured through a legal agreement and subject also to conditions to ensure the submission of a detailed Construction Environmental Management Plan and a condition to ensure that all parking provision is in place prior to the first occupation of the dwelling, the proposed development is considered acceptable in transportation terms.

5.13 Other Issues

Concern has been raised that the proposed development could result in the loss of properties values. This concern is noted however the loss of property values is not a material planning consideration.

5.14 **PLANNING OBLIGATIONS**

The Development will be CIL liable so the S106 requirements (Planning Obligations) would be secured in addition to the CIL liability. In this case however it should be noted that Affordable Housing is normally exempted from CIL. Unlike planning obligations the collection and liability for CIL is not negotiable as part of the planning application.

The Community Infrastructure Levy Regulations 2010 set out the limitations of the use of Planning Obligations when considering planning applications. Essentially the regulations (regulation 122) provide 3 statutory tests to be applied to Planning Obligations and sets out that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is;

Necessary to make the development acceptable in planning terms;

Directly related to the development; and

Fairly and reasonably related in scale and kind to the development.

In this instance, it is considered that the following planning obligations are required: the provision of financial contributions towards necessary highway infrastructure (footpaths and bus stop infrastructure), the provision of Affordable Housing, and provision of financial contributions towards off-site open space (Natural and Semi-Natural Open Space, Outdoor Sports Facilities, Provision for Children and Young People and Allotments). These are consistent with the CIL Regulations (Regulation 122).

5.15 Affordable Housing

Affordable Housing is sought in line with the policy CS18 of the Council's adopted Core Strategy Development Plan Document. The Affordable Housing and Extra Care Housing SPD provide further guidance on this policy. This application seeks full planning permission for a 100% affordable housing scheme. The scheme proposes a total of 20 homes comprising of a mix of 1 & 2 bed flats and 2 & 3 bed houses.

This application forms part of a wider development proposal by Knightstone Housing Association. A second planning application PK17/0807/F has been submitted on a larger site known as Site A for a total of 38 affordable homes.

The supporting text relating to Policy CS18 of the Core Strategy states the following:

On sites allocated solely for affordable housing, or where only affordable is proposed, there will be no requirement to deliver a percentage without public subsidy where the threshold is exceeded, as set out in this policy, providing that the proposed affordable housing meets identified need and complies with the requirements of the affordable Housing Supplementary Planning Document

Notwithstanding the fact this scheme is for a 100% affordable housing scheme, as it exceeds the rural threshold as set down under Policy CS18 of the Core Strategy, the Council will secure 35% affordable housing as part of a Section 106 agreement.

Based on a scheme of 20 units the Council requires 7 units. As this is a 100% affordable housing scheme there will be no requirement to deliver 35% affordable housing without public subsidy. This is on the proviso that all 20 dwellings are delivered as affordable housing as defined by the NPPF. In detail the 7 affordable homes will be as follows (4 x 1 bed 2 persons flats @ 50m² and 3 x 2 bed 4 person houses @79m² as Affordable Rent Tenure) to be provided on site and in line with the heads of terms set out below:

Tenure

The proposed tenure to meet identified housing need, as set out in the Wider Bristol Strategic Housing Market Assessment (SHMA). All of the homes will be let for Affordable Rent Tenure which will allow for Homes and Communities Agency (HCA) grant funding into the scheme. Information submitted has demonstrated that due to scheme viability it is not possible to deliver a policy requirement scheme of social rent

tenure. This proposal will deliver an additional 13 affordable homes over and above the 35% affordable housing policy requirement.

Type

The scheme proposes a mix of house types i.e. 1 & 2 bed flats and 2 & 3 bed houses to meet housing need, based upon the SHMA. As part of the 35% housing requirement the following is proposed:

Affordable Rent

4 x 1 bed 2 persons flats @ 50m ²	Plots 8,9,11 & 12
3 x 2 bed 4 person houses @79m ²	Plots 1, 4 & 6

Standards of Design

Affordable Homes to be built in line with the same standards as the market units (if higher) and include Lifetime Homes standard, Part 2 of Secured by Design, and compliance with the RP Design Brief as follows;

All rear gardens to be turfed and generally to have 1.8m high close boarded fencing to boundaries and privacy panels;

All properties to have vinyl/tiles on floor in all ground floor rooms;

Ceiling height tiling to 3 sides of bathroom to be provided;

Wall mounted shower (either electric or valve and kit);

Provide gas and electric points to cooker space (where gas is available);

Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)

8% of the Affordable Homes provided to meet wheelchair accommodation standards.

Based on 35% affordable homes there is a requirement for 1 wheelchair property. The Council's Occupational Therapist has reported that a review of applicants on the housing register who need wheelchair accessible accommodation evidences that there is no demand for a wheelchair unit in Pucklechurch and the immediate surrounding area. The reasons for this lack of interest by disabled people to live in Pucklechurch may be numerous but in the Occupational Therapist's view is that the semi-rural location and limited public transport is a likely factor. The location and built environment and the layout of the village and its facilities may present barriers to a disabled person who need ease of access to shopping, recreation, work, education health and social care. In conclusion the Occupational Therapist advised that Enabling will not require a wheelchair unit as providing this facility may lead to a bespoke unit that is hard to let.

Clustering and Distribution

As this is a 100% affordable housing scheme clustering requirements are not applicable.

Delivery Mechanism

As the Council is providing grant funding for this scheme the Council will secure 100% nomination rights on all 20 affordable homes on first lets (13 units over and above the 35% policy requirement) and 75% of subsequent lettings. Delivery is preferred through the Council's list of Approved Registered Providers. In the event of the developer choosing a Registered Provider from outside the partnership then the same development and management standards will need to be adhered to. Affordable Homes are to be built at the same time as the market housing on site in line with agreed triggers as per S.106 agreement.

Rent Levels and Affordability

Affordable Rent homes to be let up to 80% local market rents including service charges, but not exceeding LHA. Service charges will be capped at £650 per annum (April 2016 base and linked to RPI) to ensure that all housing costs are affordable to potential occupants. Capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, on the basis that the subsidy increases by any capital appreciation on that subsidy.

5.16 On and Off-Site Open Space Provision and Maintenance

Delivery of sustainable communities requires provision of a full range of open spaces which support residents' health and social well-being. Such facilities are important for the successful delivery of national and local planning policies as well as many of the objectives of the Sustainable Community Strategy and Council Plan. Requirements for open space are exempt from CIL and are dealt with using S106.

Policy CS2 of the South Gloucestershire Local Plan Core Strategy 2013 (reflecting the principles set out in Chapter 8 of the NPPF – promoting healthy communities), seeks to ensure that existing and new Green Infrastructure is planned delivered and managed as an integral part of creating sustainable communities. Policy CS24 of the Core Strategy seeks the provision of green infrastructure, outdoor space, sport and recreation facilities. The policy requires that new developments must comply with all the appropriate local standards of provision in terms of quality, quantity and accessibility, be delivered on-site unless it is demonstrated that partial or full off-site provision or enhancement is appropriate. In this case the development will result in the loss of existing open space and it is therefore all the more essential that appropriate off-site mitigation is provided.

Using current average occupancy data and the proposed number and mix of dwellings (12no. houses, 2no. 2-bed flats and 6no. 1-bed flats), it is estimated the proposed development of 20 dwellings would generate a population increase of 40.8 residents.

An audit of existing provision has demonstrated that there is a shortfall of all categories of open space other than Informal Recreational Open Space within the recommended access standards.

The following table shows the minimum open space requirements arising from the proposed development and the financial contributions required as no open space is being provided. These contributions will be included in the Off-site Open Space schedule in the S106:

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Natural and Semi-natural Open Space	612	£8,202.33	£13,606.84
Outdoor Sports Facilities	652.8	£31,398.37	£9,503.27
Provision for Children and Young People	79.5	£12,812.65	£13,472.60
Allotments	81.6	£719.73	£917.71

As required to comply with the test of a planning obligation the contributions will be made as close to the site as is feasible so as to serve the future residents of the site. In this case the provision will be in the following locations:

- Natural and Semi-natural Open Space – one or more of the following sites: Oak Tree Avenue, Kestrel Drive, Hawthorne Close, St Aldams Drive, Becket Court, periphery of The Recreation Ground or such other natural and semi-natural open space as may be appropriate.
- Outdoor Sports Facilities - Pucklechurch Recreation Ground or such other Outdoor Sports Facilities as may be appropriate.
- Provision for Children and Young People - Eagle Crescent Play Area, or such other provision for Children and Young People as may be appropriate.
Allotments – Pucklechurch Allotments.

It should be noted that no new areas of land within the red line site are to be adopted by the Council (unlike at Site A) and therefore there is no need for an on-site Public Open Space Schedule.

5.17 Highways and Bus Stop Infrastructure

As set out in Section 5.9 of the report and Section 7.1 below, a contribution of £45,000 towards a footpath link from the site to the nearest bus stops close to Kestrel Drive and dropped kerb crossing points/bus boarding platforms. It is also recommended that the legal agreement secures contributions towards improving the nearest bus stops adjacent to Kestrel; namely £10,500 towards the provision of a northbound shelter

with “real time” information with power supply and an additional £5500 towards “real time” information plus a power supply to the southbound stop.

5.18 The Planning Balance

The application site lies within the settlement boundary of Pucklechurch. Under the strategy for development set by policy CS5 of the Core Strategy, development of this nature is directed to the existing urban areas and defined settlements. Therefore the site is considered, in principle, to be a suitable sustainable location for development.

The National Planning Policy framework sets out that there is a clear presumption in favour of sustainable development and that development that accords with the development plan should be approved without delay. This document also indicates that the decision maker should also consider whether development can be made acceptable through the use of conditions or planning conditions providing these meet criteria.

It is therefore necessary, having regard to the material planning considerations (that are discussed in detail above), to weigh the benefits of a proposal against the harm caused.

In terms of the harm, it is considered that the main harm is the loss of an area of open space. It should be noted however that the site has previously received a resolution to grant planning permission and was not included within the area designated as a village green. Also as part of the Section 106 obligations, contributions will be secured towards improvements to open space within the vicinity. Nevertheless the green space does provide a gap between development and its loss does weigh against the proposal.

In favour of the scheme as set out above is the location within a settlement boundary that ensures that by definition the site is located within a sustainable location. Notwithstanding this as set out above future occupiers will have access to local facilities and this has been discussed above.

Also in favour of the scheme, as set out above, in circumstances where the Council is not providing a 5 year supply of housing land the provision of 20 housing units in particular of (100%) affordable housing units weighs heavily in favour of the scheme. There is a strong message from central government – local planning authorities should work to significantly boost housing supply; the presumption in favour of sustainable development such as that proposed here is a means through which to achieve this and to this end, in reaching a resolution, it is recommended that Members should apply substantial weight in favour of the proposal as it would make a positive contribution towards meeting the necessary housing delivery in the district.

Concerns relating to the highway are noted however it is considered that the impact upon the surrounding highway network is broadly neutral given that the access meets the necessary visibility standards and the scheme meets the residential parking standards. The provision of areas of an extended area of additional footway and improved bus stop provision secured through the S106 agreement would benefit more than just future occupiers of the site and thus this is considered to weigh in favour of the scheme.

In terms of other material considerations as set out above the development is considered to have a broadly neutral impact and any necessary mitigation for example in terms of ecology, landscape or drainage impact can be secured through necessary conditions. The proposal is acceptable in terms of layout and design. There is not considered to be a significant impact from the development upon the residential amenity of neighbouring occupiers.

In conclusion therefore it is considered by your Officer that the proposal accords with the Development Plan policy and that the benefits of the proposal significantly outweigh any harm and therefore that permission should be granted subject to the signing of a S106 legal agreement and the conditions set out below.

5.19 Advices (to be attached to decision notice)

Two standard advices relating to land ownership

Advice to the applicant regarding their duties/responsibilities in relation to the existing highway

Advice to the applicant regarding their duties/responsibilities in relation to the nesting birds

Advice that the permission is to be read in conjunction with the S106 agreement

Advice to the applicant regarding highway adoption requirements

Advice to the applicant from Wessex Water regarding connection to their network

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 planning consent has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

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

a) Highways works and Infrastructure

(i) A contribution of £45,000 towards a footway link from the site to the nearest bus stops (adjacent to Kestrel Drive and the existing footway network to the north of Oaktree Avenue). The works will include the provision of bus boarding platforms and dropped kerb pedestrian crossings as shown on the attached drawing no. 101-03.

(ii) A contribution of £16000 towards public transport infrastructure (The provision of a Northbound Shelter £5,000 with Real Time Information plus power supply £5,500 and provision of Southbound Real Time Information plus power supply £5,500)

Reason: To mitigate against the impacts of the proposed development and to satisfy the requirements of Policy CS8 of the South Gloucestershire Core Strategy (Adopted) and Policy T12 of the South Gloucestershire Local Plan (Adopted)

b) Off-Site Public Open Space and Sports Facilities

- £8,202.33 towards off-site provision and/or enhancement of Natural and Semi-natural Open Space and £13,606.84 towards the maintenance of this provision
- £31,398.37 towards off-site provision and/or enhancement of Outdoor Sports Facilities and £9,503.27 towards the maintenance of this provision
- £12,812.65 towards off-site provision and/or enhancement of provision for Children and Young People and £13,472.60 towards the maintenance of this provision
- £719.73 towards the provision and/or enhancement of Allotments and £917.71 towards its maintenance.

Reason:

To accord with Policy CS24 of the South Gloucestershire Local Plan Core Strategy (Adopted)

c) Affordable Housing

- 7 affordable homes (4 x 1 bed 2 persons flats @ 50m² and 3 x 2 bed 4 person houses @79m² as Affordable Rent Tenure) to be provided on site.
- In all other respects the development shall comply with the requirements as set out in para 5.15 above

Reason:

To accord with Policy CS18 of the South Gloucestershire Core Strategy 2013 and the Affordable Housing and Extra Care SPD 2014

7.2 (i) That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.

(ii) If the S106 Agreement is not signed and sealed within 6 months of this determination the application should be refused due to the failure to secure the Heads of Terms listed above under a Section 106 Agreement, for the reason listed.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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. Ecology

Prior to the commencement of development, a Precautionary Method of Work (PMW) shall be submitted to the local planning authority for approval in writing. For the avoidance of doubt the PMW shall include all recommendations made within the Preliminary Ecological Appraisal (Ecosulis, September 2016). All work shall take place fully in accordance with the approved details.

Reason

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

A pre-commencement condition is required in order to avoid the need for future remedial action

3. Ecology

Prior to first occupation of the development hereby approved details of the location of two bat boxes and two bird boxes shall be submitted to the local planning authority for approval in writing. Details shall also include details of the model of bat/bird box. The boxes shall be provided in accordance with the approved details prior to the first occupation of the development.

Reason

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

A pre-commencement condition is required in order to avoid the need for future remedial action

4. Landscaping

Prior to the commencement of above ground works a scheme of soft and hard landscaping shall be submitted to and approved in writing by the Local Planning Authority. A 1:200 scale detailed planting plan and plant schedules should be submitted, to show proposed planting including plant density and times of planting. Also specification notes covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the

planting thrives. Notwithstanding any treatments shown on the plans hereby approved, the scheme shall include details of all boundary treatments and areas of hardstanding.

All works shall take place in accordance with the approved details with planting taking place during the first planting season following the completion of the development.

A pre-commencement condition is required in order to avoid the need for future remedial action

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. Sustainable Drainage

No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

For the avoidance of doubt we would expect to see the following details when discharging this condition:

The submission of the results of a trace and/or CCTV condition survey of the 3 existing road gullies at the junction of the field which form a triangle at end of the existing un-adopted roadway off Oaktree Avenue, which was to be conducted to determine their outfalls.

Confirmation of acceptance to connect and the agreed discharge rate for surface water disposal from Wessex Water, to be provided.

A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and/or flow control devices where applicable.

Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event.

Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event.

Where infiltration forms part of the proposed Surface Water Network such as Soakaways, percolation / soakage test results and test locations are to be submitted in accordance with BRE 365.

The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.

The plan should also show any pipe node numbers referred to within the drainage calculations.

A manhole / inspection chamber schedule to include cover and invert levels.

Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

A pre-commencement condition is required to avoid the need for future remedial action

6. Parking and Access

The off-street parking facilities (for all vehicles, including cycles) and the access road hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest 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; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

7. Construction Hours

The hours of working on site during the period of construction shall be restricted to 0800 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

8. Noise Mitigation

Prior to the first occupation of the development the mitigation measures recommended in paragraph 7.1 of the submitted acoustic report (Acoustic Consultants Limited November 2016) must be implemented full. This includes the provision of a 3 metre high close boarded timber fence along the site boundary to the west. The fence shall have a minimum density of 10kg/m² and shall have no gaps in the construction.

Reason

In order to protect the amenity of future occupiers of the development given the proximity of an unrestricted Industrial Estate to the west of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

9. Tree Protection

All works shall take place in accordance with the Arboricultural Impact Assessment and Tree Protection Plan No. 170324-1.1 OKAPKH-Site B-TPP-MM (Treework Environmental Practice) received 23rd February 2017.

Reason

In the interests of the health of the trees and the visual amenity of the area to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013.

10. Construction Environmental Management Plan (CEMP)

Prior to the commencement of development a site specific Construction Environmental Management Plan (CEMP), shall be submitted to and agreed in writing by the Local Planning Authority. The CEMP as approved by the Council shall be fully complied with at all times.

For the avoidance of doubt the Construction Management Plan shall include the following:

- (i) Access arrangements for construction vehicles.
- (ii) Measures to control the tracking of mud off-site from vehicles
- (iii) Measures to control dust from the demolition and construction works approved.
- (iv) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (v) Adequate provision for the delivery and storage of materials.
- (vi) Adequate provision for contractor parking.
- (vii) A lorry routing schedule.
- (viii) Contact details of the main contractor.
- (ix) Membership details for the Considerate Constructor Scheme.

Reason

In the interests of residential amenity and to accord with Policy EP1 of the adopted South Gloucestershire Local Plan adopted January 2006 and to accord with the provisions of the National Planning Policy Framework (NPPF).

The condition is required prior to commencement to ensure all works on site do not result in harm to residential amenity.

11. Submission of Materials

Prior to the commencement of the first dwelling hereby approved [details/samples] of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

12. Approved Plans

This decision relates only to the plans identified below:

Received 22nd February 2017

1250 01 - Loc Plan Site B
2110 01 - Plots 1-2 Proposed Plans
2111 01 - Plots 3-5 Proposed Plans
2112 01 - Plots 6-7 Proposed Plans
2113 01 - Plots 8-15 Proposed Ground Floor Plan
2114 01 - Plots 8-15 Proposed First Floor Plan
2115 01 - Plots 8-15 Proposed Second Floor Plan
2116 01 - Plots 16-20 Proposed Plans

Received 5th May 2017

2200 02 - Proposed North and South Site Elevations
2201 02 - Proposed East and West Site Elevations
2202 02 - Proposed North and South Internal Site Elevations
2210 03 - Plots 1-2 Proposed Elevations
2211 03 - Plots 3-5 Proposed Elevations
2212 03 - Plots 6-7 Proposed Elevations
2213 03 - Plots 8-15 Proposed Front and Rear Elevations
2214 03 - Plots 8-15 Proposed Front and Rear Elevations
2215 03 - Plots 16-20 Proposed Front and Rear Elevations
2216 03 - Plots 16-20 Proposed Side Elevations

Received 8th May 2017

2100 06 Proposed Site Plan
2101 02 Proposed Block Plan

Reason

For the avoidance of doubt

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/0925/R3F	Applicant:	South Glos. Council
Site:	St Marys C Of E Primary School Church Road Yate South Gloucestershire BS37 5BG	Date Reg:	14th March 2017
Proposal:	Erection of Elliott building and installation of access ramp to form classroom. Relocate gazebo, extend tarmac playground and paths with additional picket fencing 1.2m high.	Parish:	Yate Town Council
Map Ref:	371420 182832	Ward:	Yate Central
Application Category:	Minor	Target Date:	4th May 2017



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of an Elliott building and the installation of an access ramp to that building. The proposal will involve an extension to the tarmac playground and relocation of an existing gazebo towards the front of the site (as this is sited on the area allocated for the new building). An existing line of timber fencing around an adjoining classroom block is the extended around two sides of the Elliott building so that it becomes incorporated within the school area.
- 1.2 The applicant has indicated that the proposal is required to provide additional capacity for pupils starting in September 2017. It is indicated that there has been an increase in children needing primary school places in the Yate area. The school will accommodate an additional 15 pupils.
- 1.3 The site is located within the established residential area of Yate. To the west of the site lies St Mary's church, a Grade I Listed Building.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

T12 Transportation Development Control Policy for New Development

LC4 Proposals for Educational and Community Facilities within Existing Urban Areas

L1 Landscape Protection and Enhancement

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

CS23 Community Infrastructure and Cultural Activity

South Gloucestershire Local Plan Policies, Sites and places Plan June 2016

PSP1 Local Distinctiveness

PSP17 Heritage Assets and the Historic Environment

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

3.1 P94/2063 Erection of pre-fab building (Approved)

P96/2728 and P96/2729L Alterations and extensions to school and enhancement of landscaping (Approved)

PK01/2752/R3F Erection of 1 classroom block (Deemed Consent)

PK03/229/F Bicycle shed (Approved)

PK03/3829/F Single storey front extension (Approved)

PK09/5277/F Erection of extension to create an Assembly area (Approved)

PK12/1249/F Single storey classroom extension (Approved)

4. CONSULTATION RESPONSES

4.1 Yate Town Council
No objection

4.2 Transportation DC Officer
No objection

4.3 Listed Building and Conservation Officer

No objection raised however The school of St Mary's lies within the setting of the Grade I listed St Mary's Church and so as any development could potentially impact on the setting of the Grade I building, Historic England should be consulted.

4.4 Historic England

We do not wish to offer comments

Other Representations

4.5 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy LC4 of the South Gloucestershire Local Plan (adopted) January 2006 (saved policy) allows for the principle of the development. Also Policy CS23 of the Core Strategy supports the provision of community infrastructure. Furthermore the NPPF advises that "great weight" should be given to the need to expand or alter schools (paragraph 72).

The proposal is therefore acceptable in principle however the main issues to consider are the appearance/form of the proposal and the effect on the visual amenity of the area; the transportation effects travel and the effect in terms of residential amenity. Policy CS9 of the Core Strategy and provisions within the NPPF also seek to ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance. In this regard it is also necessary to assess the impact of the proposal upon the setting of the nearby Grade I Listed church.

5.2 Appearance/Form/Impact on the Visual Amenity of the Area and Listed Building

The proposal is for a new Elliott building to be linked to an existing Elliott building. The proposal measures approximately 9 metres in length by 8.8 metres in width with a height of 4.2 metres. The new building is to be re-clad with stone facing cladding on three sides to match the nearby classroom block. The elevation that faces the school will have a ship-lap cladding system. The other alterations are the relocation of the existing gazebo, fencing around the east and south side of the classroom block and an increase in the size of the playground

The design of the new development is considered acceptable. A condition is recommended to require the submission of a sample(s) of the material used for cladding. Other alterations including the relocation of the gazebo are considered acceptable

The application is considered within the setting of the Grade I Listed Church, however it is not considered given the scale and location of the proposal any adverse impact would result. No objection has been raised by either the Council Conservation Officer or Historic England.

5.3 Transportation

No objection to the proposal is raised on transportation grounds.

5.4 Residential Amenity

The building is located within an existing school site; therefore, it is not considered that there will be a materially greater impact in terms of noise or disruption to the detriment of neighbouring residential occupiers. There is an acceptable separation distance between the development and the nearest residential property. This level of separation is considered to be sufficient to ensure that neighbouring occupiers will not be significantly adversely affected through loss of natural light or privacy.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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).

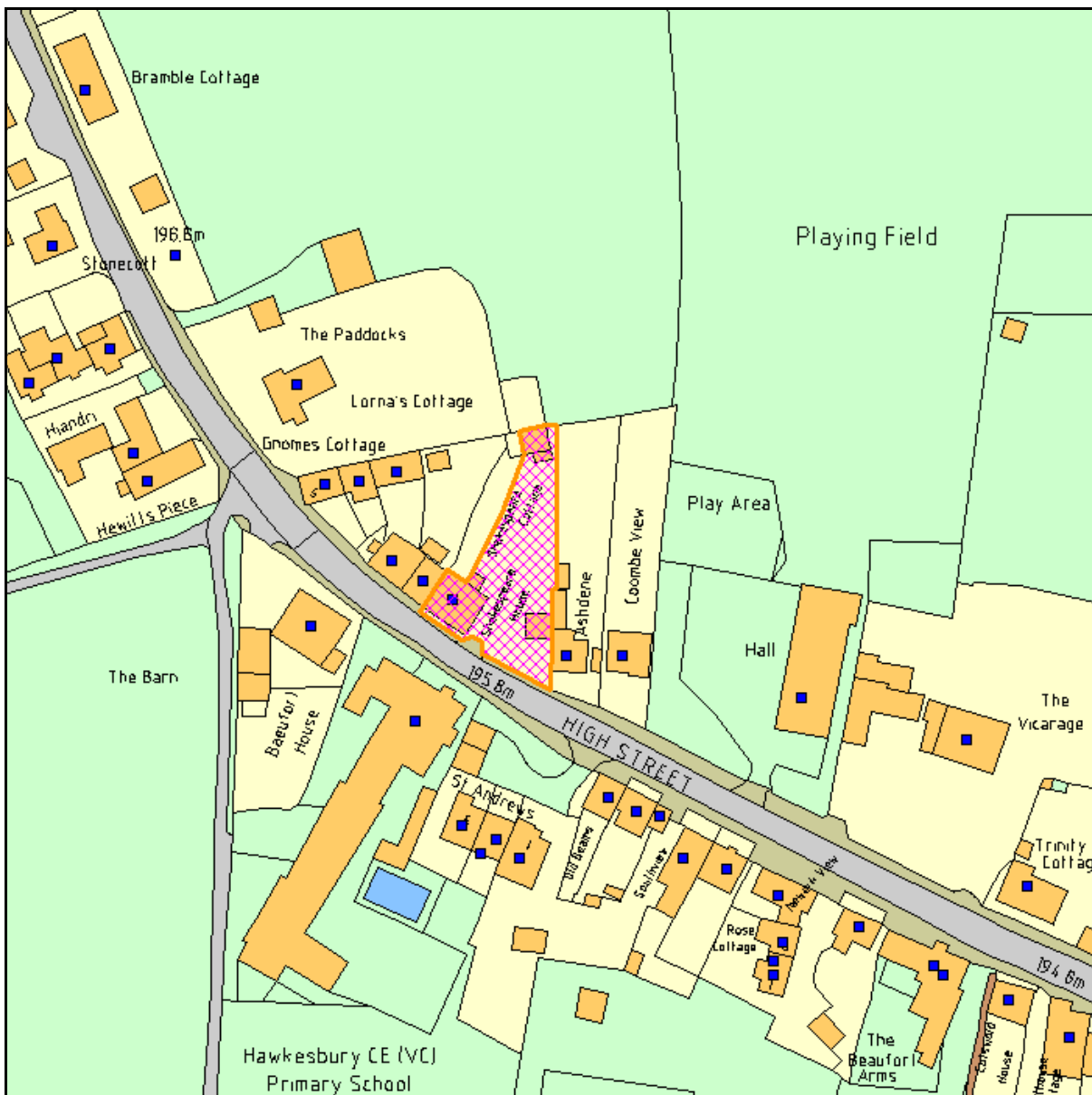
2. Prior to the commencement of development [details/samples] of the roofing and external facing materials proposed to be used for the classroom shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/0952/F	Applicant:	Mr And Mrs T Watts
Site:	Shakespeare House High Street Hawkesbury Upton Badminton South Gloucestershire GL9 1AU	Date Reg:	15th March 2017
Proposal:	Demolition of existing extension and erection of a single storey rear extension to form additional living accommodation. Erection of a detached double garage.	Parish:	Hawkesbury Parish Council
Map Ref:	377678 187068	Ward:	Cotswold Edge
Application Category:	Householder	Target Date:	5th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of consultation responses received, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the demolition of an existing extension and erection of a single storey rear extension to form additional living accommodation along with the erection of a detached double garage. During the consideration of the application, revised plans have been received in respect of reducing the parapet of the flat roofed rear extension by 400mm and including two individual doors on the proposed double garage as opposed to one larger door.
- 1.2 The property is a semi-detached stone built dwelling located on the main High Street, through Hawkesbury Upton. The site is within Hawkesbury Upton settlement boundary and is within the designated Conservation Area.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
L12 Conservation Areas
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation
- South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Access/Transport
CS9 Managing the Environment and Heritage
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD
Hawkesbury Conservation Area SPD

3. RELEVANT PLANNING HISTORY

N7657 - Erection of a double domestic garage and formation of new vehicular access. Re-siting of existing oil storage tank. Approved 17.09.1981

PK07/1021/F - Erection of double garage. Approved 26.09.2007

PK07/1048/F - Erection of 1no. detached dwelling with attached garage and associated works. 05.10.2007

PK10/2268/EXT - Erection of double garage. (Consent to extend time limit implementation for PK07/1021/F). Approved 22.10.2010.

PK10/2280/EXT - Erection of 1no. detached dwelling with attached garage and associated works. (Consent to extend time limit implementation for PK07/1048/F). Approved 07.12.2010

PK15/4599/F - Erection of 1no. dwelling with associated works (resubmission of PK15/2692/F). Approved 17.12.2015

PK16/6523/F - Erection of single storey side extension to form attached double garage. Withdrawn 07.02.2017

4. CONSULTATION RESPONSES

4.1 Hawkesbury Parish Council No objection

Conservation Officer

Shakespeare House is unlisted but is located within a prominent location within the village of Hawkesbury Upton and is located within the Hawkesbury Conservation Area. This property has been subject to a number of recent applications to subdivide the curtilage to facilitate a new dwellinghouse. This process helped establish that there are very limited public views of the rear of the property, as a combination of planting and existing structures screen the views from the adjacent play area to the east. The latest proposed scheme seeks consent for a new rear extension and a side garage. New openings to the ground floor of the west elevation are also proposed, although this are presumably permitted development. Starting with the garage, despite its proposed set back location, the proposed up and over double door is not appropriate for a conservation area. The design therefore needs to be revised in accordance with previous design approved under PK16/6523/F i.e. a pair of single garage doors. To the rear an existing rear extension and conservatory are to make way for a large, flat-roof rendered single storey extension. I would advise that the proposals will have very little if no impact on the conservation area and so its character and appearance would be preserved due to the discreet siting, but the design in my view does little to advance the aesthetic character of the building and is pedestrian at best. It may be that the constraints of the deep sash windows at first floor are dictating the form, but for me this is not sufficient justification. I would advise that in my view the extension appears as a rather disparate addition that fails to reflect in anyway the character, proportions or wider aesthetics of the host building. The position and design of the openings could be improved and the depth of the extension exacerbates the problem in my view and should be reduced. Overall although I would not raise an objection on conservation policy grounds, I would draw your attention to policy CS1 which requires development to meet the highest possible standards of design.

Landscape Officer

No landscape objection. Concern that work appears to have started - demolition of garden wall and part demolition of roadside Cotswold stone wall. Reinstatement closest to house shown on drawing. No drawing showing reinstatement of eastern end of roadside wall. No tree survey included. It appears that tree at back of house may be adversely effected. Suggest replacement trees to satisfy clause 6 CS1. Enquire whether Applicant is happy to plant a tree at the front to enhance the setting of the development and contribute to the visual amenity of the locality. It also appears that some planting has been lost in the driveway. Recommend landscape scheme required for approval.

Archaeology

There are no objections to this proposal on archaeological grounds.

Other Representations

4.2 Local Residents

Two letters raising concerns to aspects of the proposals have been received, summarised as follows:

1. *'A concern I have about the development is the amount of parking which will be available at the property as currently the residence of Shakespeare House use the pavement outside of St Andrews as additional parking to their property. This is a cause of concern as it is used regularly causing the pavement to be blocked during evening, daytime and when the school children are going to and from school. It also restricts visibility for residents in St Andrews when we are trying to leave our driveway. I have no objections to the extension and garage being built but if this means that there is limited parking on the house site and the pavement is going to be used as an extension to their parking then this is a real cause of concern.'*

2. *'Our dining room window is adjacent to the existing conservatory extension of Shakespeare House and approx. 2.50m away. Our Kitchen window is approx. 2m away from the conservatory. Existing - Due to the close proximity of our neighbour's conservatory extension (which is proposed to be demolished and replaced), a proportion of the natural light entering into our dining room / kitchen is through the conservatory glass and either side of the roof apex. Proposed - The solid walls and increased section area of the proposed single storey rear extension (from glass pitch to solid wall flat roof) will reduce the natural light entering into our kitchen / dining room.'*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

The site is also located within the Hawksbury Conservation Area, so additional consideration would need be given in this respect also.

5.2 Conservation Area/Design

As stated above, revised plans were requested and received both lowering the parapet of the single storey rear extension and adding two separate garage doors as opposed to one large one. The principle of a double garage at the site has been established on previous consents. It is noted that there are no objections on Conservation Area grounds and that recommendations for the garage have been addressed.

- 5.3 The single storey rear extension, incorporating flat roofed design will not impact upon the wider Conservation Area. It also mirrors the rear element of the new dwelling approved immediately adjacent of the property with flat roof and lantern style rooflight. The reduction in height in the amended plans further improves the design through reducing the scale and bulk. The proposals are considered to be of an acceptable standard in design and are not materially out of keeping with the character of the main dwelling house and surrounding properties. The proposals, as revised would not give rise to a material or significant impact upon the local streetscene or context of the area such as to warrant or sustain a refusal of the application on these grounds. The proposals are of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials proposed are considered acceptable.

5.4 Landscape

Whilst there is no landscape objection to the proposals, the landscape comments above are noted. It should be acknowledged that permission exists for a new dwelling to the east, and the works to commence this, including clearance works are underway. Landscaping and walling considerations would form part of that development already approved. It is not considered that the proposals under consideration of this application would have any material landscape impact, furthermore it is not considered likely that existing trees would be impacted by the scope of the proposals, either through the positioning of the garage or the extent of the rear extension. On this basis although additional planting would be desirable it is not considered that a landscape condition is necessary or justified in this instance, and would not meet the tests set out in the NPPF.

5.5 Residential Amenity

The proposed extension to the rear is single storey, located off the shared boundary, and has been reduced in height by a further 400mm. The proposals would also replace an existing conservatory and rear extension. There is also a significant hedgerow boundary between the two properties. Given the relative size and scale of the single storey extension and its relationship with adjacent properties, it would not be considered as such to give rise to material or significant overbearing impact. It is not considered that the garage gives rise to additional issues of residential amenity. The location, size and scale of the proposals are such that it would not be considered to give rise to an overbearing impact, such as to warrant or sustain refusal of the application on these grounds. The length, size, location and orientation of the proposals are not considered to give rise to any significant or material overbearing impact on

adjacent properties and are considered acceptable. Further to this sufficient garden space remains to serve the property.

5.6 Transportation

Whilst the comments relating to parking issues are noted, the proposals is providing a double garage with further space in front, there is therefore adequate provision for the required level of vehicular parking to meet the Councils residential parking standards. It is within the remit of this application to ensure satisfactory off-street parking provision is available within the site; however unlawful parking or obstructively is a matter controlled under Highways Acts and Road Traffic legislation.

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 proposals are of an appropriate standard in design and are not out of keeping with the main dwelling house and surrounding properties and would not harm the Conservation Area. Furthermore the proposal would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Adequate parking can be provided on the site. As such the proposal accords with Policies L12, H4 and T12 of the South Gloucestershire Local Plan (Adopted) 2006 and CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is granted, subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

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).

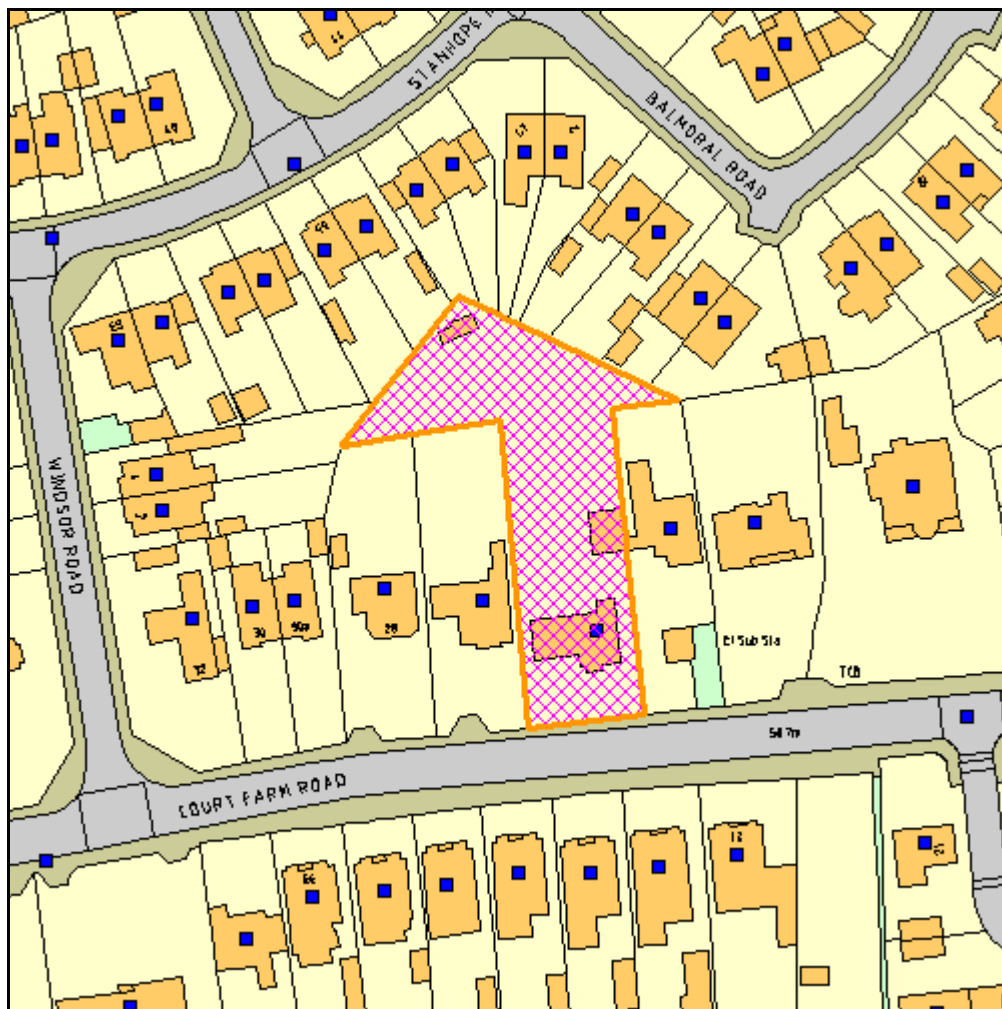
2. The tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason

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

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/1125/F	Applicant:	Mr L Clark
Site:	24 Court Farm Road Longwell Green South Gloucestershire BS30 9AA	Date Reg:	16th March 2017
Proposal:	Erection of a single storey and a two storey rear extension to form additional living accommodation.	Parish:	Hanham Abbots Parish Council
Map Ref:	365810 170664	Ward:	Longwell Green
Application Category:	Householder	Target Date:	8th May 2017



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1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of a single storey and two storey rear extension to form additional living accommodation at 24 Court Farm Road, Longwell Green.
- 1.2 The application site is situated within a mixed character area within the established residential area within the defined East Bristol Fringe. The existing property is formed of render elevations with UPVC windows and a tiled roof. The host benefits from a walled driveway and detached garage.
- 1.3 During the course of the application, revised plans were received in order to rectify concerns which were expressed by the case officer.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Adopted Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS29 Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development

2.3 Emerging Development Plan

South Gloucestershire Local Plan, Proposed Submission: Policies, Sites and Places (PSP) Plan, June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standard SPD (Adopted) December 2013
Draft Residential Amenity Technical Advice Note 2015

3. RELEVANT PLANNING HISTORY

- 3.1 K3591 Approval 22.04.1981
Construction of a two storey extension
- 3.2 PK13/4535/F Approve with Conditions 29.01.2014
Erection of single storey extension to existing detached garage to form ancillary living accommodation.

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No comment
- 4.2 Sustainable Transport
"The proposed development will increase the bedrooms on the first floor to five. The Council's residential parking standards state that a dwelling with five or more bedrooms provide a minimum of three parking spaces. The site plan submitted does not show the existing or proposed parking and access for this dwelling. Before further comment can be made a revised plan needs to be submitted showing vehicular access and parking as stated above. Subject to this, no transportation objection would be raised."

Other Representations

- 4.3 Local Residents
1no. objection was received from a local resident. Comments as follows:
- Extensions could restrict natural light into kitchen and bathroom.
 - Window in two storey extension will look directly into our bungalow.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 and the emerging Policy PSP38 of PSP Plan (June 2016) allow the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.
- 5.2 Design and Visual Amenity
The property has an existing single storey rear extension which is proposed to be demolished. This application then proposes the erection of a single storey and two storey rear addition.

5.3 *Single storey extension (east of rear elevation)*

A single storey addition would be erected to the east of the rear elevation, it would have a flat roof design with a large glazed lantern. It would have a depth of 6.6 metres, a width of 4.2 metres and a maximum height of 2.1 metres. Plans show that it would introduce bi-folding doors which would lead into the rear garden.

5.4 *Single storey extension (west of rear elevation)*

To the western side of the rear elevation a single storey extension would be constructed. It would also have a depth of 6.6 metres and would have a width of 3.2 metres. Plans show that it would have a lean to roof with a maximum height of 3.6 metres to the ridge and 2.2 metres to the eaves. It would introduce doors to the rear elevation.

5.5 *Two storey rear extension*

A two storey extension is also proposed to the centre of the rear extension. It would adjoin to the single storey additions which form part of this application. Officers raised concerns that the first floor part of the development would appear bulky especially given it would be visible from the streetscene. The agent has supplied revised plans which now show that the depth has been reduced to the first floor by 1.3 metres. Whilst it would be preferable to see a further decrease in depth, it is not thought that the design would now be such to warrant a refusal.

5.6 Revised plans now show that the first floor element of the extension would have a depth of 5.3 metres. The single storey element of the two storey extension would have a depth of 6.6 metres. The extension would form a rear facing hipped gable and would be set down from the existing roof by approximately 1 metre, and would have a maximum height of 6.7 metres to the ridge and 5.1 metres to the eaves. It would have a width of 3.8 metres. 2no. windows would be introduced to the rear elevation and 1no. window to the eastern (side) elevation.

5.7 *Cumulative Impact*

The development would result in large additions to the property, however, given the large size of the plot it is considered acceptable in this instance. The two storey extension would be set down from the existing roof and as such would manage to remain subservient to the main property. Information submitted shows that all materials used in the extensions would match the existing property. As such, it is not thought that the development would be unacceptable with regard to design and visual amenity. Overall therefore, it would comply with Policy CS1 of the Core Strategy as well as the emerging policy PSP1 of the PSP Plan

5.8 Residential Amenity

An objection has been received from adjacent neighbours at No.26 Court Farm Road, concerns were raised in relation to loss of light to windows on eastern elevation of the property. This is noted and as a result of these concerns the agent supplied revised plans to show that the first floor element of the two storey extension would be reduced in depth by 1.3 metres. The Councils Draft Residential Amenity Technical Advice note (2015) sets out the 45 degree test.

This looks at the vertical layout to ensure that adequate levels of natural light and outlook remain. The case officer has carried out this test in relation to the windows at No.26 and considers that in light of revised plans the extension would not result in unacceptable impacts to these occupiers.

- 5.9 In addition to the above these neighbours raised concerns that the window proposed to the east elevation of the two storey extension would overlook the property. These comments are noted, and given plans show this room is to be a bathroom it is likely that the window would be obscure glazed. Nevertheless, a condition is recommended to ensure that this is the case and remains so in the future.
- 5.10 Overall and considering the assessment above, the proposed development would not be detrimental to residential amenity and is deemed to comply with saved Policy H4 of the Local Plan (2006) and the emerging policy PSP8 of the PSP Plan.
- 5.11 Highway Safety
Revised floor plans show that the development would increase the number of bedrooms at the property from 4 to 5. The Councils Residential Parking SPD sets out that for properties with this number of bedrooms, 3 off street parking spaces should be provided within the site boundary. The comments of the transportation officer are noted, however, Officers consider that in excess of 3 spaces could be provided on hardstanding to the front and side of the property, in excess of a detached garage at the site. As such, no objection is raised to this regard.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended that planning permission is **APPROVED** subject to the conditions listed on the decision notice.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

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).

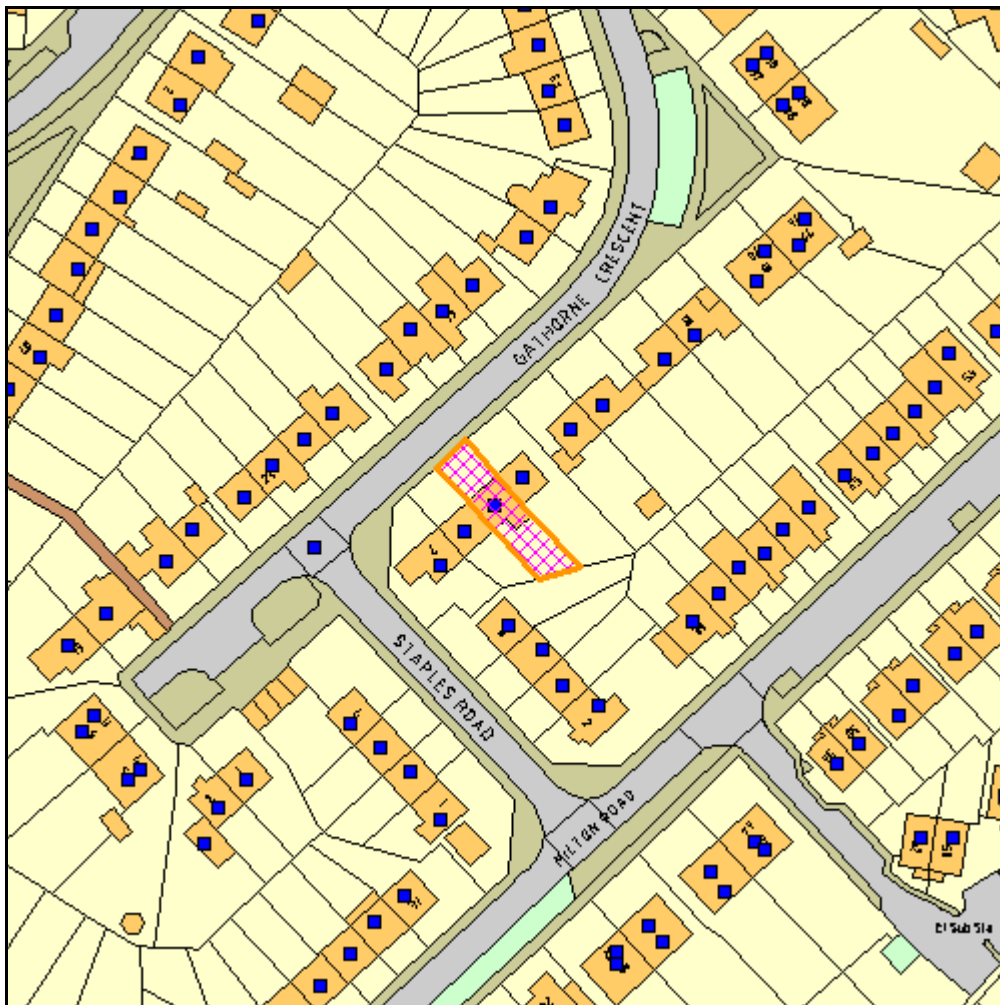
2. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the eastern (side) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'..

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/1133/F	Applicant:	Mr Daniel Bond
Site:	6 Gathorne Crescent Yate Bristol South Gloucestershire BS37 5EW	Date Reg:	17th March 2017
Proposal:	Conversion of existing dwelling into 2no flats and associated works.	Parish:	Yate Town Council
Map Ref:	370835 182764	Ward:	Yate North
Application Category:	Minor	Target Date:	9th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to comments contrary to the findings of this report. In accordance with the scheme of delegation it is required to be taken forward under circulated schedule as a result.

1. THE PROPOSAL

- 1.1 The proposal seeks to convert the existing dwelling into 2 no self-contained apartments with associated works.
- 1.2 The subject property is a two storey mid to late-20th century mid-terrace dwelling with a rear conservatory and front portico door. Elevations are rendered and there are gables to the end of the terrace.
- 1.3 To the rear of the property is an area private amenity space.
- 1.4 The site is located within the built up residential area of Yate.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS23 Community Infrastructure
CS24 Open Space Standards

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP39 Residential Conversions and Subdivisions
PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK06/2981/F – Approval – 01/12/2006 – Erection of single storey front extension.

4. **CONSULTATION RESPONSES**

- 4.1 Yate Town Council
No Objection

- 4.2 Other Consultees

Highway Structures

If the development includes a structure adjacent to the highway, the responsibility for its maintenance falls with the property owner.

- Lead Local Flood Authority
No Objection

- Transportation Department
No Objection

Other Representations

- 4.3 Local Residents
Four comments have been received from nearby occupiers concerned with the impact on parking in the area. The comments show concern over the parking of vehicles on the kerb and ask that permission is given to drop the kerb elsewhere in the area. In addition one of the comments suggests that up to 4 cars may be parked by residents of the proposed apartments following development.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. Accordingly, the principle of development accords with the adopted development plan position set out in policies H4 and CS5. Added weight is given in favour of the scheme as it would make a modest contribution to the shortfall in the housing supply. The proposal is subject to the consideration below.

5.2 Design and Visual Amenity

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. The proposal consists of the subdivision of existing dwelling in order to provide 2no. self-contained apartments within the curtilage of No.6 Gathorne Crescent, Yate. The area has a relatively uniform style with buildings predominantly dating from the mid to late 20th century. Very little external alterations are proposed but the proposal would include the blocking up of a rear door and the loss of the chimney stack. These works are not seen to materially impact the external appearance of the dwelling and there is no objection to the design of the proposal.

The storage of bins is likely to be the front of the building. There is sufficient room to accommodate bin storage within the area to the front (albeit this is used for parking primarily). As the dwelling is currently a mid-terraced property this is likely to occur now; and there is certainly evidence of bin storage to the front of other properties within the street. Accordingly this is unlikely to be material different in character to the present arrangement, if anything the receptacles may be smaller in nature.

5.3 Overall, it is considered that the proposed alterations would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to accord with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.

5.4 Residential Amenity

Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling. No additional built form is proposed and the proposal would not impact neighbours as a result of overbearing, loss of light, loss of privacy or obstruction of outlook and is acceptable in these respects.

5.5 The property has a modest area of private amenity space to the rear which would appear to be accessed by the ground floor conservatory and apartment. The ground floor apartment will therefore have a good sized garden for a 1 bedroom dwelling. This will be overlooked to a certain extent by the first floor apartment. However this overlooking is tempered by one window being obscure glazed (serving bathroom); and the roof of the conservatory. This will give sufficient separation for reasonable privacy to be maintained.

The proposed first floor apartment would have no private amenity space provided. Officers are mindful of the emerging PSP43 policy which seeks to establish guidance on minimum external spaces. At present this is not adopted and is given limited weight in the overall balance.

- However, this lack of access to communal or private space for the upper floor flat does count against the proposal. Consideration is however given to the range of available public open spaces within 400m of the property. Moreover, this proposal would have the benefit of adding to the mix of units available in the area (which are otherwise significantly dominated by 3 bedroom houses). While the lack of private amenity space would have negative weight in the consideration of this planning application, it is only afforded limited weight and has not been considered to outweigh the benefit of the additional housing unit.
- 5.6 The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in an unacceptable detrimental impact on the residential amenity of its neighbouring occupiers or the proposed new housing units, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.
- 5.7 Sustainable Transport and Parking Provision
Currently the property has an area of hardstanding to the front of the property. The proposal would subdivide the existing 3 bedroom dwelling into 2no. 1 bedroom apartments. This would result in a loss of 1 bedroom but the provision of 2 separate residential units, each with their own parking requirement. For a 1 bedroom property 1 parking space is required. The existing arrangement is suitable for the parking of two vehicles and therefore the proposal is in accordance with the requirements of the Residential Parking Standards SPD. The proposal would not require any additional parking spaces nor will it have a negative impact on highway safety or the retention of an acceptable level of parking provision, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.
- 5.8 Comments have been received concerned with the potential for additional vehicles being parked as a result of the subdivision. As previously mentioned, the proposal would be in accordance with the requirements of the Residential Parking Standards SPD. Comments have suggested that more than 2 cars could be parked by residents of the apartments. This is considered to be speculation and cannot be afforded material weight in the planning balance. Furthermore one of the comments asks that permission is granted to drop the kerb at another address. Only the planning application is under consideration, it should be noted that it is not thought that planning permission would be required to drop the kerb, however consent would need to be acquired from the Council's Streetcare department. It should also be noted that inappropriate parking would be subject to enforcement under non-planning legislation and is not therefore within the remit of the planning authority.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 attached to the decision notice.

Contact Officer: Hanni Osman
Tel. No. 01454 863787

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).

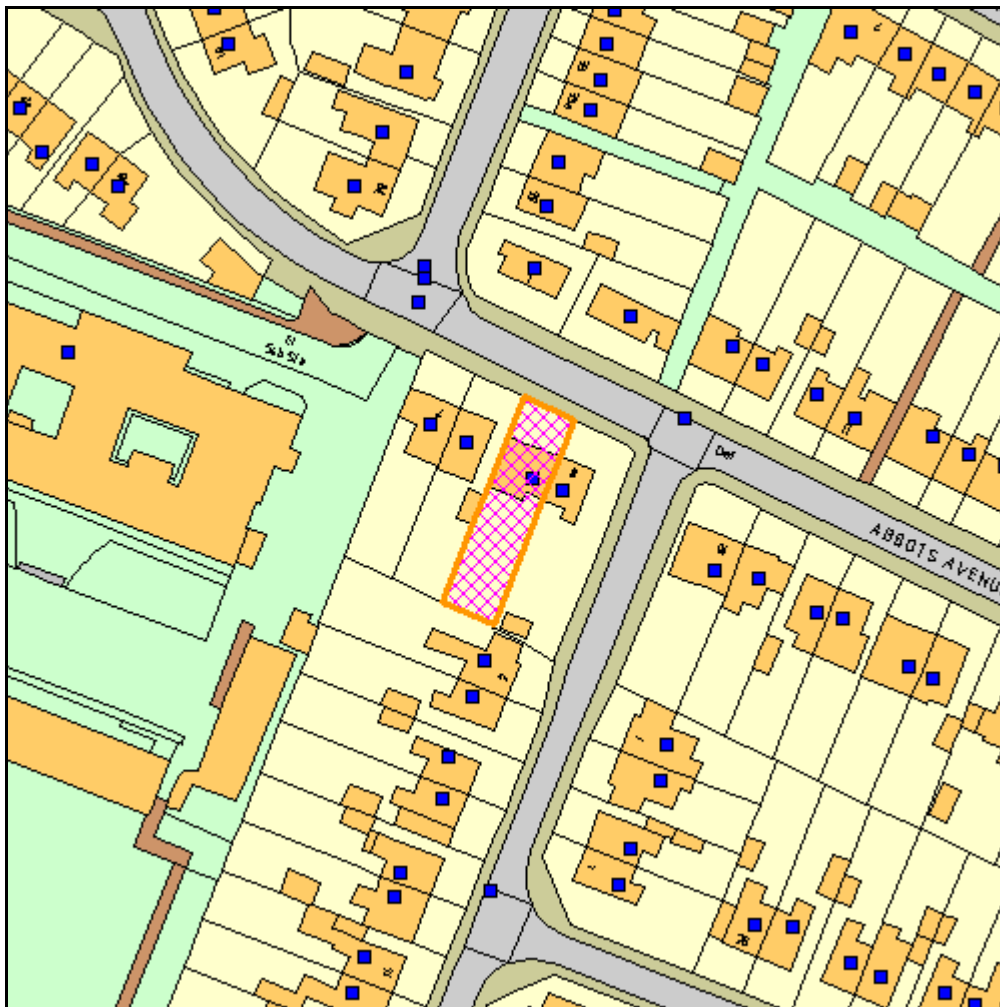
2. The parking area shown on plan 006/PL/003 shall be retained with one space allocated to each flat hereby approved.

Reason

To ensure sufficient off street parking is provided to accord with policy CS8 of the South Gloucestershire; Core Strategy Local Plan (adopted) December 2013; and the adopted Residential Parking Standards SPD.

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/1158/F	Applicant:	Mr And Mrs Ricketts
Site:	6 Abbots Avenue Hanham Bristol South Gloucestershire BS15 3PN	Date Reg:	21st March 2017
Proposal:	Erection of single storey rear extension and installation of rear dormer to form additional living accommodation	Parish:	Hanham Abbots Parish Council
Map Ref:	364346 171960	Ward:	Hanham
Application Category:	Householder	Target Date:	10th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of consultation responses received, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The application has been submitted for the erection of single storey rear extension and installation of rear dormer to form additional living accommodation. The rear dormer itself is however considered to be permitted development and would therefore not require planning permission.
- 1.2 The property is a rendered, semi-detached dwelling, located on a residential road, containing similar properties, within Hanham.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Access/Transport
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 K7318 –Two storey side extension and rear porch. Approved 21/11/1992
- 3.2 PK15/0528/F – Single storey front extension and canopy over porch to facilitate bay window and garage conversion.

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No comment

Sustainable Transportation

The proposed development will provide four bedrooms to the first floor. No change to the existing vehicular access and parking is proposed and three spaces will remain after development. The level of parking available complies with the Council's residential parking standards for the size of the proposed

dwelling. On that basis, there is no transportation objection to the proposed development.

Other Representations

4.2 Local Residents

Two letters raising concerns have been received, summarised as follows: (full responses are available on the Council's website)

- There is already a two storey extension and garage conversion, there is a concern that the house is multi occupancy, also a concern whether the dormer is required for additional accommodation or business
- Concern with regards to access requirements over neighbouring property and previous problems experienced with this
- Insufficient room between extension and boundary fence to allow access from front to back, and building materials will need to be carried through the house
- No indication of height of the extension and there are concerns about loss of light from the rear extension and loss of privacy from the rear dormer
- Proposals represent overdevelopment of an already extended 1920's semi detached dwelling
- Proposed location of dormer is yet to be established and we would not wish it to be on the side projecting close to the boundary and overlooking the driveway and side of property
- Plans lack information on size and purpose
- We do not expect any footings or assumed access on neighbouring properties

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space. The proposal has been submitted on the basis of an extension to the existing dwelling (class C3). The application has been assessed as a householder application and no change of use is proposed or appears to have been granted in the past. A material business use of the property or a house converted to large scale multiple occupation would require separate planning permission in its own right. Small scale houses in multiple occupation (class C4 –up to 6 occupants) are a permitted change of use from dwelling houses (class C3). This permitted development right is granted by national government, and there would need to be exceptional reasons to restrict or remove it. However, there is no reason to suppose on the basis of the planning application submitted that this is the intention (for example a playroom is shown on the proposed extension – which is not normally in evidence in HMO units).

The plans submitted are to scale, and contain sufficient information to make an informed planning decision.

5.2 Design

The single storey element is considered acceptable in design terms. The proposals are considered to be of an appropriate standard in design and are not out of keeping with the character of the main dwelling house and surrounding properties. The proposals would not give rise to a material or significant impact upon the local streetscene or context of the area such as to warrant or sustain a refusal of the application on these grounds. The proposals are of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials proposed, matching the existing dwelling, would be acceptable.

5.3 Residential Amenity

The proposed single storey extension, on the attached side, would be approximately 4.4 metres in length. The height to the eaves would be approximately 2.4 metres, above which the pitched roof of the extension slopes away from the boundary. Given the relative size and scale of the single storey extension therefore, it would not be considered as such to give rise to material or significant overbearing impact to warrant refusal of the application on these grounds. The submitted plans and the size, scale and location of development are considered to be adequately clear for the purposes of determining the application. The proposed dormer, as permitted development, is located on the rear of the property and not the side, with only rear facing windows.

5.4 The length, size, location and orientation of the proposals are not considered to give rise to any significant or material overbearing impact on adjacent properties and are considered acceptable. Further to this sufficient garden space remains to serve the property.

5.5 Transportation

There is adequate space to the frontage of the site to provide the required level of vehicular parking to meet the Councils residential parking standards.

5.6 Other Issues

Any planning permission granted would not give rights to enter or access any property not within the applicants control for the purposes of construction or maintenance or access/provision for footings. This would be a civil matter.

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 proposals are of an appropriate standard in design and are not out of keeping with the main dwelling house and surrounding properties. Furthermore the proposal would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Adequate parking can be provided on the site. As such the proposal accords with Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) 2006 and CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is granted, subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

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 materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/1171/F	Applicant:	Mr And Mrs Goldsworthy
Site:	30 Meadow Court Drive Oldland Common Bristol South Gloucestershire BS30 9SU	Date Reg:	17th March 2017
Proposal:	Single storey rear and side extension	Parish:	Bitton Parish Council
Map Ref:	367070 171191	Ward:	Oldland Common
Application Category:	Householder	Target Date:	9th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to comments contrary to the findings of this report. In accordance with the scheme of delegation it is required to be taken forward under circulated schedule as a result.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey side and rear extension at 30 Meadow Court Drive, Oldland Common. The extension will provide additional living accommodation.
- 1.2 The subject property is a late-20th Century semi-detached dwelling with brick elevations, gabled tiled roof and a detached garage forming a pair with the neighbour.
- 1.3 The proposal would replace the existing rear conservatory and project a similar distance to the rear of the property but spanning the majority of the rear elevation and wrapping around the side.
- 1.4 The application site is situated within the built up residential area of Oldland Common.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

T12 Transportation
H4 Development within Existing Residential Curtilages

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

3.1 PK10/0518/F – Approval – 14/04/2010 – Erection of rear conservatory.

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council
Acknowledge the concerns of the neighbour but do not object to the application.

4.2 Other Consultees
None Received

Other Representations

4.3 Local Residents
One comment received objecting to the proposal on the basis that it would be in close proximity to their dwelling and would cause a claustrophobic and visually intrusive impact. This is discussed in detail below.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development
Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development with the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

5.2 Design
The proposal consists of a single storey wrap around side and rear extension to form additional living accommodation. There are a number of other side and rear extensions in the area. Consequently the proposal is considered to be in keeping with the surrounding area. The proposal would create an extension set to the rear of the front elevation and between two properties. This location is relatively discreet and would not cause a harmful impact on the visual amenity of the area.

5.3 The proposal has put forward materials of a similar appearance with regard to the elevations and roof. There is no objection to the proposal with regard to materials.

- 5.4 Overall, it is considered that the proposed extension would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be 'in keeping' with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.5 Residential Amenity
Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of host dwelling).
- 5.6 Properties to the rear are separated by a public right of way and private gardens and is oriented perpendicular to the host dwelling. Properties in this direction would not be impacted by the proposal.
- 5.7 The proposal would replace an existing conservatory and is of a similar scale and form. On this basis the proposal is not considered to be harmful to the amenity of dwellings to either side.
- 5.8 The subject property has a large rear garden. The proposal will occupy a small proportion of this but it is thought sufficient outdoor amenity space will remain and there is no objection with regard to this.
- 5.9 One of the neighbouring occupiers has objected concerned with the impact on their amenity due to the proximity of the proposal. It should be made clear that the side extension could be implemented lawfully without the requirement for planning permission. In addition as the proposal will replace a conservatory of a similar form and given the orientation of the dwelling and the location of development, it has not been seen to cause an unacceptable impact on the amenity of this neighbouring dwelling.
- 5.10 The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in an unacceptable detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.
- 5.11 Transport
The subject property has a detached garage and hardstanding. The proposal will not impact this arrangement and does not provide any additional bedrooms. The proposal would not require any additional parking spaces nor will it have a negative impact on highway safety or the retention of an acceptable level of parking provision, meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 attached to the decision notice.

Contact Officer: Hanni Osman
Tel. No. 01454 863787

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).

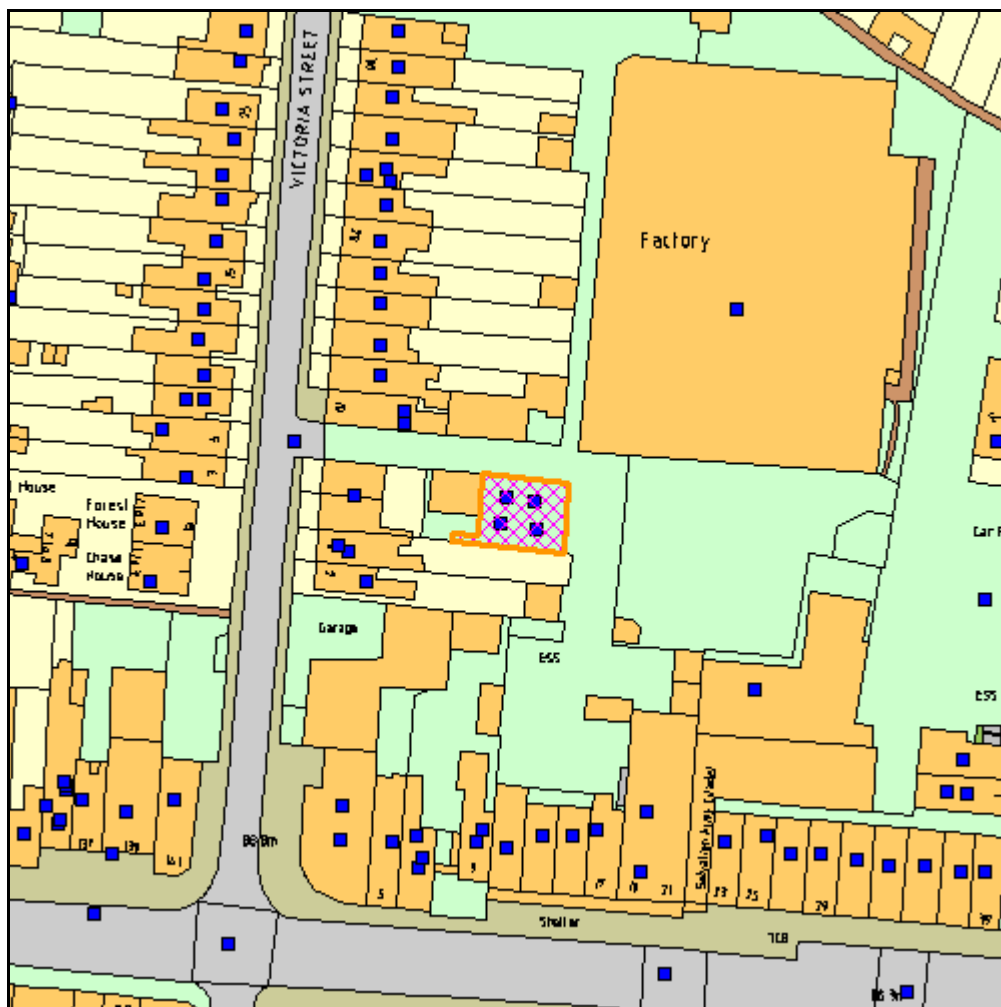
2. The hours of working on site during the period of construction shall be restricted to 07:30 - 18:00 Monday to Friday; 08:30 - 13:00 Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/1315/F	Applicant:	Mr M Wheeler Redkite Developments Ltd
Site:	1 Wathen Street Staple Hill South Gloucestershire BS16 5FN	Date Reg:	30th March 2017
Proposal:	Conversion of existing loft to include front and rear dormers to form 1 no. additional 2 bedroom flat	Parish:	None
Map Ref:	364950 175994	Ward:	Staple Hill
Application Category:	Minor	Target Date:	17th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection comment from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the conversion of an existing loft to form 1no. additional 2 bedroom flat. During the application changes to the design resulted in the removal of two front dormers to be replaced by rooflights and the introduction of a central front dormer over the stairwell. The two proposed rear dormers remain unchanged.
- 1.2 The application site relates to a block of 4 one bed flats situated to the rear of No. 8 Victoria Street, Staple Hill. The site is known as 1 Wathen Street and is located within the established settlement boundary of Staple Hill and within the Bristol East Fringe Urban Area.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS4A Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS29 Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

- H4 Residential Development within Existing Residential Curtilages
- T7 Cycle Parking
- T12 Transportation Development Control Policy for New Development

2.3 Emerging policy: South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

- PSP1 Local Distinctiveness
- PSP8 Residential Amenity
- PSP16 Parking Standards
- PSP38 Development within Existing Residential Curtilages
- PSP43 Private Amenity Standards

- 2.4 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) 2007
 Residential Parking Standard SPD (Adopted) 2013
 Waste Collection: Guidance for New Developments (Adopted) January 2015

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/0151/F Erection of two storey building to form 4no. self contained flats and associated works. (Resubmission of PK13/3717/F).
 Approved 16.4.15
- 3.2 PK13/3717/F Erection of 4no. dwellings with intergral garages (Resubmission of PK13/2320/F)
 Refused 18/12/2013

Refusal reason:

1 - *The proposed development, due to its location in relation to its close proximity to the access lane at the front of the site, lack of outlook from the rear of the site, in combination with the inadequate size of the living accommodation provided would create a cramped living environment for future occupiers, to the detriment of their residential amenity and contrary to policy CS1 of the adopted South Gloucestershire Core Strategy and the provisions of the National Planning Policy Framework.*

- 3.3 PK13/2320/F Erection of 4no dwellings with intergral garages
 Refused 16/08/2013

Refusal reasons:

1 - *The proposal does not provide satisfactory vehicle parking spaces to comply with the South Gloucestershire Residential Parking Standards (adopted for Development Management purposes April 2013). Additionally, access to the proposed garages, manoeuvring and turning is all restricted and there is no visibility for drivers pulling out of the garages onto the access road. The proposal would be likely to encourage vehicles to be left standing on the access road thereby interfering with the safe and free flow of traffic and causing obstruction, danger and inconvenience to other members of the travelling public all to the detriment of highway safety. The proposal is contrary to policy T12 and policy H4 of the adopted South Gloucestershire Local Plan.*

2 - *The proposed development would create a substandard environment for future occupiers due to the lack of a view afforded by the obscure glazed bedroom windows and the cramped nature of the amenity space for each dwelling, contrary to policy H2 of the adopted South Gloucestershire Local Plan.*

- 3.4 PK11/2195/F Minor external alterations to facilitate change of use from Offices (Class B1a) to 4 no. flats (Class C3) as defined in Town & Country Planning (Use Classes Order)

1987 (as amended) and associated works. (Resubmission
of PK11/1539/F)
Approved 23/08/2011

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
The area is unparished

4.2 Other Consultees

Sustainable Transport

Holding objection:

The proposed parking falls below the required standard. Improved parking need on site.

Updated comments:

Given the sustainable location of the site within walking distance of shops and alternative opportunities for visitor parking along with the marking out of parking bays on-site, the holding objection is removed subject to conditions regarding the parking provision and works to identify the bays.

Highway Structures

No objection subject to an informative.

Drainage Comments

No objection

Other Representations

4.3 Local Residents

One letter of objection have been received by the Council. The points raised are summarised as:

- Existing situation of overlooking and inter-visibility to the extent my curtains have to be kept drawn will be worsened
- Parking – on going problem
- Waste collection – current parking problems cause issues for waste collection vehicles
- Anticipate similar problems as experienced previously regarding access to my home and garage due to construction vehicles and equipment
- Constant change in tenants does little to promote community feel of area
- Potential for further impact on existing poor air quality in this area

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application is to be assessed against the above listed policies and all material considerations. It is noted that the site lies within the Bristol East Urban Fringe; the Local Development Plan supports development in this area but development is still required to meet the set standards in terms of being of

- the highest quality design, not having an adverse impact on residential amenity of future occupants or existing neighbours, meeting adopted parking standards and not having an adverse impact on highway safety.
- 5.2 Accordingly the development plan policy supports the introduction of additional housing in principle into this urban area. Additional weight is given in view of the current five year housing land supply position. This would add one unit to the housing supply, however the weight is tempered by the very modest nature of the addition. Other issues such as impact on residential amenity and impact on parking are important considerations which need to be fully assessed. This is discussed in more detail below.
- 5.3 Design and visual amenity
Planning history shows a successful applications for 4 x one bed flats was approved in 2015 with conditions relating to parking provision to be as per the approved plan.
- 5.4 The proposed development is to convert the existing loft space into a further flat of 2 bedrooms. This will be achieved by internal reconfiguration and by the introduction of three dormer windows, one to the front above the stairwell, and two to the rear, plus 4no. rooflights.
- 5.5 In terms of appearance dormer windows are not unacceptable additions to existing properties. The size of the dormer windows would not be out of scale with the existing property and as a modern building there can be no objection to the overall design of these additional features. The introduction of the rooflights to bring light into the converted loft are also acceptable in visual terms.
- 5.6 Residential Amenity
The existing block of flats is about 20 metres away from the rear of No. 6 and 8 Victoria Street, a row of terraced two-storey dwellings adjacent to the busy main road. It is noted that these properties have been converted into flats. Windows are present in first and second floors of these opposing blocks. The parking area is located in between the two, and nine external storage units are positioned along the southern boundary.
- 5.7 Issues of existing inter-visibility have been highlighted by a neighbour with the express concern that this proposed new flat at roof level would be a worsening of the existing situation. In the previously approved planning application the report acknowledged that given the distance between the two of about 20 metres the ability to see into one property from another where opposing windows are at the same level would not be unacceptable. However, in the scheme originally proposed under this application, opportunities for overlooking from the proposed front loft dormers into all of the opposite rooms from a higher and therefore different angle would be greater.

- 5.8 As a rough guide many Local planning authorities consider a distance of 21 to 24 metres is acceptable between two storey properties to minimise inter-visibility and overlooking. In this instance the distance between the two falls short being about 20 metres but this was considered acceptable, and is the existing situation. By a similar token many Local planning authorities also state that for buildings of more than two stories the respective distance must be increased and research indicates a distance of between 24 and 28 metres is the norm for a development to be regarded as being one that would not have an adverse impact on the amenity of neighbours. In this situation the degree of separation cannot change and therefore the level of overlooking from the second floor flat to the ground and first floor of neighbouring dwellings and flats must be given due consideration.
- 5.9 Revised plans were requested and received and these have removed two dormer windows in the front elevation and replaced them with rooflights and introduced a central dormer over the stairwell to achieve the necessary head height. Two rooflights will serve the kitchen area and two will serve one of the bedrooms. It is considered that this will satisfactorily address the issues of overlooking to an acceptable degree, similar to the existing situation and by the same token will not have a detrimental impact on the living conditions of future occupants. The central dormer will have fixed, obscure glazing.
- 5.10 The proposed conversion is considered to meet policy tests and the impact on residential amenity is not unacceptable.
- 5.11 Sustainable Transport
Planning permission for the 4 x one bed flats was given on the basis that sufficient off-street parking could be provided for that development and for the existing flats at Nos 6 and 8. Plans indicated that two groupings of four and three parking spaces would be located to the rear to serve the new flats and the original property along Victoria Street respectively. One additional space would be adjacent to the main road to the front.
- 5.12 By using adopted parking standards a total of 11no, parking spaces would now be required to serve both blocks – this figure includes a visitor's parking rate of 0.2 per flat. Nine spaces have been proposed (1 space to the front, and 8 to the rear).
- 5.13 The parking falls short of adopted requirements, but regard must be had to the scale of the development. Whilst no provision for visitor's parking can be accommodated on site, it must firstly, be recognised that all parking spaces on-site are unallocated and not assigned to individual flats and secondly, that there are alternative provisions within a reasonable walking distance to cater for the parking needs of occasional visitors to the flats.
- 5.14 With regard to the workability of the parking spaces and the introduction of one more space to the rear, the overall width of the parking area is 20.8 metres. Although the parking would be tight, 8 private cars could still use the space. Given that the surface material for the entire site comprises permeable gravel, it would not be possible to mark out the parking spaces with paint but it is considered appropriate for some indication of the bays to be made.

Discussions with the applicant have resulted in a proposal to mark out the 8 bays by using concrete paver strips set into the surface with a maximum 20mm lip. These are considered appropriate and will be covered by a condition attached to the decision notice.

5.15 Other matters

Comments have been received regarding potential impact due to inconsiderate parking of contractors during the construction phase. This is not a planning matter and should be discussed between the relevant parties. A condition regarding the hours of construction, however, will be attached to the decision notice to minimise disruption to existing occupants and closest neighbours. An increase in air pollution and the frequency of new tenants have also been given as objection reasons. The introduction of one new flat would be unlikely to cause any change in pollution levels and the lack of feeling of community is not a planning reason cannot be covered under this assessment.

5.16 Conclusion

The proposal is for the introduction of one new flat within the urban area. Policy supports development here and weight is given in favour of the scheme for this reason. Alterations in the design are considered to have addressed the potential for impact on the amenity of closest neighbours. Sufficient parking can be accommodated on site and the marking out of the car parking spaces to the rear is considered a betterment of the existing situation and this will be covered by an appropriate condition attached to the decision notice. The proposal is therefore considered acceptable and is recommended for approval.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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 hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 Monday to Friday and 8:00 to 13:00 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; Policy CS9 of the South Gloucestershire Local Plan (Adopted) 2013 and the provisions of the National Planning Policy Framework.

3. The loft flat shall not be occupied until the parking areas (including cycle storage) to the front of 1 Wathen Street have been provided as shown on Block Plan 017-083-21 Rev A; with the parking bays marked out by the use of concrete pavers set into the surface of the area as shown on approved plan Car Park Marking - 017-083-05 Rev A. The parking provision shall be retained as such thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest 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; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

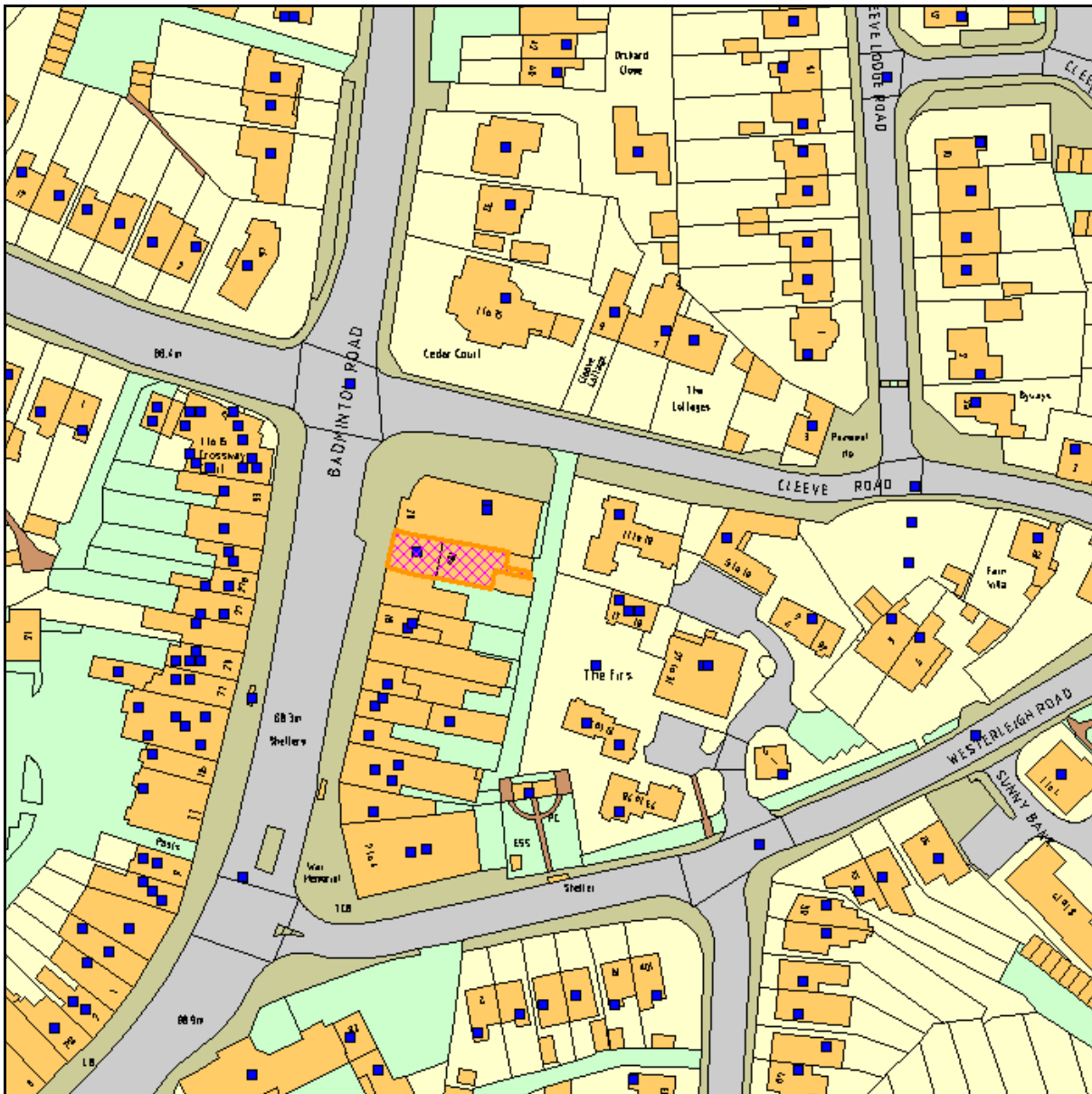
4. The glazing on the proposed front dormer above the stairwell shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PK17/1487/F	Applicant:	Mr Mark Brown Bournemouth Coffee Co.
Site:	18 Badminton Road Downend South Gloucestershire BS16 6BQ	Date Reg:	10th April 2017
Proposal:	Change of use from Play Cafe (Classes A3 and D2) to a mixed class coffee shop (Classes A3 and A1) as defined in the Town and Country (use classes) Order 1987 (as amended).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365184 176797	Ward:	Downend
Application Category:	Minor	Target Date:	26th May 2017



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following objections from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the Change of use from Play Cafe (Classes A3 and D2) to a mixed class coffee shop (Classes A3 and A1) as defined in the Town and Country (use classes) Order 1987 (as amended).
- 1.2 It is noted that a recent planning permission granted the change of use from a bank to a mixed use play café (Class use A3 and D2) and although the proposed new business venture would fall into the category of a café the application has been submitted to avoid uncertainty in the future.
- 1.3 The site is a ground floor unit, originally associated with the Nat West Bank at 18 Badminton Road, Downend. The unit is situated in a varied rank of shops in and neighbouring units include other banks such as Lloyds and HSBC, estate agents, take away food shops and a supermarket. On the opposite side of the road are a variety of businesses including cafés and restaurants, gift/card shops, charity shops, craft shop and a furniture store.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS13 Non-Safeguarded Economic Development Sites

CS14 Town Centres and Retailing

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

T12 Transportation

E3 Criteria for Assessing Employment Development

RT8 Small Scale Retail Uses

RT9 Changes of Use of Retail Premises within Primary and Secondary Shopping Frontages in Town Centres

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) August 2007
Shopfronts and Advertisements (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

Most relevant applications are listed below:

- 3.1 PK16/0642/F Change of Use from Bank premises (Class A2) to

	Approved	Play Cafe (Class A3 and D2) as defined in Town and Country (use Classes) Order 1987 (as amended). 6.4.16
3.2	PK17/0646/F Approved	Installation of new shopfront. 21.3.17
3.3	PK17/0679/ADV Approved	Display of 1no. internally illuminated fascia sign and 1no. internally illuminated projecting sign. 21.3.17

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection to this revised application.

Note the objections received from local residents to the opening of another coffee shop, which they believe could affect the viability of other cafes on Downend High Street.

4.2 Other Consultees

Transport comments:

No objection

Other Representations

4.3 Local Residents

Three letters of objection have been received – the points raised are summarised as:

- Already have four independently run coffee shops in the area – we have enough franchises – fear this could affect small businesses

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of importance is the location of the site within a primary shopping frontage. The proposal is for a change of use of former play café and meeting place (Class Use A3 and D2) to a mixed use coffee shop and café (Class Use A3 and A1).

- 5.2 Planning policy seeks to ensure that any change of use within shopping frontages whether they be primary or secondary retain or sustain the vitality and viability of the area. It is therefore important to assess the development in these terms. The below sections and headings seek to do this. In addition the impact on traffic and on-street parking must be considered and the impact on neighbouring properties. Of particular and material consideration is the existing permission for use as a café.

Assessment

5.3 National policy as shown in the NPPF is supportive of economic growth and building a strong and competitive economy to create jobs and prosperity. In particular supporting the vitality and viability of centres is emphasised. The following topic areas are useful in the overall assessment of this application: viable use, positive contribution, environmental impact, transportation effect, residential impact .

5.4 *Viable use*

The premises was granted planning permission to change from a former bank to a play café in 2016. The applicant put forward a business case as an expansion to an existing successful business venture in south Bristol but within a short few months it became apparent that this was not a viable concern. This proposal is for the premises to be taken on as a coffee house / café by a large chain of successful coffee shops. A number of objections have been received for this very reason citing that local shops should be run as independent entities and that a large chain would stifle local business. Unfortunately, the previous business illustrates that for that particular business model being independent in that location was difficult and the business has had to close. The fact that the site is proposed to be operated as part of a chain is not considered to attract weight in the consideration of this application. This is because it is the use class that is being considered rather than the characteristics of a specific operator/company. Any permission granted would rest with the land, and not be personal to the company or individual making the application.

5.5 It is further noted that a recent planning application has given permission for the first floor to be converted into flats. It is considered that the area has a sufficient mix of shops and businesses for the change of use to a coffee shop / café not to have a detrimental impact on the vitality of the area. In these terms the proposal is acceptable.

Positive contribution

5.6 The policy is also encouraging of new uses where they would make a positive and complementary contribution and would not undermine the retail function of the frontage.

5.7 The previous consent already established an A3 element at the site; moreover as retail behaviour changes (with the increase in internet shopping) it is recognised that facilities such as coffee shops attract and retain shoppers into an area. In this way the proposal would be a positive contribution to the local community.

Environmental

5.8 Comments made by Environmental Officers in relation to the previous application remain relevant. In general terms there is no objection to the proposed coffee shop/café. The applicant intends to serve sandwiches which can be toasted, and cakes. It is acknowledged that to permit a general A3 use this would allow the premises to be used for the preparation of hot food use in the future, which could include high odour type cooking (Fried Chicken, Indian, Chinese, Italian etc).

The proposed use as a café, while falling under this broad use class is unlikely to cause a problem and it would seem heavy handed to require the applicant to install full extraction with odour abatement when there is no evidence to support that it is necessary. It is not possible to use a personal condition to limit the use to the current applicant and the NPPF discourages the use of such conditions. Importantly, the applicant should be aware that if the food production increases they should update their extraction abatement system and provide details of any plant used this is to avoid enforcement action under Statutory Nuisance and would apply to any future occupant.

Transportation

- 5.9 The site is located within the Downend shopping area where there is good access to public transport and there is on-street parking and car parks within the vicinity of the site. In light of the above, there is no transportation objection to the proposed changed of use.

Residential

- 5.10 An application for the conversion of the first and second floor to residential use in the form of 2no. self contained flats and change of use of part ground floor from retail to residential garage has recently been approved.

It is proposed that the café would be open from 7:30 to 18:00 Monday to Friday, 8:00 to 18:00 and 9am to 5pm on Saturdays. Permission is also sought for Sunday and Bank Holiday opening of 9:00 to 17:00. These opening hours would be an increase on those granted to the play café and the potential impact on the residents living in the flat above is noted however, the proposed hours Monday to Saturday would not be unreasonable with the facility being closed after 6pm. Of more concern is the opening of the café on Sundays and Bank Holidays.

- 5.11 In response to officer's request to justify these times, the applicant has stated that there are almost 3000 Costa coffee outlets over the country all of which operate these hours for Sundays and Bank Holidays. It is furthermore stated that the majority of these have residential units above them. The agent has declared that there has never been any complaint from any residential occupier to do with sound/noise and confirms that the store would be fully sound insulated at ceiling level. Given the above the proposed hours are considered acceptable.

Design and Visual impact

- 5.12 This application is considering the change of use and no changes to the appearance of the unit are being proposed here.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 attached to the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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 cafe shall not open outside the following times :7:30 to 18:00 Monday to Friday, 8:00 to 18:00 on Saturdays and 9:00 to 17:00 on Sundays and Bank Holidays.

Reason

To protect the residential amenity and to accord with Policy RT9 of the South Gloucestershire Local Plan (Adopted) 2006 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 19/17 – 12 MAY 2017

App No.:	PT17/0129/F	Applicant:	Mr And Mrs R Thompson
Site:	Land Off Church Road Earthcott Alveston South Gloucestershire BS35 3TB	Date Reg:	16th January 2017
Proposal:	Change of use of land from agricultural to mixed use agricultural and equestrian, erection of stables, field shelters and associated hardstanding area. (Retrospective).	Parish:	Alveston Parish Council
Map Ref:	365288 185641	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	9th March 2017



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 100023410, 2008. N.T.S. PT17/0129/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as it represents a departure from relevant Green Belt Policy within the Development Plan. In this case any resolution to grant planning permission for this development does not need to be referred to the Secretary of the State for Communities and Local Government as the development is not of a large enough scale and it would not have a significant impact on the openness of the Green Belt (referral criteria is set out in the Departure Direction 2009).

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the retrospective change of use of land from agricultural use to a mixed use of agricultural use and private equestrian use. The application also seeks retrospective permission for the stables, field shelter and hardstanding.
- 1.2 The application site relates to an area of agricultural land approximately 7.17 acres in size and is sited to the north of Church Road in the open countryside outside of any settlement boundary and bounded by mature hedgerows. The stables and field shelter are sited next to the existing field entrance and gates.
- 1.3 The land is used for agricultural purposes involving sheep and private equestrian use. The stables and field shelter have been erected to enable livestock, equipment and feed to be kept safe and dry throughout the winter months and are also used in the spring when the sheep are lambing. The stables are constructed of timber and are of traditional appearance. At present there are 4 horses and a foal kept on the land.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)
E10 Horse Related Development
L1 Landscape Protection and Enhancement
T12 Transportation
LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Areas and Defined Settlement Boundary

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
No Objection
- 4.2 Transportation
No objection
- 4.3 Drainage and Flood Risk No
objection
- 4.4 Landscape
No objection

Other Representations

- 4.5 Local Residents
No comments

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Within the local Development Plan, Green Belt policy as it exists (and as relevant to this development proposal) is found within policies CS5 and CS34, which effectively state that development must comply with the provisions of the National Planning Policy Framework (NPPF) in that regard. As the development is located in the Bristol/Bath Green Belt and therefore the change of use is not strictly compatible with appropriate development which is clearly defined in the National Planning Policy Framework (2012) which does not include any change of use of land. The application is for the change of use from an agricultural use to mixed use of agricultural use and private equestrian use. In this respect, the application in respect of the equestrian use amounts to inappropriate development in the Green Belt, which is by definition harmful and should not be approved except in 'very special circumstances' (paragraph 87).
- 5.2 Paragraph 81 of the NPPF states 'local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation'. Given that the NPPF makes it clear that where facilities for recreation are 'appropriate', new buildings can be constructed, and buildings of permanent and substantial construction can be re-used. The recreation use is essentially supported in the Green Belt, as are new and re-used buildings appropriate for that use.
- 5.3 Saved Policy LC5 of adopted Local Plan 2006, states that proposals for outdoor sports and recreation outside the urban area and defined settlement boundaries will be permitted, subject to a number of criteria being met.

- 5.4 Furthermore saved Policy E10 of the adopted Local Plan reinforces the view that 'proposals for horse related development will be permitted outside the urban boundaries of settlements', subject to the following criteria being met:
- A. Development would not have unacceptable environmental effects; and
 - B. Development would not prejudice the amenities of neighbouring residential occupiers; and
 - C. adequate provision is made for vehicular access, parking and would not give rise to traffic conditions to the detriment of highway safety; and
 - D. Safe and convenient access to bridleways and riding ways is available to riders; and
 - E. There are no existing suitable underused buildings available and capable of conversion; and
 - F. The design of buildings, the size of the site and the number of horses to be accommodated has proper regard to the safety and comfort of horses.

The Officer's analysis of the proposal in relation to these criteria is considered below in further detail.

Impact on the openness of the Green Belt

- 5.5 Where the NPPF does define appropriate development at paragraph 89, the exceptions include new buildings for 'appropriate facilities for outdoor sport and development are also not inappropriate in the Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt'. A list of those developments that are not considered to be inappropriate is given and includes 'the re-use of buildings provided that the buildings are of permanent and substantial construction' but these do not include the change of use of the land.
- 5.6 The new stables and field shelter being an appropriate facility for an equestrian use, is therefore not considered to be inappropriate development within the Green Belt. The stables are modest in size and are well located on the existing hardstanding and screened by mature hedgerows. It is therefore considered to have minimal impact on the openness of the Green Belt. As the application also includes the change of use of agricultural land to a mixed use of agricultural and an equestrian use, it is considered that the change of use of land, in light of case law, is inappropriate. On this basis, 'very special circumstances' are required for this part of the application to be approved.
- 5.7 The application involves the use of the land for agricultural and recreational purposes, in particular equestrianism, which would retain the open nature of the field. The agricultural use of the land does not require planning permission as it does not constitute development and it is only the equestrian use of the land that needs to be considered. The presence of grazing horses is not an uncommon feature of the surrounding landscape and will not significantly alter the appearance of the land to the detriment of the rural character of the area. The impact on openness would be negligible and can be further protected by the imposition of conditions restricting additional equestrian paraphernalia from cluttering the field.

5.8 Horse Related Development Policy

Policy E10 Horse Related Development and LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary are the relevant horse related policies. These Policies support proposals for horse related development provided it does not have an unacceptable impact in relation to the environment, residential amenity, highway safety and horse welfare. Highway safety is dealt with later in this report within 5.5 Transportation issues. During the application process the applicant has agreed that no more than 5 horses would be kept on the site at any one time and this could be restricted by condition this is in line with DEFRA's guidance of one horse per acre. It is not considered that the stables would have any adverse environmental effects by means of noise, smells, flooding or disturbance due to its size and siting. There are no residential properties in close proximity to the development and as such there would be no adverse impact on residential amenity. The development therefore is considered to in accordance with the criteria listed in Policy E10 and Policy LC5.

5.9 Impact on Residential Amenity

The land is sited in the open countryside and there are no residential dwellings in the surrounding area. The site is bounded on three sides by open fields.

5.10 Landscaping

The land will remain unaltered, retaining existing mature hedgerows and trees. The existing hedgerows and trees screen a large amount of the new building from public views protecting the openness of the surrounding landscape. The stables are low level of traditional timber design and do not look out of place in the surrounding landscape. The stables have been located adjacent to the existing field entrance and hardstanding previously used for the sheep enterprise. There are no concerns in respect of the landscape impact.

5.11 Transportation

The existing field access will be utilised and there have been no objection from the Transportation Officer regarding the use of the access as it is not considered that the development will lead to any additional vehicular movements.

5.12 Design

In design terms the stables are of modest size with a ridge height of 2.5m and 2.6 metres and constructed of timber. The overall scale and design of the building is considered acceptable in this location. The application site is relatively well enclosed by high hedgerows and trees, all of which would be retained and screen the building from public view. The stable block is located on the southern boundary close to the existing entrance and hardstanding where it would be least conspicuous and in close proximity to the existing field entrance and associated hardstanding and turning area.

5.13 Planning Balance

While the change of use to an equestrian use is inappropriate development, it has a minimal impact on the openness of the Green Belt and can be further protected via appropriate conditions.

The recreation use is essentially supported in the Green Belt, as the NPPF states: 'local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation'. Accepting that the NPPF makes it clear that facilities for outdoor sport and recreation are 'appropriate', and new buildings can be constructed, the new stables and field shelter, being an appropriate facility for an equestrian use, are therefore not considered to be inappropriate development within the Green Belt.

Therefore on balance this is considered to clearly outweigh any harm to openness by reason of inappropriateness and amounts to very special circumstances to justify a departure from the Development Plan Policy.

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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

Contact Officer: Kevan Hooper
Tel. No. 01454 863585

CONDITIONS

1. The number of horses kept on the site edged in red shall not exceed 5.

Reason

In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; and saved Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. No jumps, fences, gates or other structures for accommodating animals and providing associated storage shall be erected on the land.

Reason

To protect the character and appearance of the area, and to accord with Policies CS1; CS9 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. At no time shall the stables and the associated land be used for livery, riding school or other business purposes whatsoever.

Reason 1

To protect the character and appearance of the Green Belt, and to accord with Policies CS1; CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the National Planning Policy Framework.

Reason 2

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the National Planning Policy Framework.