



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF PLANNING, TRANSPORTATION AND STRATEGIC
ENVIRONMENT**

CIRCULATED SCHEDULE NO. 18/07

Date to Members: 03/05/07

Member's Deadline: 11/05/07

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 **within five working days of the publication of the schedule (by 12 noon)**. 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.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Area Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (by 12 noon) (see cover page for the date). A proforma is attached for your use and should be forwarded by fax to the appropriate Development Control Support Team, or by sending an email with the appropriate details to PlanningApplications@southglos.gov.uk

Members will be aware that the Director of Planning, Transportation and Strategic Environment has a range of delegated powers designed to improve the efficiency and effectiveness of the Development Control service. The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Area 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
- g) Applications for the following major development:
 - (a) Residential development the number of dwellings provided is 10 or more, or the development is to be carried out on a site having an area of 0.5 ha or more and the number of dwellings is not known.
 - (b) Other development(s) involving the provision of a building or buildings where the floor space to be created is 1000 sq. m or more or where the site has an area of 1 ha or more.

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 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 Team Leader 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. Do not leave it to the last minute
- Always make your referral request in writing, either by letter, e-mail or fax, preferably using the proforma provided. Make sure the request is sent to the Development Control Support Team (East or West as appropriate), not the case officer who may not be around to act on the request, or email planningapplications@southglos.gov.uk. Please do not phone your requests, as messages can be lost or misquoted.
- 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

CIRCULATED SCHEDULE

DATE: 03/05/07

SCHEDULE NO. 18/07

If you wish any of the applications to be considered by the appropriate Area Committee you should return the attached pro forma not later than 5 working days from the date of the appropriate schedule (by 12 noon), to the appropriate Development Control Support Team. For the Kingswood area, extension 3544 (fax no. 3545), or the Development Control Support Team at the Thornbury office, on extension 3419 (fax no. 3440), or email Planningapplications@southglos.gov.uk.

The Circulated Schedule is designed to improve the effectiveness and efficiency of the Development Control service. To minimise referrals to the Area Committees, Members are requested to discuss the case with the case officer or team leader to see if any issues can be resolved without using Committee procedures for determining the application.

COUNCILLOR REQUEST TO REFER A REPORT FROM THE CIRCULATED SCHEDULE TO THE APPROPRIATE COMMITTEE

| NO. OF SCH | APP. NO. | SITE LOCATION | REASON FOR REFERRAL |
|--|----------|---------------|---------------------|
| | | | |
| Have you discussed the application(s) with the case officer and/or area team leader? | | | |
| Have you discussed the application with the ward members(s) if the site is outside your ward? | | | |

Please note: - Reason for Referral

The reason for requesting Members to indicate why they wish the application to be referred, is to enable the Committee to understand the reason for referral in the determination of the application, or to allow officers to seek to negotiate with the applicant to overcome the Member's concerns and thereby perhaps removing the need for a Committee determination.

SIGNATURE

DATE

Circulated Schedule 03 May 2007

| ITEM NO. | APPLICATION NO | RECOMMENDATION | LOCATION | WARD | PARISH |
|-----------------|-----------------------|-------------------------|---|----------------|---------------------------|
| 1. | PK07/0601/F | Approve with conditions | Yate Leisure Centre Kennedy Way Yate South Gloucestershire BS37 4DQ | Yate North | Yate Town Council |
| 2. | PK07/0741/F | Approve with conditions | Car Park Rear of Cleeve Wood Road Downend South Gloucestershire BS16 2SF | Downend | Downend and Bromley Heath |
| 3. | PK07/0928/F | Refusal | 1 Baron Close Bitton South Gloucestershire BS30 6LS | Bitton | Bitton Parish Council |
| 4. | PK07/0983/F | Approve with conditions | 18 Westcourt Drive Oldland Common South Gloucestershire BS30 9RU | Oldland Common | Bitton Parish Council |
| 5. | PT06/2535/CLE | Approve | Land adjoining Philwood Cottage Earthcott Green Alveston South Gloucestershire BS35 3TA | Alveston | Alveston Parish Council |
| 6. | PT07/0887/F | Approve with conditions | 12 Charles Road Filton South Gloucestershire BS34 7ET | Filton | Filton Town Council |
| 7. | PT07/1017/F | Approve with conditions | Flat 2 Spring House 551 Filton Avenue Horfield South Gloucestershire BS7 0QH | Filton | Filton Town Council |

CIRCULATED SCHEDULE NO. 18/07 – 03 MAY 2007

App No.: PK07/0601/F
Site: Yate Leisure Centre Kennedy Way Yate
 BRISTOL South Gloucestershire BS37
 4DQ

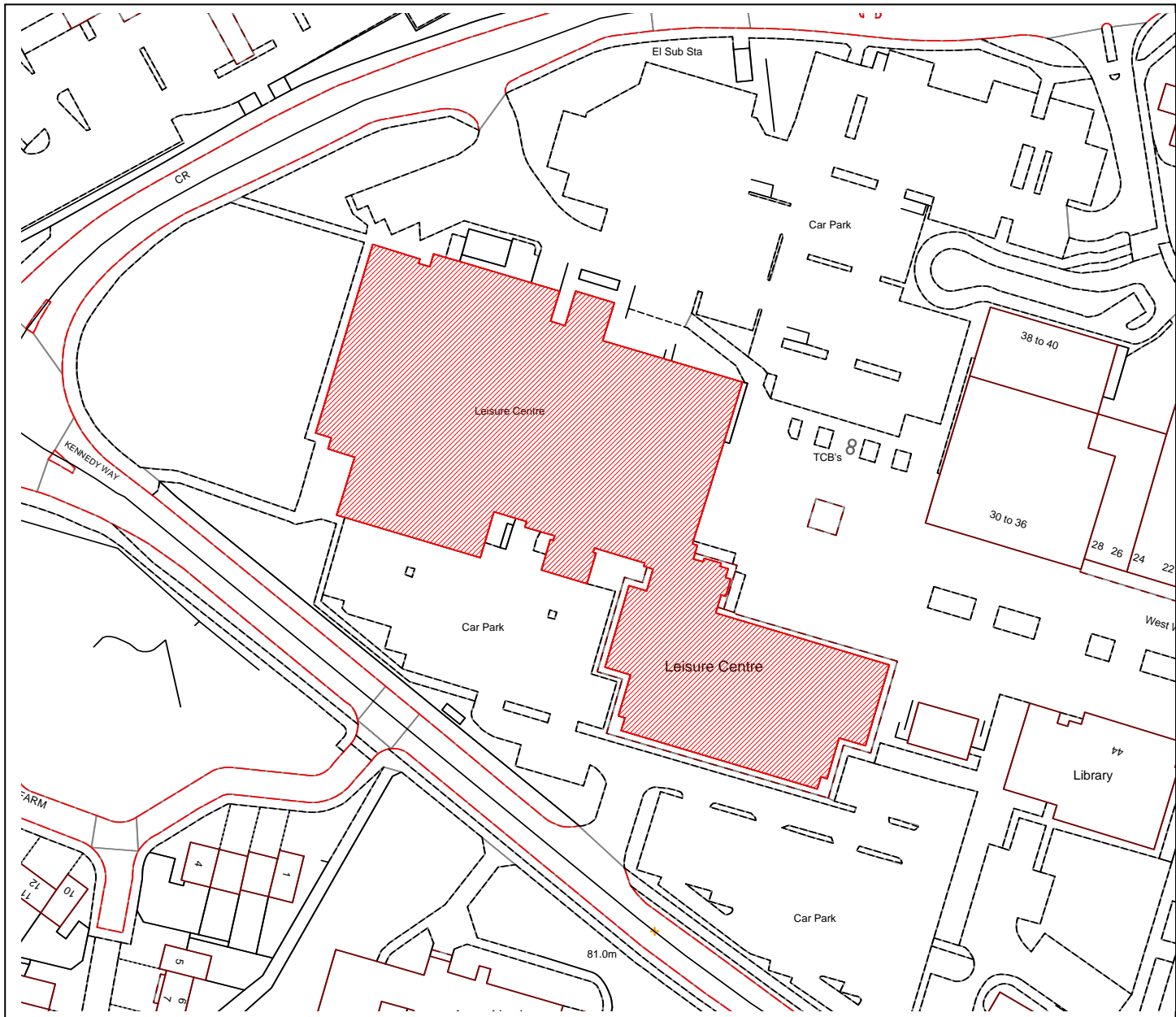
Applicant: Mr A Welmers
Date Reg: 22nd February 2007

Proposal: Change of use of Sauna within Leisure
 Centre (Class D2) to Hairdressing Salon
 (Class A1) as defined in the Town and
 Country Planning (Use Classes) Order
 1987 (as amended).

Parish: Yate Town Council

Map Ref: 71214 82495

Ward: Yate North



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N.T.S

PK07/0601/F

INTRODUCTION

This application appears on the Circulated Schedule because of five objections; two from Town / Parish Councils, two from members of the public and one from a disabled care body.

1. THE PROPOSAL

1.1 Full planning permission is sought for the change of use of a sauna within the Yate Leisure Centre (Class D2) to a hairdressing salon as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

1.2 The sauna is currently located on the first floor of the Leisure Centre adjacent to a mezzanine corridor above the Sports Hall.

1.b Information submitted in support of application

1.3 Following the submission of two early objections the applicant submitted a response letter detailing the following summarised points:

- The site is located within the town centre less than 100 metre walk from the other shops. Thus in retail policy terms it complies with Policy RT 1 of the South Gloucestershire Local Plan.
- In line with PPS 6 (Town Centre Development) the number of existing hairdressers in the town is not fundamental to the decision as 'it is not the role of the planning system to restrict competition, preserve existing commercial interest or to prevent innovation'.
- The proposal does not represent a new hairdressing business as the enterprise is already located in the town centre and is simply relocating to the leisure centre.
- The application is not made by the Leisure Trust but by the applicant's business
- The new hairdressing salon is a de minimis floor space within the whole centre and does not prejudice its overall operation for sport.
- It is understood that the remaining sauna will become a unisex facility to be redecorated and refurbished at the same time as the salon is developed
- The proposal has been agreed by the South Gloucestershire Leisure Trust's Board of Trustees and it is understood that the trust has sought written permission for the changes from South Gloucestershire Council's Community Services department
- The hairdresser includes a specialist facility for children and is a good linked facility with the Leisure Centres other use by families.
- Other leisure centres in South Gloucestershire already provide a range of linked facilities. For example, Bradley Stoke Leisure Centre includes a library, hairdressers, beauty and physiotherapy rooms
- The additional facility draws people into the centre and contributes to and supports the promotion of sport and leisure and establishes a vibrant and modern place to visit
- The revenue attained from the facility is not prejudicing other forms of sport but provides additional revenue to compliment wider improvements to the centre
- The application is fully supported by the Leisure Centre Manager and staff

2. POLICY CONTEXT

2.1 National Guidance
PPS 6 – Planning for Town Centres

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
RT1 – Development in Town Centres

3. RELEVANT PLANNING HISTORY

3.1 No relevant history.

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

Yate Town Council

Object – Leisure Centre is for leisure purposes. There are several hairdressers in the centre and also, additional hairdressers throughout the parish. There is no public clamour for an additional hairdressing facility but there is demand for improved/refurbished leisure facilities (e.g. changing rooms).

Doddington Parish Council

Object – application is detrimental to existing Leisure facilities.

4.2 Other Consultees

Environmental Services

No adverse comments

Other Representations

4.3 Local Residents

Two objections received from members of the public and one objection from a disabled care body expressing the following concerns:

- no need for more hairdressers in Yate shopping centre
- the proposed space could be put to better use to cater for disabled people
- leisure centres are for keeping fit and healthy. Creates poor impression for children if a hairdresser is opened.

One letter of support has been received expressing the following endorsements:

- clarification that the applicant has submitted the application and not South Gloucestershire Leisure Trust. Thus the operational risk and cost lies with the applicant.
- salon will pay commercial rate of rent to the Leisure Trust which will add to the Trusts turnover ensuring it can invest further into local facilities.
- the rent received exceeds the revenue currently generated from the area.

- trustees approved the application to the Charity in January 2007 only on the basis that the costs for redevelopment and risk of operation would not fall to the charity.
- written principle permission (subject to necessary approvals) for change of use was received from South Gloucestershire Council's Director of Community Services in January 2007.
- salon will occupy a very small floor space in respect of Leisure Centre size and does not adversely affect its overall operation for sport. It will occupy the male sauna which has historically been underutilised and difficult to manage.
- the remaining sauna will become a unisex facility and will be redecorated and refurbished by the Leisure Trust at the same time that the plans for the salon are developed. Thus supporting a project that will enhance facilities.
- the salon will provide a good linked facility with the centres other use by families and the salon has the potential to draw more people into the centre therefore contributing to the promotion of sport and leisure helping to establish the centre as a vibrant and modern place to visit.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy RT1 (Development in Town Centres) of the South Gloucestershire Local Plan allows for the principle of retail development within town centres provided that it would not detract from the overall vitality and viability of the centre; is consistent with the scale and function of the centre; would be accessible to public transport users, pedestrians, cyclists and those with special mobility needs; would not have an unacceptable environmental, transportation or residential amenity affect; and, would include residential accommodation or other non retail uses appropriate to a town centre on upper floors.

- 5.2 The sauna is currently located on the first floor of the leisure centre adjacent to a mezzanine corridor above the Sports Hall. It is located approximately 7 metres from the Coffee Shop. It will utilise a floor area of approximately 80 square metres. The plans reveal that the space will enable up to 10 people to have their hair cut simultaneously with 5 of the seats being designated specifically for children. The application forms indicate that no external changes will occur but certain internal walls will be demolished.

5.3 **A / B. WOULD THE DEVELOPMENT DETRACT FROM THE OVERALL VIABILITY AND VITALITY OF THE CENTRE & WOULD THE DEVELOPMENT BE CONSISTENT WITH THE SCALE AND FUNCTION OF THE CENTRE?**

The proposed salon is classified in the Use Classes Order as being an A1 use (shops). Paragraph 3.30 of Planning Policy Statement 6: Planning for Town Centres, states

Shops may be proposed as an ancillary element to other forms of development (for example, petrol filling stations...or other leisure, tourist and recreational facilities). Local planning authorities should ensure that in such cases the retail element is limited in scale and genuinely ancillary to the main development.

In line with this guidance, combined with the fact that the proposed use is classified as an A1 (shops) use and therefore a suitable use within a town centre, it is considered to be an acceptable proposal. Furthermore its limited scale when compared to the total floor space of the leisure centre ensures that the proposed use is consistent with the scale and function of the centre and will contribute to the vitality and viability of the centre by complimenting the existing retail facilities.

5.4 **C. WOULD THE DEVELOPMENT BE ACCESSIBLE TO PUBLIC TRANSPORT USERS, PEDESTRIANS, CYCLISTS AND THOSE WITH SPECIAL MOBILITY NEEDS?**

As stated in paragraph 9.18 of Policy RT1 of the South Gloucestershire Local Plan, town centres are generally highly accessible by public transport, pedestrian and cycle networks and offer the best opportunity for people to make linked trips. Consequently, due to the salons position with the town centre it is considered that it would be accessible to public transport users.

5.5 **D. WOULD THE DEVELOPMENT HAVE AN UNACCEPTABLE ENVIRONMENTAL, TRANSPORTATION OR RESIDENTIAL AMENITY EFFECT?**

Environmental Analysis

The Council's Environmental Health Officer has assessed the scheme and raises no objection. Accordingly it is considered that the development will not have an unacceptable environmental impact.

Transportation Analysis

The Council's Transportation Officer has assessed the scheme and raises no objection. He notes that the traffic generated will have no impact when compared to the traffic generated currently. Accordingly, it is considered that the development will not have an unacceptable transportation impact.

Residential Analysis

In respect of ensuring the development will not prejudice residential amenity it is considered that because the proposed use is contained entirely within the Leisure Centre surrounding residents will not suffer from a loss of residential amenity. In any event the closest residential properties are positioned in excess of 70 metres from the proposed development and thus will not be affected by the proposal.

5.6 **E. WOULD THE DEVELOPMENT INCLUDE RESIDENTIAL ACCOMMODATION OR OTHER NON RETAIL USES APPROPRIATE TO A TOWN CENTRE ON UPPER FLOORS?**

Owing to the salon being located on the first floor of the leisure centre it is considered that the proposal is not required to satisfy this criterion.

5.7 Consultation concerns

Concern was raised that the proposed salon will be detrimental to the existing leisure facilities. It is considered, however, that the proposed salon will occupy a limited amount of floor space in comparison to the overall floor space within the centre. As a result the proposal does not undermine the centre's ability to operate as leisure facility to such an extent that it warrants refusal.

Concern was also raised that there is no need for extra hairdressers in Yate. In respect of this national planning policy in the form of PPS 6 (Planning for Town Centres) states in paragraph 1.7 that

It is not the role of the planning system to restrict competition, preserve existing commercial interests or to prevent innovation.

As a result the commercial related concerns are not considered to be a material consideration in the determination of this application.

In respect of the consultation response requesting that the leisure centre provides increased facilities for disabled users, it is considered that this is not a material consideration in the determination of the application but this issue could be raised by the disabled care body with the management of the Leisure Centre outside of the planning application process.

5.8 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. [In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 decision 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 Planning permission be **GRANTED** subject to the following conditions:

Background Papers **PK07/0601/F**

Contact Officer: **Edward Purnell**
Tel. No. **01454 863056**

CONDITIONS

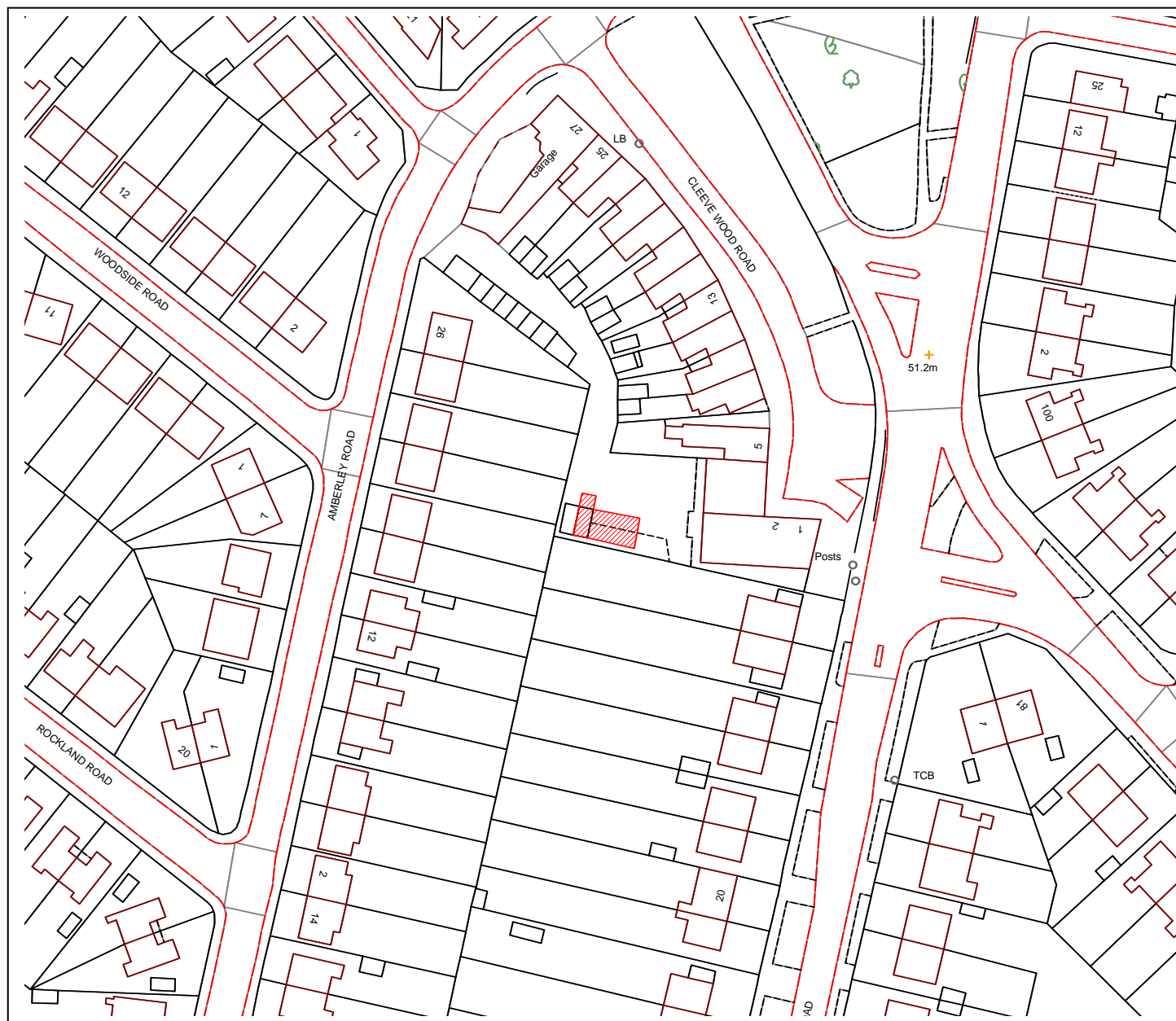
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

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

CIRCULATED SCHEDULE NO. 18/07 – 03 May 2007

| | | | |
|------------------|--|-------------------|------------------------------|
| App No.: | PK07/0741/F | Applicant: | Mr P A Morris-Rents |
| Site: | Car Park Rear of Cleeve Wood Road Downend BRISTOL South Gloucestershire BS16 2SF | Date Reg: | 9th March 2007 |
| Proposal: | Erection of a block of 4 no. garages. | Parish: | Downend and Bromley Heath |
| Map Ref: | 64638 77228 | Ward: | Downend |



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N.T.S

PK07/0741/F

INTRODUCTION

This application appears on the Circulated Schedule because of six objections; two from local residents; one from the local parish Council and three from local businesses.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of four attached garages. These will be connected to two existing attached garages located in the south west corner of the car park. The applicant's agent has confirmed they will be used for residential purposes only.
- 1.2 The application site consists of a rear car park located to the rear of Cleeve Wood Road in Downend. The car park is accessed via a single lane off Amberley Road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 - Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 - Achieving Good Quality Design
T12 - Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 No history exists.

4. CONSULTATION RESPONSES

- 4.1 Downend & Bromley Heath Parish Council
Object for the following reasons:
- question ownership of land
 - loss of turning space for delivery traffic to shops
 - concern over need to move neighbours fence

Other Representations

- 4.2 Local Residents
Two letters of objection were received from local residents. Their objections and concerns are summarised below
- increased traffic in lane increases risk to users of the lane
 - increased traffic creates highway risk at junction with Amberley Road
 - no need for garages
 - lack of parking space in rear car park will lead to increase in on street parking
 - concern garages could be used for industrial rather than residential use

Three letters of objection received from local businesses. Their objections and concerns are summarised below

- reduced turning area for delivery and refuse collection vehicles
- garages will lead to increase in on street parking on Cleeve Wood Road resulting in less room for shoppers and visitors
- loss of earnings to all shopkeepers
- detrimental effect on the letting and resale value of these properties
- increased crime risk
- plans fail to show restricted parking area for local business
- fence is in same place as 50 years previous
- increase in noise levels as garage could be used for industrial purposes
- access issues through gate in fence
- ownership details are incorrect
- access to garages would be across land not in control of applicant
- lead to obstructions of existing spaces

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006, seeks to ensure development is only permitted where good standards of site planning and design are achieved. Policy T12 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity in the locality. Policy H2 relates to residential development within the existing urban areas. The principle of residential garages within an existing car parking area is considered acceptable.

5.2 Design / Visual Amenity Analysis

The garages would be constructed from brick to match the existing two garages already on site. Furthermore they would reach the same height as the existing garages (approximately 5.5 metres) and incorporate similar design principles such as flat roofs. As a result it is considered that the garages are acceptable in visual terms given their functional location within a rear park.

5.3 Transportation Analysis

Concern was raised that the garages would be detrimental to highway safety and lead to an unsatisfactory turning area. The Council's Development Control Transportation officer has assessed the scheme and does not object. He points out that the proposal would not have an additional traffic impact onto the access lane and hence, there are no highway objections to this proposal. He also recommends that a condition be added to the decision notice to limit the use of the garages to parking only.

5.4 Other matters arising

Numerous objectors have questioned the ownership details contained in the application (ownership of application site; position of boundary fences; restricted parking areas; access to garages across land not in control of applicant). It should be noted that the Local Planning Authority is not required to determine ownership. Consequently it is not necessary to take these concerns into account when determining a planning application. Such disputes should be settled privately between the parties concerned.

In addition objections were raised that the development would result in loss of earnings at local shops and have a detrimental impact on letting and resale

values of surrounding properties. Such concerns are not planning considerations and therefore are not taken into account in the determination of this application.

In respect of comments received suggesting the garages would be used for industrial purposes and thus cause an increase in noise pollution, this is not what has been applied for, however a condition will be added to the decision notice to ensure that the garages are used solely for the garaging of private motor vehicles and ancillary domestic storage only.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.6 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. [In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission be **GRANTED** subject to the following conditions:

Background Papers **PK07/0741/F**
Contact Officer: **Edward Purnell**
Tel. No. **01454 863056**

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 and 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 D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

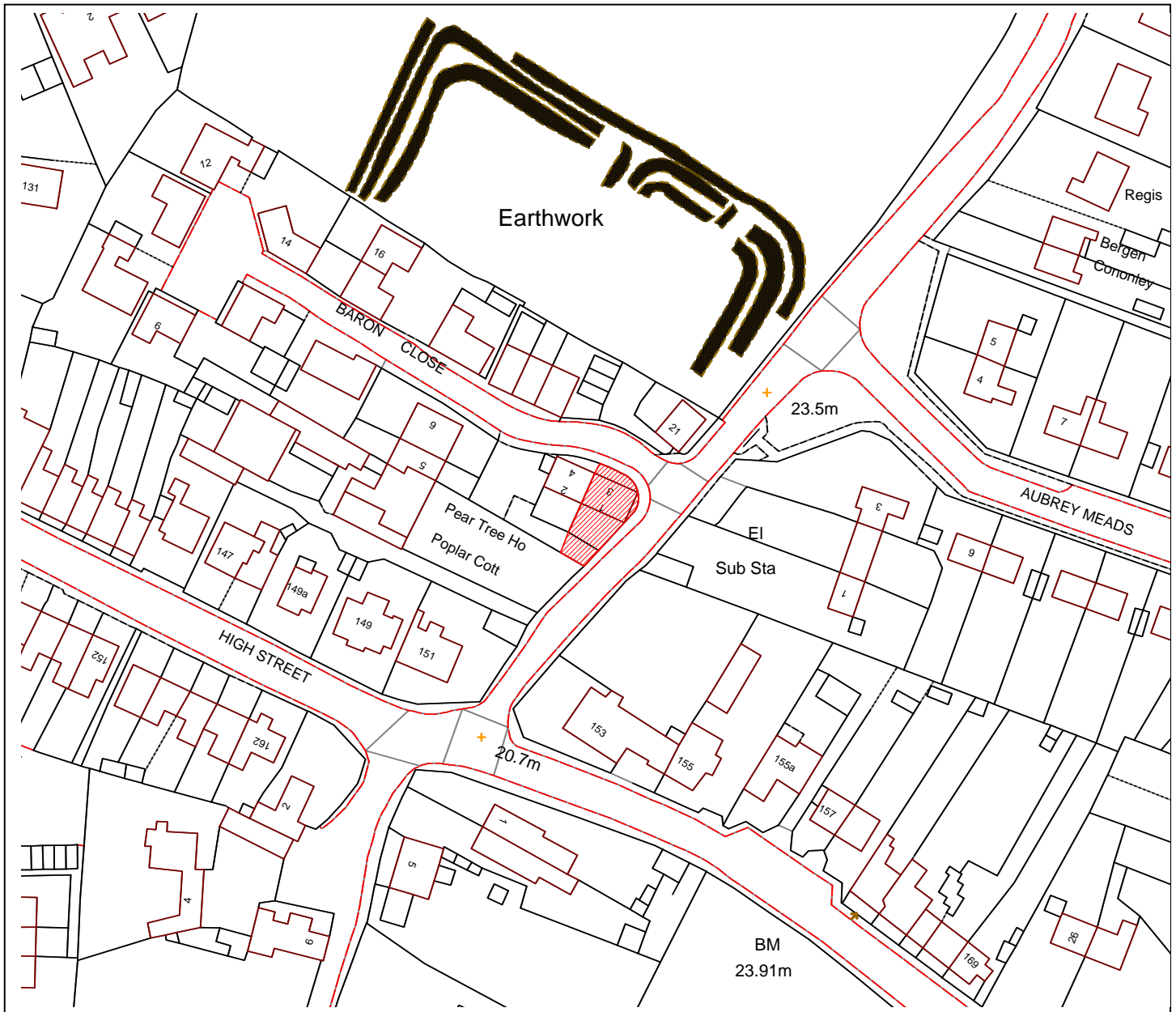
3. The garage hereby permitted shall be retained as such and shall not be used for any purpose other than the garaging of private motor vehicles and ancillary domestic storage without the prior written consent of the Local Planning Authority.

Reason:

To ensure that the garage is available for its prime purpose of providing parking for a domestic vehicle in the interest of highway safety and to accord with policy T12 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 18/07 – 03 MAY 2007

| | | | |
|------------------|---|-------------------|-----------------------|
| App No.: | PK07/0928/F | Applicant: | Mrs B Childs |
| Site: | 1 Baron Close Bitton BRISTOL South Gloucestershire BS30 6LS | Date Reg: | 22nd March 2007 |
| Proposal: | Erection of fence on top of existing wall to create a combined height of 1.61 metres (Retrospective). | Parish: | Bitton Parish Council |
| Map Ref: | 68281 69615 | Ward: | Bitton |



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PK07/0928/F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule procedure as a result of representation that is contrary to the recommendation.

1. THE PROPOSAL

- 1.1 Retrospective planning permission is sought for the erection of a 1 metre (height approximate) close boarded fence on top of an existing 1 metre (height approximate) of natural stone.
- 1.2 The application property comprises of recently constructed two storey end of terrace dwelling. It is located on a prominent position adjacent to the junction of Baron Close and Golden Valley Lane to east. The site is lies within the village development boundary of Bitton and within the Bitton Conservation Area. The proposed boundary treatment runs alongside Golden Valley Lane and is visible in the context of the wider conservation area.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1
PPG15

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Design
H4 Development within Existing Residential Development
L12 Conservation Areas

- 2.3 Supplementary Planning Guidance
Bitton Conservation Area leaflet

3. RELEVANT PLANNING HISTORY

- 3.1 PK03/1134/F – Demolition of existing industrial buildings and erection of 18no. dwellings. Change of use of building from office to 2no. cottages. Approved 2003.

PK03/1131/LB Associated Listed building application also approved.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Object for the following reasons. The site had been particularly designed to complement its location in a Conservation Area and this fence changes the character of the street.

Other Representations

- 4.2 Local Residents & other representations
One letter of support received containing the following, summarised, content:
- without fencing garden would be very exposed.

- other examples of similar fences in the immediate vicinity.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 permits development within existing residential curtilages subject there being no adverse impact on existing visual and residential amenities. Regard must also be had to Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Bitton Conservation Area leaflet which emphasises the need for development to preserve the special architectural and historical character and appearance of the Conservation Area. In addition it is necessary to consider the original planning permission for this site in 2003.

5.2 Visual Amenity & Conservation Area Analysis

The Council's Conservation Officer has assessed the scheme and raises an objection. She comments that the property is located within a recent development on the edge of the village. The form of development and materials used has sought to respect the character of the conservation area. The boundary treatment to public areas is generally of stone boundary walls (with some railings) which seek to echo the traditional character of the settlement. The introduction of wood fencing panels thus is considered inappropriate and detracts from the traditional character of the conservation area. This boundary is considered particularly important as it adjoins the road to the front of the development and is thus visible in the context of the wider conservation area and adjoining listed and traditional building.

It is suggested that the fence panels should be removed and a more sympathetic solution sought which will not harm the character of the conservation area. To this end it is recommended that the height of the boundary treatment be increased through the use of natural stone to match the existing wall.

It should be noted that No. 15 Baron Close has recently been granted permission to increase the height of its boundary wall through the use of stone. This application was submitted as a result of enforcement action due to the fence being erected without planning permission. As with this application it was considered inappropriate to have a wooden boundary treatment. Thus, in accordance with this position, it is considered that the current application should be refused.

5.3 Residential Amenity / Amenity Space / Highway Safety Analysis

Given the location and nature of the proposal it is considered that there is a detrimental impact on surrounding occupiers.

5.4 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. [In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 decision to refuse 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 Planning permission be **REFUSED** for the following reasons:

Background Papers **PK07/0928/F**

Contact Officer: **Edward Purnell**
Tel. No. **01454 863056**

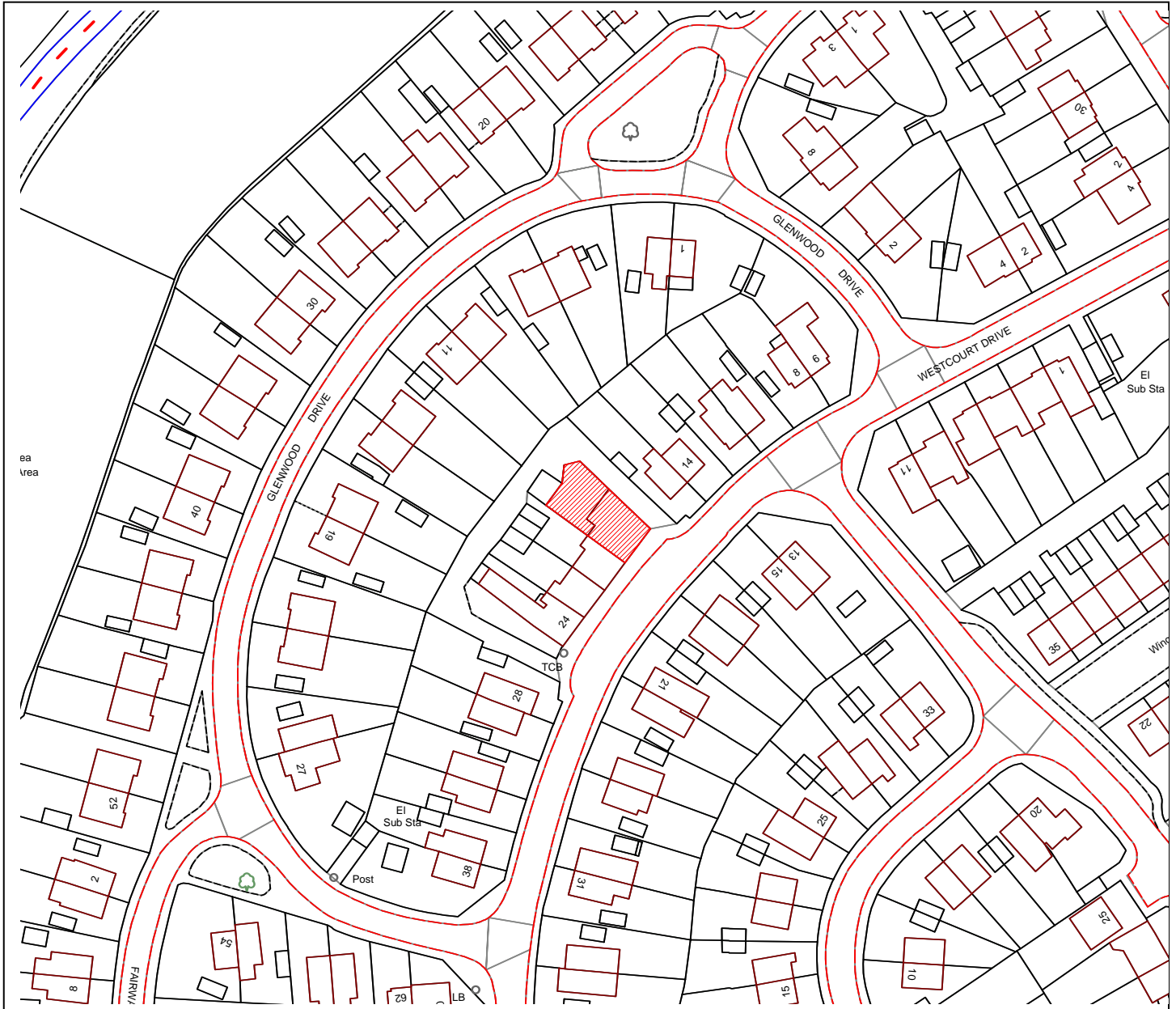
REFUSAL REASONS

1. The site is within the Bitton Conservation Area and it is considered that the proposed development, if allowed, would detract from the special architectural and historic character of the designated area. The proposal is therefore contrary to Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 18/07 03 May 2007

App No.: PK07/0983/F
Site: 18 Westcourt Drive Oldland Common
 BRISTOL South Gloucestershire BS30
 9RU
Proposal: Installation of ATM to front elevation and
 erection of 2no. bollards.
Map Ref: 66974 71733

Applicant: Mr J Mason
Date Reg: 28th March 2007
Parish: Bitton Parish
 Council
Ward: Oldland Common



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N.T.S

PK07/0983/F

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule Procedure as a result of an objection received from the Parish Council regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks permission for the installation of a new ATM machine and the erection of two bollards.
- 1.2 The application site relates to an existing retail unit situated within a rank of other units situated outside the established shopping area of Kingswood.

2. POLICY CONTEXT

2.1 National Guidance
PPS1

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

T12 Transportation Development Control Policy for new Development

3. RELEVANT PLANNING HISTORY

- 3.1 The following 'relevant' planning history relates to the application site:
- 3.2 P86/4873 Installation of new shop front
Approval January 1987

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors objected to the proposed development:

- 1) The presence of an ATM would increase the amount of traffic to the locality, which is already heavily congested at times
- 2) There is already a litter bin and a lamp post on the pavement in this area and it was felt that further obstructions would be to the detriment of people using the pavement
- 3) The nature of the development would lead to its 24 hour use a day resulting in disturbance of residents at all times of the day and night.

Other Representations

4.2 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to achieve good standards of design. Policy T12 also seeks to ensure that development does not impact on highway safety.

5.2 Visual Amenity

The proposed alterations to accommodate the ATM will be on the principal elevation of the building, which is directly visible to passer bys. The application also proposes the erection of two bollards which will measure 1.20m in height. The bollards will be set back 0.30m from the front elevation of the building directly in front of the proposed ATM.

5.3 It is considered that the proposed alterations will not have an adverse impact on the character of the main building or the visual amenities of the immediate street scene.

5.4 Residential Amenity

An objection has been raised by the Parish Council on the grounds that the provision of an ATM in this location would result in noise and disturbance to residents. Whilst it is recognised that the public would have access to the ATM 24 hours a day, it is considered that the level of usage in the later hours would be minimal, and therefore would not have such a detrimental impact on the existing amenities of local residents so as to warrant refusal of the application.

5.5 Transportation Issues

An objection has been raised by the Parish Council on the grounds that the proposed ATM will lead to additional traffic, in an already congested area. Members are advised to consider that the Councils' Highway Officer has advised that regard must be had for the existing situation. The application site forms part of an existing rank of shops which already attract customers. It is considered that visitors will be a mix of walkers and car drivers. Those arriving by car have access to an existing lay-by directly in front of the units and regard must also be had to the fact that parking can take place in nearby roads as there are no parking restrictions. Even if visits are solely for the purpose of withdrawing money from the ATM, such visits will be short term.

5.6 It is also considered that as the bollards will be sited close to the building that they would not impact on pedestrian movement.

5.7 It is therefore considered that the proposed works would not have such a detrimental impact on highway safety so as to warrant refusal of the application.

5.8 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

6. CONCLUSION

6.1 In accordance with Section 38/6 of the Planning and Compulsory Purchase Act 2004. Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

The recommendation to grant permission has been taken having regard to the policies and proposals in the 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 Planning permission be granted subject to the following planning conditions.

Background Papers PK06/2684/F

**Contact Officer: Tracey Price
Telephone Number: 01454 863424**

CONDITIONS

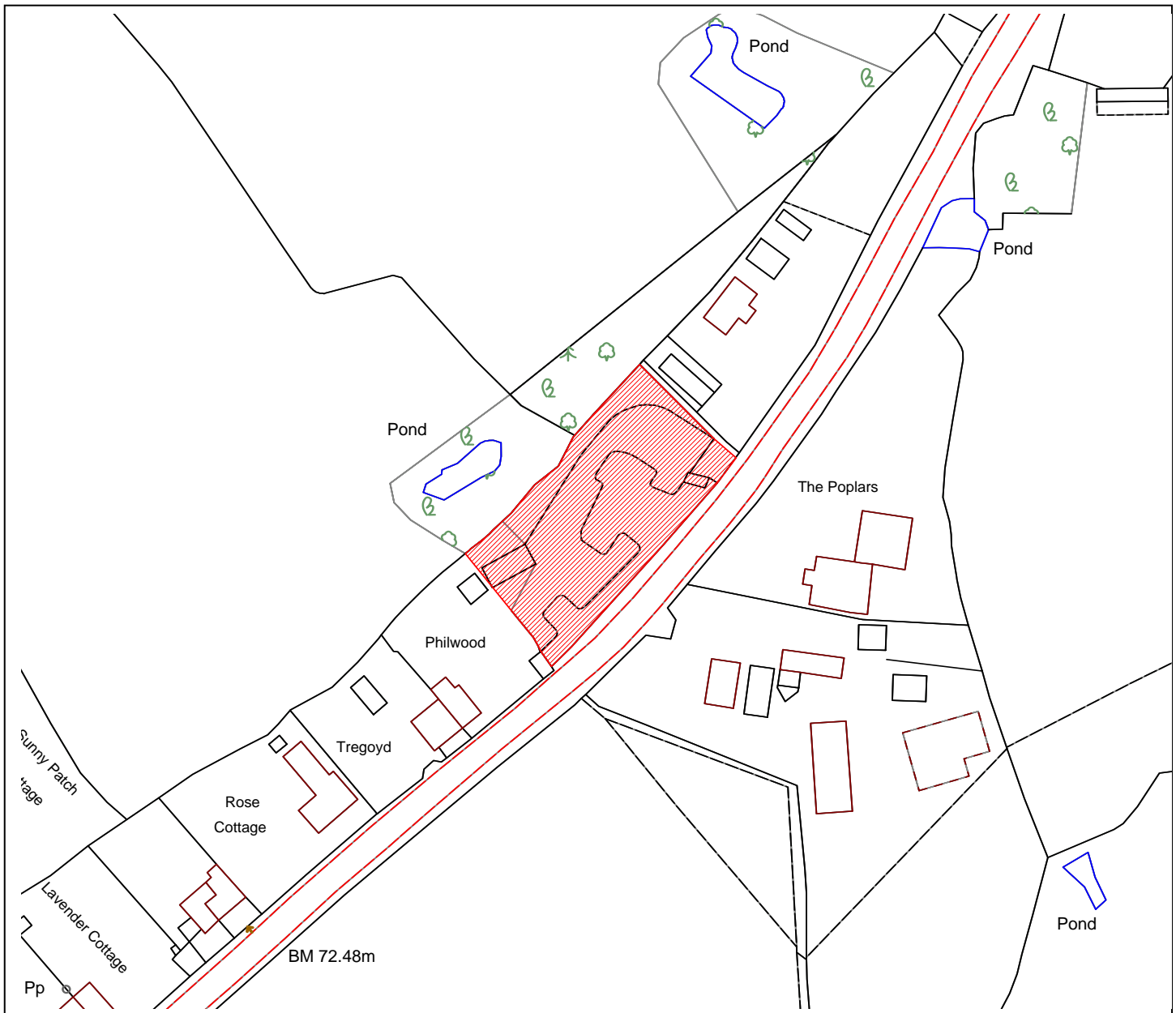
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason:

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

CIRCULATED SCHEDULE NO. 18/07 – 03 MAY 2007

| | | | |
|------------------|--|-------------------|----------------------------|
| App No.: | PT06/2535/CLE | Applicant: | Mr A. Hendy & F. Irish |
| Site: | Land adjoining Philwood Cottage Earthcott Green Alveston BRISTOL South Gloucestershire BS35 3TA | Date Reg: | 29th August 2006 |
| Proposal: | Application for Certificate of Lawfulness for existing use of site for vehicle spraying and repair workshop with car parking. | Parish: | Alveston Parish Council |
| Map Ref: | 65394 85741 | Ward: | Alveston |



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DC0901MW

INTRODUCTION

This application is for a certificate of Lawfulness, and as such, under the current scheme of delegation, falls to be considered under the circulated schedule procedure.

1. THE PROPOSAL

- 1.1 The application is for a Certificate of Lawfulness for the continued use of the subject site for vehicle spraying and repair workshop with car parking.
- 1.2 The site consists of an area of land which is occupied by a group of modest buildings currently used as vehicle repair workshops. There is also open parking for vehicles that are awaiting repair works and/or collection. Access onto the highway is via the same access relating to Philwood Cottage.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Procedures) Order 1995 Article 24
Circular 10/97 Enforcing Planning Control

3. RELEVANT PLANNING HISTORY

- 3.1 PT00/1386/O Erection of 3 dwellings Refused
 - 3.2 PT00/2307/O Erection of 2 dwellings Refused
- Subsequent appeals (APP/P0119/A/00/1050515 and APP/P0119/A/00/1053305 dismissed)*

4. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 4.1 The applicant has submitted a statutory declaration and statement of fact in support of this application. The information includes details of the operations on the site in chronological order and contains invoices for vehicles parts and paint and an extract of VAT records relating to spray and repair work to vehicles.

5. SUMMARY OF CONTRARY EVIDENCE

- 5.1 None Received

6. OTHER REPRESENTATIONS RECEIVED

- 6.1 Alveston Parish Council raise no objection to the application

7. EVALUATION

- 7.1 The application for a Certificate of Lawfulness is not a planning application and is purely an evidential test. The test of evidence to be applied is whether or not the case has been shown on the balance of probability. As such the applicant needs to prove precise and unambiguous evidence.
- 7.2 In this instance it must be proven that the site and buildings have been used as a vehicle spraying and repair workshop period of at least 10 years. The

applicant has submitted a statutory declaration together with financial evidence in support of this application.

7.3 The evidence submitted relating to the car repair business dates from as early as 1972. The Planning Inspector dealing with the appeals (as referred to in Paragraph 3) acknowledges that the use of the land in 2000 was for the use as claimed and suggests that the use has been well established

7.3 Having regard to the above, it is considered that the evidence presented by the applicant proves that, on the balance of probability, for a period in excess of 10 years.

8. RECOMMENDATION

8.1 A certificate of existing Lawful Use be granted for use of site for vehicle spraying and repair workshop with car parking.

Background Papers **PT06/2535/CLE**

Contact Officer: **Simon Penketh**
Tel. No. **01454 863433**

CIRCULATED SCHEDULE NO. 18/07 – 3 MAY 2007

| | | | |
|------------------|--|-------------------|---------------------|
| App No.: | PT07/0887/F | Applicant: | Mr K Sealy |
| Site: | 12 Charles Road Filton BRISTOL South Gloucestershire BS34 7ET | Date Reg: | 20th March 2007 |
| Proposal: | Erection of 2 storey rear extension to provide additional living accommodation | Parish: | Filton Town Council |
| Map Ref: | 60770 79318 | Ward: | Filton |



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N.T.S

PT07/0887/F

1. THE PROPOSAL

- 1.1 The application is for full permission to erect a two-storey extension to the rear of this mid-terraced house situated in the urban are of the district. The proposed extension would almost span the width of the house and, as initially submitted, would have projected 3700mm from the rear. The plans were subsequently amended to 3000mm.
- 1.2 This period house is part of a terrace situated on a road which has houses on both sides either in terraces of three or semi-detached.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection
- 4.2 Local Residents
One letter has been received raising an objection on the ground of loss of light to rooms.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relates to house extensions and development within residential curtilages. The policy requires that any development should be in keeping with the character of the property and area generally in terms of size, design and materials and residential amenity and privacy should not be adversely affected. Policy D1 of the Plan requires that good quality of design be achieved in new development.
- 5.2 Visual Amenity
The proposed two storey extension would be on the rear, less prominent, elevation of the house. It is considered that the proposed extension would not be out of keeping with the appearance of the existing dwelling featuring, as it

would, similar window detailing, materials, and a pitched roof. A two-story extension on the house to the North -West projects further but is separated by one rooms width from this house. As the proposed extension would be close to the boundary with the houses on either side, it was considered on residential amenity grounds that the proposed extension should not project as far as it did. Between the two storey extension to the left and this site is a single-story extension of 3200mm depth. It is considered that the impact on the visual amenity of the site and of the locality would not be materially harmed should the proposal be built.

5.3 Residential Amenity

It is considered that there would not be material harm caused to occupiers of the next-door dwelling in terms overshadowing, loss of privacy or dominance. The extension would be in line with the single storey extension on the house to the North-West side and 400mm deeper than the single storey extension to the South-East. Notwithstanding the objections of the neighbour to the South-East side of the site, little light to ground-floor rooms would be lost and that to the first floor bedroom would not, it is considered, cause material harm due to orientation to the sun. There would be more overshadowing of the first floor rooms of the house on the other side, but it is considered that this would not be of a material level. It is considered that adequate amenity space for the enjoyment of the occupiers would remain.

5.4 Transportation Issues

Issues of highway safety are not raised by this scheme.

5.5 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable.

6. CONCLUSION

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

The decision 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 Planning permission be granted subject to the following conditions:

Background Papers **PT07/0887/F**

Contact Officer: **Anja Mellergaard**
Tel. No. **01454 863431**

CONDITIONS

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

Reason(s):

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

CIRCULATED SCHEDULE NO. 18/06 – 03 MAY 2007

App No.: PT07/1017/F
Site: Flat 2 Spring House 551 Filton Avenue
 Horfield BRISTOL South Gloucestershire
 BS7 0QH

Applicant: Mr P O'Brien
Date Reg: 2nd April 2007

Proposal: Conversion of existing flat into 2 no. flats
 (Resubmission of PT07/0329/F).

Parish: Filton Town Council

Map Ref: 60597 78245

Ward: Filton



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100023410, 2007.

N.T.S

PT07/1017/F

INTRODUCTION

This application appears on the circulated schedule because letters of objection have been received from neighbours.

1. THE PROPOSAL

- 1.1 This application is a re-submission of PT07/0329/F referred to below which was withdrawn because the wrong certificate of ownership had been submitted and the owner had not been notified in accordance with the Procedure Order. This has now been carried out correctly.
- 1.2 The site lies within the settlement boundary of Filton and lies at the junction of Filton Avenue with Ninth Avenue, it's ground floor was formerly a shop. Full permission is sought to divide one flat into two.
- 1.3 Number 551 has been split into four flats so that the proposed scheme would increase that to five. There is one flat at ground floor level, below the rooms the subject of this application, the rooms which are proposed split into two flats are at first and second floor level and currently form one, four bedded flat, with two of bedrooms being over the adjacent property, in the roof (second floor). The additional flat, the creation of which is proposed, would be formed in the room currently used as a lounge in the first floor of a rear extension. The fourth bedroom of the existing flat, at first floor level, would be changed to be a kitchen/dining room to serve the other flat which is primarily in the roof space. There would be no curtilage associated with the flats apart from one parking space and an area for bins which is indicated as being off the private access road which runs along the rear of the site.
- 1.4 Except for the adjoining neighbourhood centre the area is residential in character.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 - Delivering Sustainable Development
PPS3 - Housing
PPG24 - Planning and Noise
- 2.2 Joint Replacement Structure Plan
Policy 1 Sustainable Development Objectives
Policy 2 Location of Development
Policy 34 Re-use of Previously Developed Land
Policy 35 Housing Density

South Gloucestershire Local Plan (Adopted) 2006

- D1 Achieving Good Quality Design in New Development
- H2 Proposals for Residential Development, within the Existing Urban Areas and Defined Settlement Boundaries.
- H5 Residential Conversions
- T7 Parking Standards
- T12 Transportation Development Control Policy for New Development
- EP1 Environmental pollution
- EP4 Noise sensitive development

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/0303/O Erection of dwelling (outline)
Refused 11 March 2002
contrary to policy LP3
adverse affect on amenities of adjoining occupiers
- 3.2 PT02/2472/F Erection of two storey side and rear extension to facilitate extension to existing residential unit and two additional units; retention of shop.
Approved 21 OCT 2002
- 3.3 PT03/2744/F Change of use from shop to residential flat (Class C3) (as defined in the Town and Country Planning (Use Classes) Order 1987).
Approved 20 OCT 2003
- 3.4 PT07/0329/F Conversion of existing flat into 2 no. flats
Withdrawn

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No Comments

4.2 Local Residents

One letter has been received objecting on the following grounds:

Use of an existing bedroom as a kitchen will mean it will be used by six people as cooking and living space where currently it is used by one - two people as a bedroom

Soundproofing between the two flats is already an issue. If this space is changed to living space, it will be impossible to sleep in the room below if the occupiers are using this room. An acoustic report and resulting additional sound proofing may alleviate this situation

The room will be used for a longer period of time

Access to the two properties will be through the existing entrance via the objectors front garden will result in the need to alter the existing rights of way agreement and additional noise disturbance

Parking is insufficient

There is no allocated storage for a bin for flat 2 this situation will be worsened.

The only storage place is on the front pavement and cause a nuisance

Changes to the number of flats will incur costs to the management company

The space allocated for bin storage is not large enough to accommodate the bins / boxes and a car. The spaces are narrow already and it is already difficult to open car doors in these spaces when all are in use without additional space being lost to bins. The plans make this car parking space seem bigger than it is

The bin storage will be unsightly

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site lies within the urban area and therefore the principle of the proposed division of one of the flats into two is in accordance policy H2 and H5 of South Gloucestershire Local Plan (Adopted) January 2006. This latter policy establishes that the conversion of existing residential properties into smaller

- units of self-contained residential accommodation will be permitted provided that they do not prejudice the character of the surrounding area nor the amenity of nearby occupiers, identifies an acceptable level of offstreet parking, and would provide adequate amenity space.
- 5.2 Policy D1 of the South Gloucestershire Local Plan (Adopted) requires that good quality of design be achieved in new development.
- 5.3 Visual amenity
The external appearance of the building would not be altered as a result of the proposed splitting of one flat into two. The only visual change to the site would be the siting of dustbins to the rear. It is considered that, in the context of the appearance at the rear of the properties, the siting of bins would not cause material harm to the appearance of the area.
- 5.4 Residential Amenity
Policy H5 indicates that the internal layout of the proposed new dwellings should be designed so as to minimise the impact of noise and disturbance on any directly adjoining residential occupiers. The Building Regulations were extended in 1991 to cover the detailed requirements for sound insulation between converted flats and adjoining properties. Providing a condition is imposed that requires appropriate measures be taken in terms of noise insulation it is considered that noise disturbance would not cause material harm. The number of bedrooms would not be increased and therefore the total number of people using the already shared access will not increase as a result of the proposed division into an additional unit. Also whilst the rooms would be used for different purposes it is considered, with the above-mentioned requirement the amenity of neighbours should not be harmed materially.
- 5.5 The issue of the management agreement and extra cost is not a relevant planning matter.
- 5.6 Although no amenity space would be provided in association with the unit none exists at present and it considered that the absence of this for one additional unit would not justify a reason for refusal. An area to the side of the parking space is indicated has been used for the storage of three bins and two boxes. This would meet the requirements of the Street Care. The issue of whether the car parking space is indicated as being too large or not, therefore making it impracticable to also have space for bins is not considered to be reasonable as a ground for refusal. It would be untenable for the Council to refuse the application on grounds of lack of parking (see para 5.7) as a space is shown which meets the Council's standards.
Whether the occupier would encroach on land outside the owners property will be a civil matter and may depend on the size of their car.
- 5.7 Transportation Issues
Parking facilities are proposed in accordance with the council's maximum standards. Given that the site is located on the Filton Avenue bus corridor and that there would no increase in bed spaces, there would be no harm to highway safety as a consequence of the proposed change of use.
- 5.8 Section 106 Requirements
In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under

Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, having regard to the above advice, the (insert issues eg transportation improvements, provision of affordable housing, pos, education contributions etc) are appropriately the subject of a Section 106 Agreement and would satisfy the tests set out in Circular 05/2005.

6. CONCLUSION

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

The decision 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 Planning permission be granted subject to the following conditions:

Background Papers PT07/1017/F

Contact Officer: **Anja Mellergaard**
Tel. No. **01454 863431**

CONDITIONS

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

Reason(s):

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

2. No development shall take place until details of a scheme of noise protection and sound insulation has been submitted to and agreed in writing with the Local Planning Authority. The residential units hereby approved shall not be occupied until the noise protection and sound insulation measures have been provided in accordance with the agreed scheme.

Reason(s):

To ensure a satisfactory standard of noise protection for the residential units to accord with policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The residential unit hereby approved shall not be occupied until the storage area for refuse bins and boxes have been provided in accordance with the submitted details. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The off-street parking facilities shown on plan no.0665/LP/B, hereby approved, shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason(s):

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 T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.