



**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. 37/07

Date to Members: 14/09/07

Member's Deadline: 21/09/07

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: 14/09/07

SCHEDULE NO. 37/07

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.

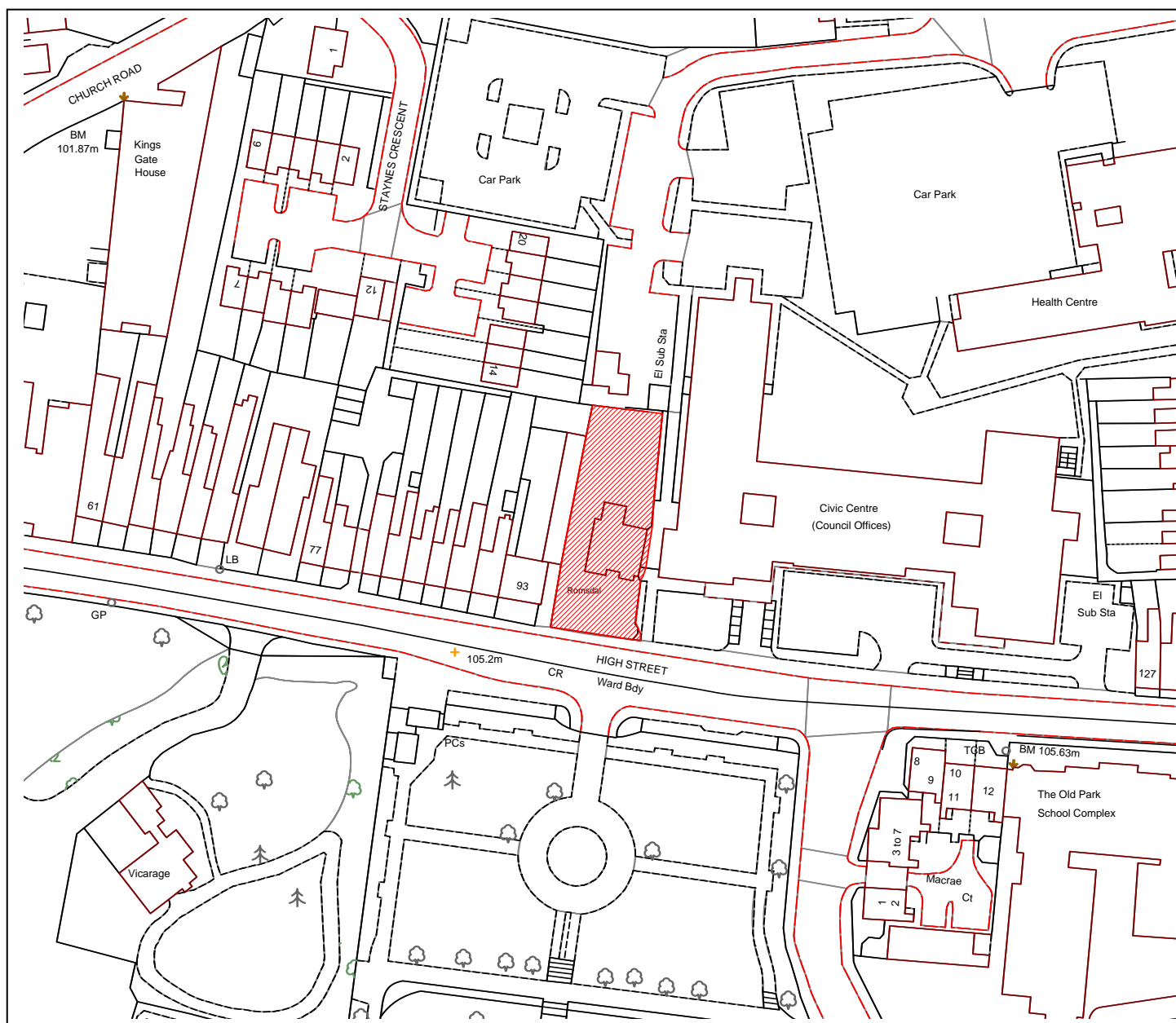
SIGNATURE

DATE

Circulated Schedule 14 September 2007

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK07/1390/O	Approve with conditions	95 High Street Kingswood South Gloucestershire BS15 4AD	Kings Chase	
2	PK07/1778/F	Approve with conditions	Former Ebenezer Methodist Church London Road Warmley South Gloucestershire BS30 5JB	Siston	Siston Parish Council
3	PK07/2259/F	Approve with conditions	Somerfield Halls Road Kingswood South Gloucestershire BS15 8JD	Woodstock	
4	PK07/2401/F	Approve with conditions	Hayes Cottage Hawkesbury Common South Gloucestershire GL9 1BW	Cotswold Edge	Hawkesbury Upton Parish Council
5	PK07/2479/F	Approve with conditions	94 Brockworth Yate South Gloucestershire BS37 8SN	Dodington	Dodington Parish Council
6	PK07/2504/F	Approve with conditions	1 Langley Mow Emersons Green South Gloucestershire BS16 7DS	Emersons Green	Mangotsfield Rural Parish Council
7	PK07/2522/F	Approve with conditions	8 Palmdale Close Longwell Green South Gloucestershire BS30 9UH	Longwell Green	Oldland Parish Council
8	PT07/1949/F	Approve with conditions	Land off Highwood Lane Cribbs Causeway Almondsbury South Gloucestershire BS34 5TQ		Patchway Parish Council
9	PT07/2130/F	Approve with conditions	North Bristol N H S Trust Frenchay Hospital Frenchay Park Road Frenchay South Gloucestershire BS16 1LE	Frenchay and Stoke Park	Winterbourne Parish Council
10	PT07/2182/F	Approve with conditions	11 Crantock Drive Almondsbury South Gloucestershire BS32 4HF	Almondsbury	Almondsbury Parish Council
11	PT07/2323/F	Approve with conditions	53 Lower Chapel Lane Frampton Cotterell South Gloucestershire BS36 2RQ	Frampton Cotterell	Frampton Cotterell Parish Council
12	PT07/2422/F	Approve with conditions	Frampton Cotterell C of E Primary School Rectory Road Frampton Cotterell	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 200

App No.: PK07/1390/O**Site:** 95 High Street Kingswood BRISTOL
South Gloucestershire BS15 4AD**Applicant:** Mrs Batt**Date Reg:** 3rd May 2007**Proposal:** Demolition of existing office building to facilitate the erection of 12 no. flats (Outline) with layout and access to be determined. All other matters to be reserved. Reduction in height of rear building from four storeys to three storeys.**Parish:****Map Ref:** 65243 73841**Ward:** Kings Chase

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100023410, 2007.

INTRODUCTION

The application has been referred to the circulated schedule as it is a major one therefore, under the current scheme of delegation, falls to be considered as such. In addition one letter of objection has been received.

1. THE PROPOSAL

- 1.1 The application seeks outline permission for layout and access only for the demolition of 1 office building and erection of 12 no. flats. The site is accessed from High Street and consists of No.95 High Street, a large detached stone-built Victorian villa, situated on the northern side of the High Street and land to the side and rear currently used as an access and rear car park. The site is 769 sq metres in area and slopes from south to north ensuring the rear of the site is set down by two to three metres from the front. To the east and immediately to the north of the site lies the South Gloucestershire Council Civic Centre and associated Park. Immediately to the east lies a terrace of residential dwellings and offices. The site lies close to local shops, transport links and facilities and lies directly opposite the entrance to the Kingswood Park
- 1.2 The development consists of two blocks. A centrally located access (on the frontage) gives access through an arch in the forward building to the rear building (situated right to the back of the site) and courtyard. The rear building is three stories in height with an attic floor/storey with the forward building having three storeys accommodating cycle and bin storage on the ground floor to the left of the entrance when viewed from the front. The development proposes 13 parking spaces for cars situated either side of the entrance to the front of the forward building and set within the gap between the two blocks. No amenity space aside from a balcony area would be provided.
- 1.3 In terms of the indicative design, this is a contemporary design incorporating recessed glazing, projecting balconies and a strong symmetry. Indicative materials indicate the use of render, brick and timber boarding for the upper levels. Indicative landscaping indicates that this would be limited including a replacement hedge along the frontage, the retention of the existing conifer to the front and climbing plants on the buildings.
- 1.4 The scheme has been amended from that originally submitted, with the rear building being reduced from four storeys to three and the number of units reduced from 13 no. flats to 12 no. flats.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy
H2	Proposals for Residential Development within the Existing Urban Area
LC1	Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions)
LC2	Provision for Education Facilities (Site Allocations and Developer Contributions)
LC8	Open Space and Children's Play in Conjunction with New Residential Development

The South Gloucestershire Design Checklist (Draft for Consultation: September 2006)

3. **RELEVANT PLANNING HISTORY**

There is no relevant history

4. **CONSULTATION RESPONSES**

4.1 Parish/Town Council
The area is unparished

4.2 Other Consultees
Wessex Water stated that the development is located within a sewered area, with foul and surface water sewers.

Police Community Safety Department

No objection to the application from a crime reduction point of view

4.3 Sustainable Transport
The proposal is to demolish the existing building, currently used as offices, and erect thirteen two-bed flats. At present, No. 95 (the application site) shares an access with No. 93 and there appears to be an informal arrangement that currently allows the occupiers of No. 93 to turn within the site of No. 95 enabling them to access the highway in forward gear.

It is proposed as part of this development to move the access for no 95 centrally within their site frontage leaving an access for no 93 of approx 3 metres and effectively removing their means of turning within the site. As the existing arrangement for turning for no 93 is informal, a new turning area for no 93 cannot be requested as part of this application. No 93 appears to have adequate space to the front of their dwelling to provide a turning area via a surfaced wash-over and I would strongly recommend this course of action. Thirteen parking spaces are proposed which will provide parking on a ratio of one space per dwelling which is within the maximum residential parking standards set out in Policy T8 of the SGLP.

Notwithstanding the above, I am concerned that a number of the parking spaces, as proposed, will be difficult to use. The Applicant is therefore requested to submit evidence in the form of auto-track drawings of the acceptable function of these spaces, namely 1, 4, 6 and 13. Subject to evidence being submitted and approved on the acceptable function of parking bays 1, 4, 6 and 13, there is no transportation objection to this proposal.

Integrated Transport Unit

I consider that there is justification to negotiate a developer contribution towards funding public transport improvements at bus stops in High St, Kingswood eastbound (outside Civic Centre) and westbound (opposite Civic Centre):-

- i) raised kerbs at both stops - £5,540
- ii) new shelter at eastbound stop - £4,620
- iii) cost of raising existing shelter at westbound stop to enable real time info sign to be fitted - £1,850
- iv) cost of real time info signs at both stops - £9,230

Education

I can confirm that there is projected surplus capacity at both primary and secondary schools within the area of the proposed development. For this reason we would not currently request an education contribution.

We reserve the right to amend this should the number of planned units increase or if the development does not proceed in the near future.

Community Services

Using current data we estimate this development of 12 dwellings would generate a population increase of 18 people. If the development is implemented it would create a need for extra public open space. To offset the increased demand on existing public open space we would request a financial contribution towards enhancing existing public open space: Policy LC8 of the South Gloucestershire Local Plan requires a minimum of 24m² of public open space per person where there is evidence of shortfall of provision to meet the needs that will arise from development.

This 24m² of formal open space should be provided as follows for this development: Policy LC8 of the Local Plan additionally requires provision for informal open space. We consider 5sq.m. per person of informal open space to be a reasonable requirement for this development, this equates to 90sq.m at an enhancement cost of £2,157.30. The public open space required as a result of this development equates to 522sq.m. We would request a contribution from the developer of £12,512.34 to enhance nearby public open space, to offset the resulting increased demand on facilities.

Arrangements must be made to secure the future maintenance of enhanced public open space. This equates to £11,186.46 and covers a 15 year period. The public open space contribution totals £23,170.41. These figures are to be index-linked from this date using Tudorseeds Updating Percentages GM'87.

Other Representations

Given that the scheme has been amended, to include 12 rather than 13 flats and to reduce the height of the rear block, a full re-consultation has been undertaken.

4.4 Local Residents

One letter of objection was received to the original proposal. The grounds of objection can be summarised as follows:

- The proposed development will result in loss of privacy
- The proposal would result in the loss of light/appear overbearing (resulting in difficulty in selling the property and impacting upon garden vegetation)
- The proposed development would result in detriment to highway safety by reason that it would remove the ability of the occupier to manoeuvre cars safely into and out of their property
- The proposal will appear different to the adjoining properties
- The proposal may result in noise and disturbance during the construction period
- There is a concern that the development should be secure so as to prevent it being used to enter the neighbouring property

There have been no objections following the re-consultation on the amended scheme.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The applicant seeks outline consent for the erection of 12 flats, considering the layout and access with all other matters reserved. An indicative design has been submitted and scale parameters are indicated.

The site is located within the Urban Area and Policy H2 allows for residential development within urban areas subject to certain criteria relating to environmental and transportation effects, whether the site is subject to unacceptable levels of noise disturbance, and whether provision of education, leisure, recreation and other community facilities within the vicinity are adequate to meet the needs arising from the proposals.

In addition the policy indicates that the maximum density compatible with the site, its location, its accessibility and its surroundings should be achieved. The Policy supported by PPS3 indicates that the expectation is that a minimum density of 30 dwellings per hectare should be achieved. The current scheme would equate to a density of approximately 156 dwellings per hectare. Given the location immediately adjacent to local facilities and public transport routes and subject to consideration of the impact upon residential and visual amenity, this density is considered appropriate

- 5.2 In summary therefore the principle of development on this site is acceptable subject to the following detailed assessment.

5.3 Residential Amenity

Given the relationship with the adjoining property, careful consideration must be given to the impact from the block located to the rear of the site upon the residential amenity of No.93 (given the location it is not considered that the proposal would have a significant impact upon other neighbouring occupiers including the Council Offices). Concern was raised by these occupiers to the initial proposal.

It is considered that the gap between the units, the drop in height to the rear and the extensive boundary treatment will significantly mitigate the impact from the development, notwithstanding this officers had concerns regarding the initial proposal with respect to the physical impact of this rear element. Following negotiations with the applicant, the rear element has been reduced in height by 1 storey albeit the new attic storey would extend further to the rear. This has the effect of reducing the number of units from 13 to 12. It is considered that the revised scheme is appropriate and will protect the amenity of the adjoining occupier, however careful consideration will have to be given at the reserved matters stage in relation to windows in the west elevation.

5.4 Layout/Siting/Visual Amenity

Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006 indicate that development will only be permitted where it has been clearly demonstrated that the scheme proposals will enhance the character, distinctiveness and amenity of the site and the locality. In addition the scale and character of the development should be appropriate to the site context. Although the proposal is for outline consent only reserving the detail design/appearance for future consideration, the details submitted in plan form and the design and access statement give an indicative view of the scale of the development including the height. In addition it is appropriate to consider the environmental responsiveness of the scheme at this stage.

The proposed development would result in the loss of the existing Victorian Villa. It is considered, (in contrast to the assessment in the Design and Access Statement submitted by the applicant), that the building makes a positive contribution to the street scene albeit some repair may be required. The building is not however subject to any statutory protection.

It is considered that the layout has been informed by the constraints of the site, namely the use of two distinct blocks to reduce the massing of the development as well as the impact of the development upon the residential amenity of the neighbouring occupier and the need to have a central access to maintain visibility into and out of the site. The layout is considered appropriate responding to the form of the site and the indicative design is considered appropriate although the details of the design will be considered as part of the reserved matters application.

The indicative design and scale of the proposal is considered acceptable as is the layout. It is considered that the proposal will contribute positively to the street scene and would be in accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.5 Environment

The applicant has submitted a Sustainability Statement indicating that the buildings will be required to meet Code Level 3 of the Code for Sustainable Homes and acknowledged that the scheme will require approval by the Local Authority, who will also require a formal post construction assessment for verification. This will be the subject of a condition attached to the decision notice.

It is considered that this satisfactorily addresses Policy D1G of the South Gloucestershire Local Plan (Adopted) January 2006 and a condition to support this is recommended.

5.6 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 considers the impact of development upon the surrounding highway network with the overriding aim that the maintenance of highway safety is maintained and the adverse impact of motorised traffic is minimised. Policies T7 and T8 of the plan consider cycle and car parking standards seeking to ensure the provision of adequate facilities.

Concern has been raised that the proposal would affect the current informal arrangement (given that at present, No. 95 shares an access or at least there is no boundary treatment between the properties) that currently allows the occupiers of No. 93 to turn within the site of No. 95 enabling them to access the highway in forward gear. As part of the development the current access to No.95 would be removed and relocated to a central location. In addition parking associated with the development would lie alongside this part of the front boundary with No.93. This would remove the ability of the occupiers of No.93 to turn within the neighbouring site.

It is not possible to seek alternative arrangements for No.93 as part of this application (although a turning area to the front of that property may be possible). Given also that the current arrangements are entirely informal, (involving encroachment onto the neighbouring property), it is not considered that the refusal of the application on the grounds that this ability to manoeuvre has been lost could be justified.

With respect to parking within the site, thirteen parking spaces are proposed which will provide parking on a ratio of one space per dwelling which is within the maximum residential parking standards set out in Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. Some initial concerns over the effectiveness of some of the parking spaces has been overcome.

Policy T12 also indicates that new development should provide or contribute towards the provision of public transport links with the aim of providing alternatives to the private car. The policy indicates that this can involve contributions towards public transport infrastructure and in this case the Council would seek a developer contribution towards funding public transport improvements at bus stops in High St, Kingswood eastbound (outside Civic Centre) and westbound (opposite Civic Centre). This would involve raising kerbs at both stops (£5,540), a new bus shelter at the eastbound stop (£4,620), the cost of raising the existing shelter at the westbound stop to enable real time information sign to be fitted (£1,850) and the cost of real time information signs at both stops (£9,230). This gives a total contribution of £21,240. This will be the subject of a Section 106 agreement.

There is no transportation objection to the proposed development.

Drainage

There is no objection in principle to the proposal by the Council Technical Support Team subject to a condition to ensure best drainage practice. Other informatives will be attached to the decision notice.

5.7 Community Services

Policy LC8 requires that developers mitigate the effects of the proposal on recreational services within the area and indicates that “where local provision for formal open space and/or children’s playspace and informal open space is inadequate to meet the projected needs arising from the future occupiers of the proposals for new residential development, the Council will negotiate to secure provision to meet these needs, together with provision for its subsequent maintenance.

It is considered that this development of 12 dwellings would generate a population increase of 18 people. If the development is implemented it would create a need for extra public open space. To offset the increased demand on existing public open space the Council has requested from the developer a financial contribution towards enhancing existing public open space.

Policy LC8 of the South Gloucestershire Local Plan requires a minimum of 24m² of public open space per person where there is evidence of shortfall of provision to meet the needs that will arise from development. It is considered that 5sq.m. per person of informal open space is a reasonable requirement for this development, this equates to 90sq.m at an enhancement cost of £2,157.30. The public open space required as a result of this development equates to 522sq.m. The Council has therefore requested a contribution from the developer of £12,512.34 to enhance nearby public open space, to offset the resulting increased demand on facilities.

Given that Arrangements must be made to secure the future maintenance of enhanced public open space the sum of £11,186.46 (to cover a 15 year period) has also been requested. The public open space contribution requested totals £23,170.41.

The applicant has agreed to this request and consequently these requirements will be the subject of a Section 106 Agreement.

5.8 Education Services

Policy LC2 states that where local education provision is inadequate to meet the projected need for places arising from the future occupiers of proposals for new residential development, the Council will negotiate with developers to secure provision in scale and kind to meet these needs.

- 5.9 The Education Services Department has stated that there is projected surplus capacity at both primary and secondary schools within the area of the proposed development, and therefore they do not request an education contribution.

5.10 Affordable Housing

The site is below the site size threshold for affordable housing, as stated in Policy H6 of the adopted Local Plan, and the below the 15 dwelling threshold and therefore no affordable housing can be required as part of this development.

5.11 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).

5.12 Section 106 Requirements

In this instance, having regard to the above advice, the transportation improvements and Community Services contributions 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 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 (1) That authority be delegated to the Director of Planning, Transportation and Strategic Environment 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) to secure the following:

- £12,512.34 towards enhancement of existing open space in the vicinity of the site
- £11,186.46 towards maintenance of these enhancements
- £21,240 towards public transport infrastructure improvements in the vicinity of the site.

2) That the Head of Legal and Democratic Services be authorised to check and agree the wording of the agreement.

Background Papers **PK07/1390/O**

Contact Officer: **David Stockdale**
Tel. No. **01454 863131**

CONDITIONS

1. Approval of the details of the scale and appearance of the buildings, 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 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 and 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 and Country Planning Act 1990 (as amended).

5. Application for the approval of the reserved matters shall be in accordance with the parameters described in the design and access statement hereby approved and the details shown on Sheet 5A hereby approved.

Reason:

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

6. No development shall take place until a scheme for environmental assessment of the development has been submitted to and approved in writing by the Local Planning Authority. The approved scheme for environmental assessment shall require the development to achieve, as a minimum, Code Level 3 of the "Code for Sustainable Homes". The approved scheme for environmental assessment shall also require adherence to a formal post-construction assessment regime, which shall be implemented prior to the first occupation of the buildings hereby approved. The development shall be carried out in accordance with the approved scheme for environmental assessment, unless otherwise agreed in writing by the Council.

Reason:

To achieve improved energy conservation and the protection of environmental resources and to accord with Policy D1 (G) of the South Gloucestershire Local Plan (Adopted).

7. The residential units hereby approved shall not be occupied until a scheme for the management of the communal areas of the development (both internal and external) has been submitted and agreed in writing by the Local Planning Authority. The

scheme should include management responsibilities and maintenance schedules. The scheme for the management of communal areas shall be carried out as approved.

Reason:

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

8. The Bin Storage shown shall be provided prior to the first occupation of the development and shall be maintained as such thereafter.

Reason:

To ensure adequate provision is made for the storage and collection of waste and recyclable materials and to accord with Policy D1(H) of the South Gloucestershire Local Plan.

9. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 hours Monday to Friday and 0800 hours 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 minimise disturbance to occupiers of [specify nearby buildings] and to accord with Policy EP4 of the South Gloucestershire Local Plan (Adopted) January 2006.

10. All new boundary treatments shown on the approved site layout plan shall be erected in the positions indicated before the development is first occupied.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. No development shall take place until drainage details proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (eg soil permeability, watercourses, mining culverts) within the development have been 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 that a satisfactory means of drainage is provided, and to accord with Policies L17 and L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

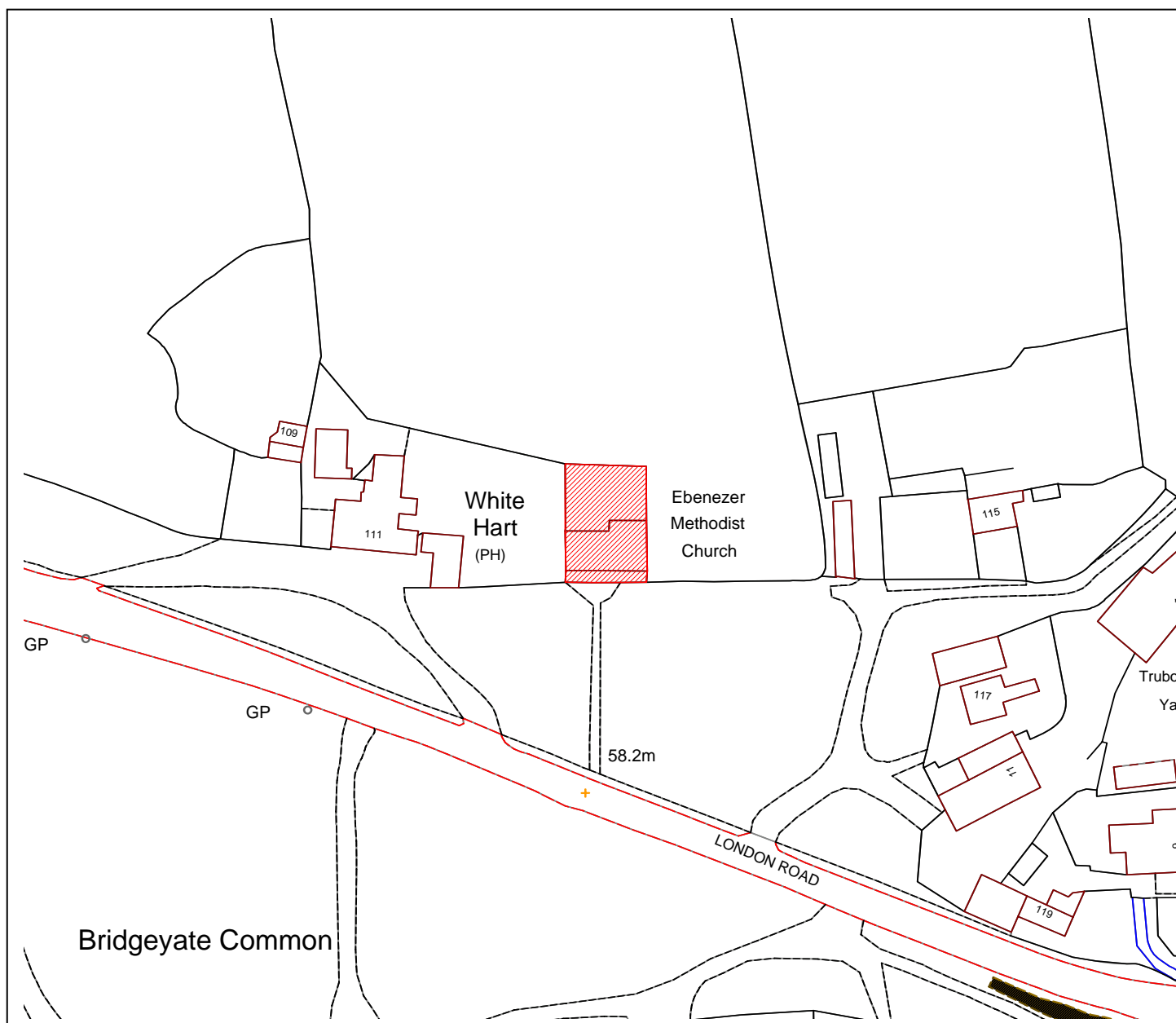
12. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

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 T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007

App No.:	PK07/1778/F	Applicant:	Mr D Burke
Site:	Former Ebenezer Methodist Church London Road Warmley BRISTOL South Gloucestershire BS30 5JB	Date Reg:	7th June 2007
Proposal:	Change of use of existing vacant church (Class D1) to 3 no. self contained holiday lets (Class C1) as defined in Town and Country Planning (Use Classes Order) 1987 (as amended). (Resubmission of PK07/0854/F).	Parish:	Siston Parish Council
Map Ref:	68162 73292	Ward:	Siston



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100023410, 2007.

This application has been placed upon the Circulated Schedule due to the receipt of an objection from the Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of use of a former chapel building to a self contained holiday let. The chapel building stands in its own grounds, at the edge of a Common and in the Green Belt, outside the urban area. It has no direct access for vehicles, but can be accessed by foot.
- 1.2 The building has blank side walls. The curtilage consists of a narrow 'front garden' enclosed by a 1 metre high brick wall, topped with railings, the rear of the site is overgrown and bounded and enclosed by a mature hedgerow. To the west of the site is the car park associated with the White Harte public house, to the east is a field access and then a field before the nearest house.
- 1.3 The building is Grade II listed and has been submitted following the refusal of a previous application which was refused for the following reason:

The level of information supplied with the application is insufficient in order to make a proper assessment of the impact of the proposal upon the character of the Listed Building. The information which was supplied suggests that the proposal would have an adverse impact upon the character of the Listed Building, contrary to Policy L13 of the adopted South Gloucestershire Local Plan.

- 1.4 An associated listed building application for this development has already been approved under application reference PK07/2030/LB.

2 POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPG2	Green Belt
PPG13	Transport
PPG15	Planning and the historic environment

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L13	Listed Buildings
GB1	Green Belt
H10	Conversion of Rural Buildings
E11	Tourism
T7	Cycle Parking
T8	Car Parking
T12	Transportation

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/0854/F Change of use of vacant church to 3 holiday lets, Refused 2007

- 3.2 PK07/1283 /LB Listed Building application for above, Refused 2007
- 3.3 PK07/2030/LB Internal and external alterations to facilitate the conversion of existing vacant church to 3 no. holiday lets, Approved 2007

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council
Object as no parking facilities available. Inappropriate development of a listed building.

4.2 Other Consultees

No replies received.

Other Representations

4.3 Local Residents

No replies received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above in the light of all material considerations. The principle of this proposal rests mainly on the Green Belt status of the site. PPG2, echoed in policy GB1, states that the change of use of buildings in the Green Belt is not inappropriate development, provided that the new use does not compromise the open character of the Green Belt.

No residential curtilage is required for a holiday cottage. Clothes drying could take place within the building or in the rear garden which is out of view of the public realm. For parking purposes there is no available parking within the curtilage and no available vehicular access. Parking would therefore not affect the openness of the Green Belt in the application area and outside the site it is outside the scope of planning control.

Given the physical characteristics of the site as a whole, it is considered that the proposal would not result in any material impact on the open character of the Green Belt, since all possible effects would be internalised. It is therefore considered that the proposal is acceptable in principle in the Green Belt and would constitute appropriate development. The task of this application is to overcome the previous refusal reason, relating to detail appropriate to the assessment of the impact upon the Listed Building.

5.2 Green Belt

As analysed above, the effect of this proposal, since it would not have a detrimental impact on the open character of the Green Belt, is considered to comply with policy.

5.3 Residential Amenity

The building is relatively remote from other dwellings in the locality. The proposal is for the building to be used as a holiday let which, in itself, is not

considered likely to generate significant noise and could indeed remain unoccupied at times outside of the peak Summer season.

No new windows are proposed and the existing windows face front and rear, which would not give rise to any overlooking or intervisibility problems. Given these two factors, it is not considered that this proposal would have any significant effect upon residential amenity.

5.4 Conversion Works/ Effect on Listed Building

This application has been submitted following the refusal of the previous planning and listed building applications. It is the opinion of officers that the previous scheme lacked sufficient detail to allow a detailed consideration to be undertaken.

This has now been resolved and a listed building consent has now been issued for the conversion works, which protect the character and setting of the listed building. The application is therefore now considered acceptable to officers.

5.5 Transportation

The proposal is for the conversion of an existing church into 3no. self contained holiday lets. Traffic associated with holiday lets tend to be low and most often it is seasonal traffic. In traffic terms therefore, the proposed conversion would not have major impact. In the design and access statement supplied with the application, the agent states that there is insufficient land associated with the building to provide for car parking provision on the site.

From a parking point of view, it is considered that the proposed development without parking provision at this location is not ideal. However, it is important that all factors are taken into account including the extant/lawful of the building, in the determination of the application. The extant / lawful use of the building is as a place of worship. This use can generate a large level of traffic and also has its own demand for parking. The building can be brought back into this use again together with all of the issues of traffic and parking associated with it, without requiring planning permission. In planning terms and by reference to the Use Classes Order 1987 (as amended), it is permissible to convert a church to, for instance, a day nursery without a need to submit a formal planning application. On this basis, the transportation officer concludes that it is not possible to substantiate a highway refusal reason in this case.

5.6 Tourism Policy

Many of the tests under this condition have been analysed elsewhere in this report. Of the remaining criteria are that there would not be unacceptable environmental effects: In this respect, no objection has been raised by Environmental Protection. Criterion D requires that the building is well related to existing settlements or groups of buildings. It is considered that the latter applies in this case. It is therefore considered that the terms of policy E11 are met with this proposal.

5.7 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).

5.8 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 case, conditions are appropriate.

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 approve 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 be approved.

Background Papers **PK07/1778/F**

Contact Officer: **Chris Gosling**

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 and Country Planning Act 1990 (as amended).

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007

App No.: PK07/2259/F

Applicant: Miss C Booth
Complete Technical
Services LtdSite: Somerfield Halls Road Kingswood South
Gloucestershire BS15 8JD

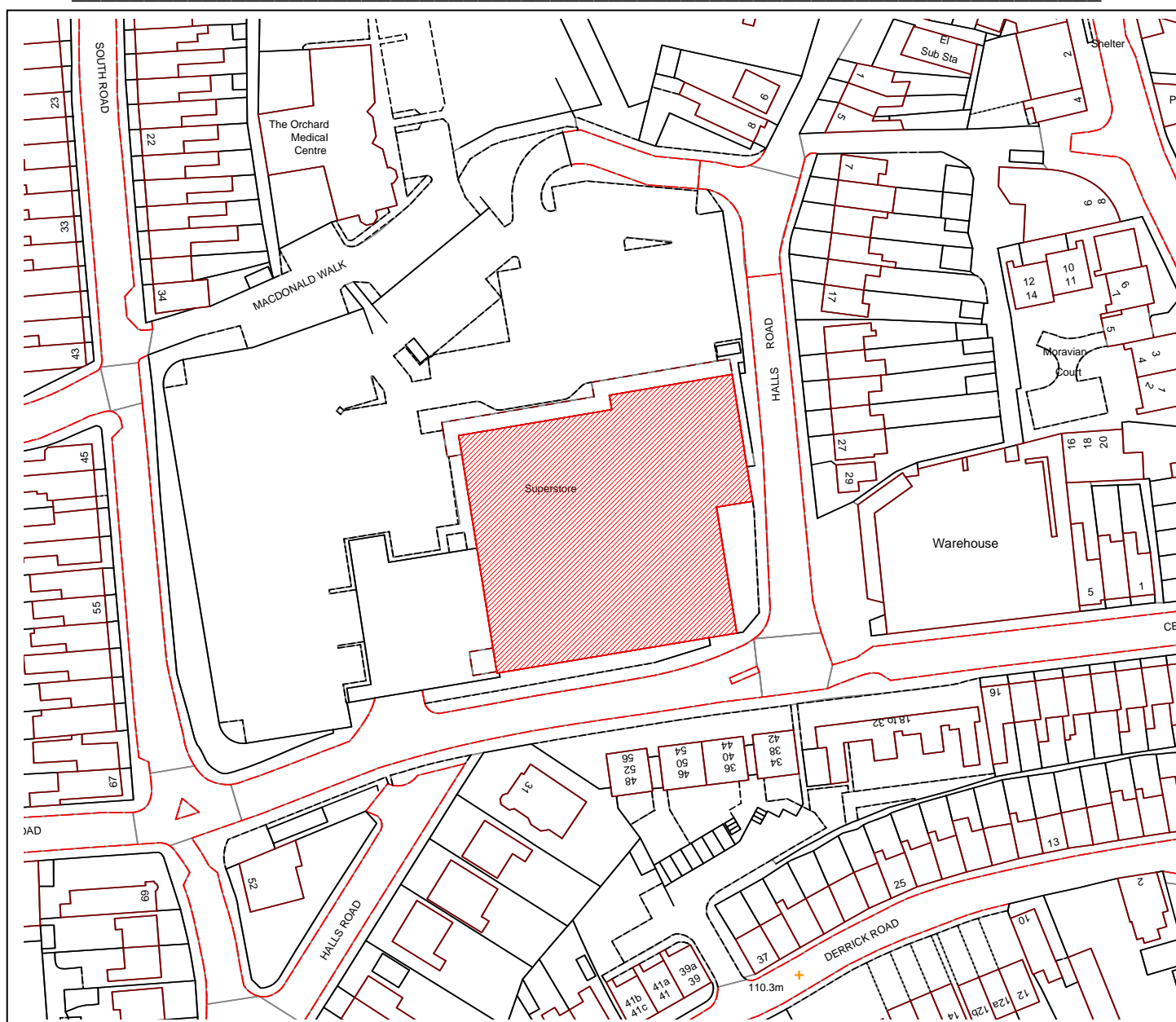
Date Reg: 24th July 2007

Proposal: Erection of front extension to form ATM
booth.

Parish:

Map Ref: 64677 73725

Ward: Woodstock



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N.T.S

PK07/2259/F

This application is on the Circulated Schedule because a representation was made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a front extension to form an ATM booth.
- 1.2 Somerfield is a large retail store situated within the existing urban area of Kingswood. The store, along with two other smaller shops, is served by a large car park. This retail park is directly to the south of the main shopping centre which serves Kingswood, namely Regent Street and Kings Chase Shopping Centre.
- 1.3 This proposal was amended following Officer's concerns regarding the design of the ATM machine and also its location, which did not comply with the Disability Equality Duty under the Disability Discrimination Act 2005. Consequently, the ATM machine was moved to a more suitable location and materials were also altered.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS6	Planning for Town Centres

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
RT8	Small Scale Retail Uses within the Urban Areas
T12	Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

No relevant history

4. CONSULTATION RESPONSES

4.1 Town Council

No objection raised

Other Representations

4.2 Local Residents

One objection received; proposal would attract anti-social behaviour.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development within small scale retail sites is accepted through Policy RT8, the installation of an ATM is therefore acceptable subject to the following detailed assessment.

Transportation Issues

The ATM would be positioned within an existing retail area on the shop frontage of Somerfield. The proposed machine is located to the side of the entrance to the shop; as such the pedestrian flow would not be adversely affected by the proposal. The Council's Highways Officer notes that the proposed position of the ATM booth does not restrict the movement of people in wheelchairs. The proposed ATM is directly opposite a pedestrian crossing and is also adjacent to a vehicle 'pick-up point' ensuring convenient and safe access for pedestrians and cars.

Residential Amenity

It is considered that the proposed installation is in keeping with the general pattern of development within the site, which is considered appropriate to its location. It is therefore not considered there would be any material impact in terms of residential amenity.

Design Issues

The proposed ATM is of a standard design which is considered appropriate to its location.

Other Matters

The one objection received raised concerns over an anticipated increase in anti-social behaviour. This is not a planning consideration, however it is not anticipated that this proposal will adversely affect the residential amenities of the neighbouring properties.

5.2 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).

5.3 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 That planning permission is **GRANTED** subject to the following conditions.

Background Papers **PK07/2259/F**

Contact Officer: **Will Collins**
Tel. No. **01454 862217**

CONDITIONS

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

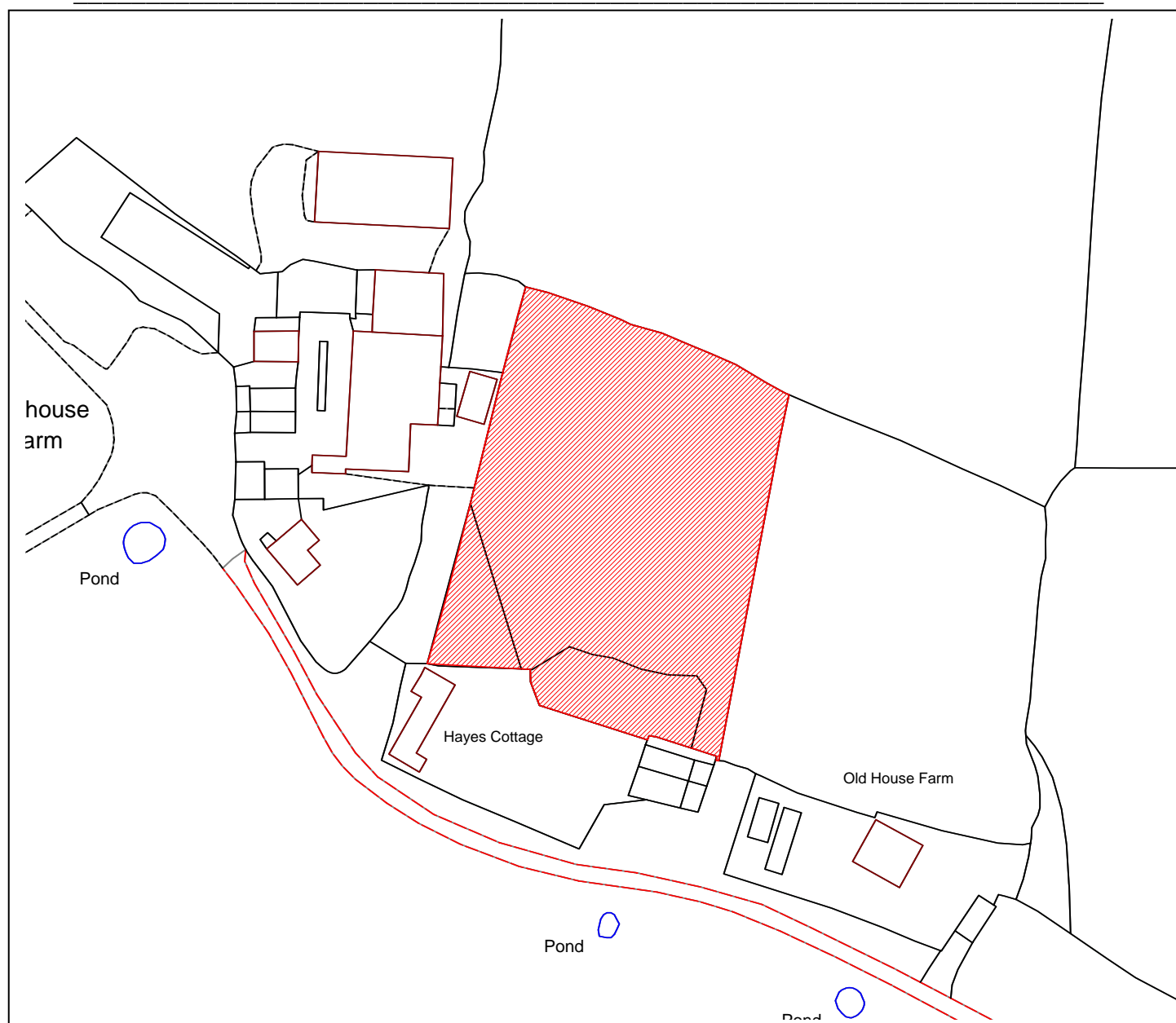
Reason:

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

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

Reason:

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

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007.**App No.:** PK07/2401/F**Applicant:** Mr & Mrs C
Wickenden
Date Reg: 6th August 2007**Site:** Hayes Cottage Hawkesbury Common
BADMINTON South Gloucestershire
GL9 1BW**Proposal:** Change of use from agricultural land to
residential use (Retrospective) and
erection of garage. Change of use from
agricultural land to land for the keeping
of horses and erection of stables and
tack room.**Parish:** Hawkesbury Upton
Parish Council**Map Ref:** 75697 87241**Ward:** Cotswold Edge

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100023410, 2007.

DC0901MW

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 This planning application seeks permission for the change of use from agricultural land to residential use (Retrospective) and erection of garage. Change of use from agricultural land to land for the keeping of horses and erection of stables and tack room.
- 1.2 The application site relates a two storey detached dwelling located within the open countryside

2. POLICY CONTEXT

2.1 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

L1 Landscape Protection and Enhancement

E10 Horse related Development

2.2 Supplementary Planning Guidance

South Gloucestershire Local Character assessment Area 5 Wickwar Ridge and vale.

3. RELEVANT PLANNING HISTORY

- 3.1 The following planning history relates to the application site:
- 3.2 PK05/3504/F Domestic turbine
Approved January 2007
- 3.3 PK06/0078/F Erection of single storey front extension and rear
Conservatory
Approved April 2006
- 3.4 PK03/2318/F Erection of two storey and single storey front extension
and erection of single storey front extension to provide
porch and canopy
Refused September 2004 on design grounds
- 3.5 PK00/2714/F Erection of two storey front extension
Refused on the grounds of visual impact
- 3.6 P98/1339 Erection of two storey rear and side extension
Approval
- 3.7 P97/1129 Replacement of existing dwelling
Approval

- 3.8 PK07/0108/F Change of use of agricultural land to residential use and
Erection of open fronted shelter for mix domestic and
Agricultural use.
Refused Feb.2007 on visual amenity

4. CONSULTATION RESPONSE

(a) Statutory Consultees

4.1 Hawkesbury Parish Council

The Parish Council discussed the above application and objected on the change of use from agricultural to residential.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This proposal will be assessed against Policy L1 of the South Gloucestershire Local Plan which seeks to ensure that development conserves and enhances the landscape and in addition Policy E10 which relates to horse related development.

5.2 Visual Amenity

The application site relates to a two storey detached cottage located within the countryside and sited on the edge of the Hawkesbury Common. This planning application comprises two parts. The first part seeks retrospective planning permission for change of use of and of agricultural land for residential purposes along with the erection of a double open fronted garage and attached store.

- 5.3 Members are advised to consider the following. A recent planning application PK07/0108/F relating to this site sought planning permission for change of use of agricultural land to that of residential curtilage along with the erection of a detached building which was to serve as a garage /field shelter. This planning application was refused on the grounds that the change of use of land and building if allowed would compromise the openness of the countryside. At that time the applicant had only applied for the erection of the building, the Council however was of the opinion however that as a change of use of land from agricultural to residential had already taken place and that this should be regularised as part of the application. The applicant advised that the land in question was already being used for garden purposes when they purchased the property and land.

- 5.4 This revised planning application has sought to address the above objections by proposing the following. The land subject to the change of use has been reduced by half with the other half returning to agriculture. The land subject of this application relates to a triangular piece of land adjacent the existing dwelling and is practically just large enough to accommodate the proposed garage and area of hard standing measuring approximately 10.m in width x 12.0m in length. The garage itself has been reduced in scale. The previous scheme had proposed a building measuring 15.0m in length x 6.0m in width x 5.0m in height to the ridge. The proposed building subject of this application now measure 8.20m in length x 5.40m in width x 3.40m in height to the ridge. The applicant also proposes to enclose this land with a fence which in turn will prevent the domestic curtilage from extending into the field. The applicant is unable to site the building any closer to the existing dwelling due to an existing

septic tank. It is considered that given the reduced scale of building and what is considered to be a small scale area of land subject to the change of use and given the open appearance and use of sympathetic materials of the proposed building i.e. timber the proposed scheme is considered acceptable and would not have harmful impact on the openness of the countryside.

- 5.5 As discussed above under paragraph 5.2 of this report, the previously refused building was to be multi functional i.e. garage and field shelter for chickens, winter shelter for cattle, sheep and horses as the applicants have grazing rights over the adjacent Common. In order to address the previous objection the applicant now proposes a separate building which is to be sited directly behind existing outbuildings. The building will be sited on an existing concrete base. It will measure 9.60m in length x 3.60m in width x 2.70m in height and will be constructed of timber. This building will be used as a field shelter plus stables as the existing buildings on the site are not considered suitable but will be used for storage of hay/fodder and bedding along with storage for lawnmowers and other equipment. Should planning permission be granted a condition will be imposed limiting in the number of horses on site to that of 2.

- 5.6 It is therefore considered that a building of this scale, design and siting is considered acceptable and would not have a harmful impact on the visual amenities of the open countryside.

5.7 Residential Amenity

It is considered that the proposed buildings by reason of its siting will not have an adverse impact on neighbouring occupiers in terms of loss of privacy/overbearing impact.

5.8 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).

5.9 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 is granted subject to the following planning conditions.

Background Papers **PK07/2401/F**

Contact Officer: **Tracey Price**
Tel. No. **01454 863424**

CONDITIONS

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

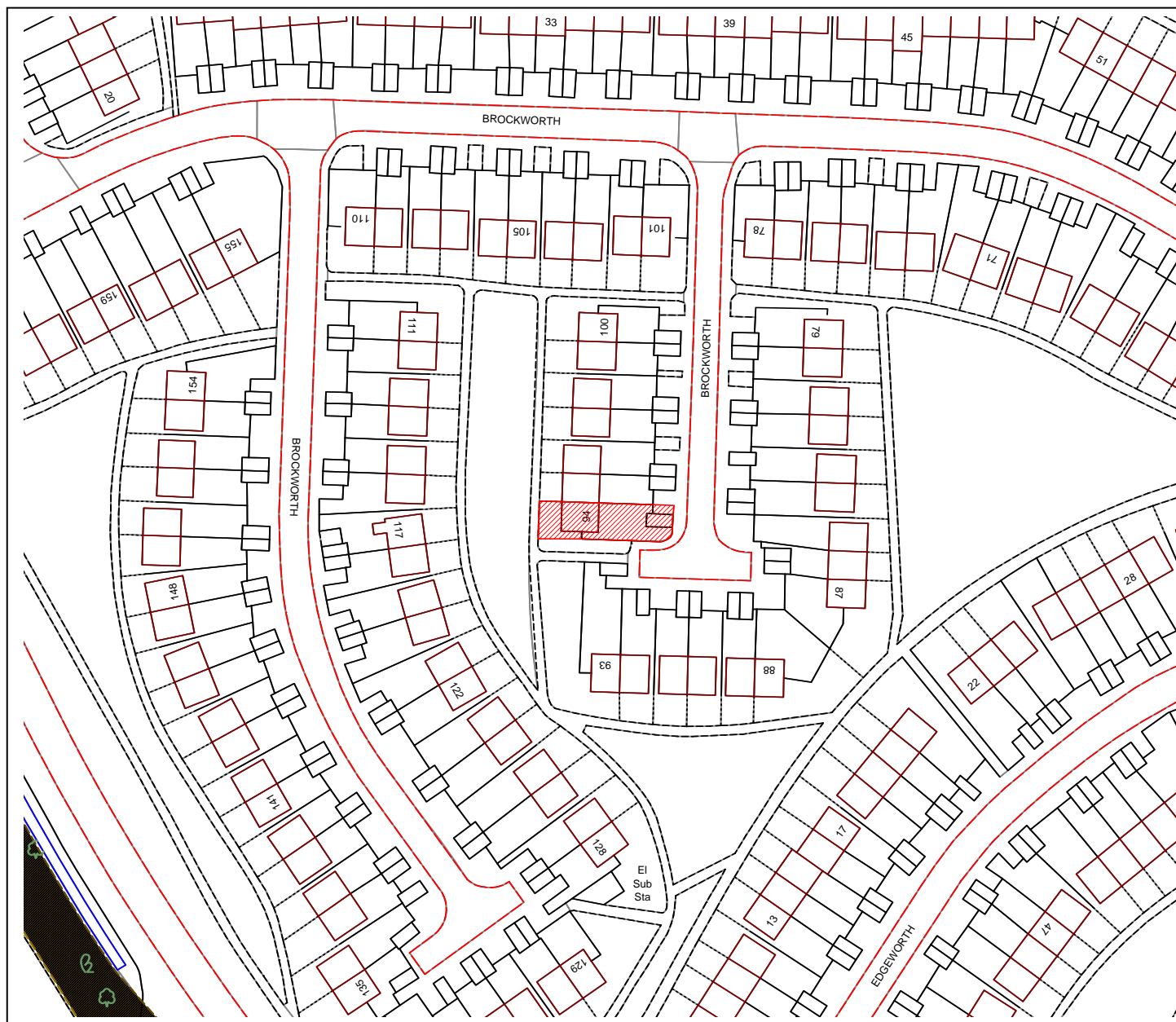
Reason:

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

2. The number of horses kept on the site edged in red shall not exceed 2.

Reason:

In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; and Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007.**App No.:** PK07/2479/F**Site:** 94 Brockworth Yate BRISTOL South Gloucestershire BS37 8SN**Proposal:** Erection of first floor side extension to form additional living accommodation.**Map Ref:** 70305 80855**Applicant:** Mr M Klukowski**Date Reg:** 14th August 2007**Parish:** Dodington Parish Council**Ward:** Dodington

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N.T.S**PK07/2479/F**

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule procedure as a result of objections received from a local resident regarding the proposed development.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the erection of a first floor side extension to form additional living accommodation.
- 1.2 The application site relates to an end two storey terraced dwelling sited within the residential area of Yate.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Extensions

- 2.3 Supplementary Planning Guidance
South Gloucestershire Advice Note no.2 Extensions

3. RELEVANT PLANNING HISTORY

- 3.1 The following planning history relates to the application site:
- 3.2 PK00/1412/F Change of use of open space to residential garden and Boundary fence
Refused July 2000
- 3.3 PK02/2153/F Erection of single storey side and rear extension
Approved August 2002

4. CONSULTATION RESPONSES

- 4.1 Dodington Parish Council
No response

Other Representations

- 4.2 Local Residents
One letter has been received from a local resident raising a number of objections regarding the proposed development, which have been summarised as follows:
 - Loss of privacy. Window must have obscure glazing
 - Construction vans will block access

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extensions to existing dwellings subject there may be no adverse impact on existing visual and residential amenities.

5.2 Visual Amenity

The application site relates to an end terraced (one of three) two storey property. The property has already been extended on the southern elevation with a single storey side extension. This application proposes a first floor extension up and over the existing extension. Generally it is Council practice to ensure that extensions and in particular two storey side extensions are designed so that they remain subservient to the main dwelling, this is generally achieved by stepping back the extension from the existing front building line of the existing dwelling and by lowering the ridge height.

5.3 In this instance the application proposes a flush first floor side extension. However no planning objection is raised as it is considered that regard must be had for the scale of the proposed extension. In this instance the proposed extension would measure 1.56m in width, and it is considered that a flush two storey side extension of this scale would not detract from the original form or character of the existing two storey property or the remaining terrace.

5.4 Residential Amenity

An objection has been received from a local resident regarding loss of privacy as a result of a proposed first floor window on the side elevation. The window in question will serve a kitchen and as it is a high level window i.e. set 2.0m above ground level and will have obscure glass as shown on the submitted plans, it is considered that it will not have an adverse impact on neighbouring occupiers. In this instance however, the Planning Officer is of the opinion that it would not be necessary to impose a condition requiring that the window have obscure glazing given that it is a high level window which will clearly prohibit direct overlooking. In addition as the extension will be set back 20.0m from the nearest property it will not have an overbearing impact.

5.5 Other issues

An objection has been received regarding work vans blocking nearby accesses. Members are advised to consider that this is not a relevant material planning consideration with regards the determination of this application, but is a civil matter.

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.

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 **PK07/2479/F**

Contact Officer: **Tracey Price**

Tel. No. **01454 863424**

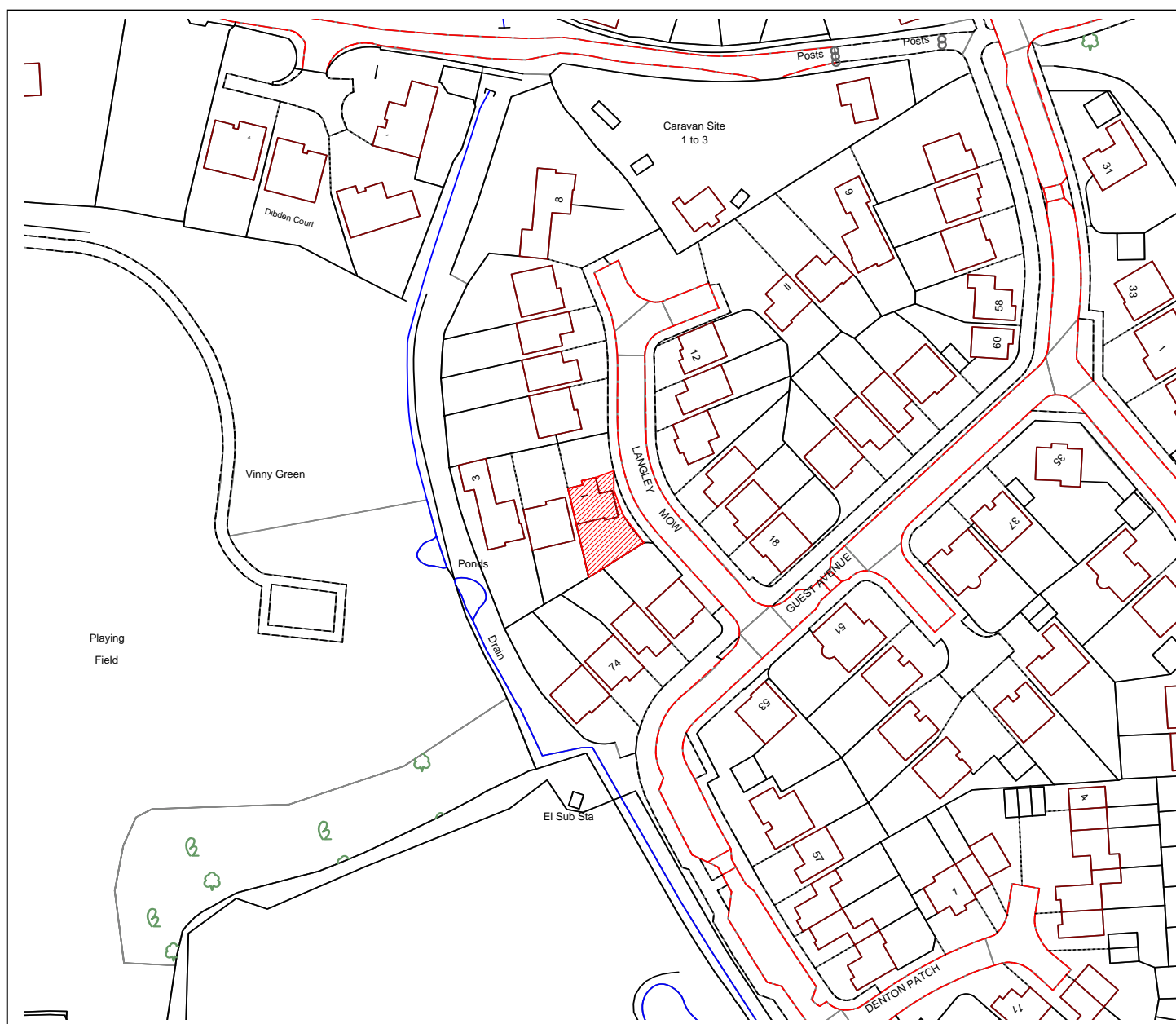
CONDITIONS

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. 37/07 – 14 SEPTEMBER 2007

App No.: PK07/2504/F**Applicant:** Mr R Ford**Site:** 1 Langley Mow Emersons Green
BRISTOL South Gloucestershire BS16
7DS**Date Reg:** 15th August 2007**Proposal:** Erection of a two storey side extension
to form additional living accommodation.**Parish:** Mangotsfield Rural
Parish Council**Map Ref:** 66615 77204**Ward:** Emersons Green

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N.T.S**PK07/2504/F**

INTRODUCTION

This application is referred to the Circulated Schedule given an objection has been raised

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the erection of a two storey side extension, (the extension is almost a first floor extension over the existing garage however there is a minor alignment in the rear building line to ensure that the extension is now flush with the rear of the property). In terms of dimensions the extension would have a width of 3.2 metres, depth of 6 metres (set back from the front porch by 2.5 metres) and height to the apex of the gable end of 6.7 metres (set down from the original ridge by approximately 0.4 metres). No details of materials have been given. A minor alteration to a garden wall will facilitate the development.
- 1.2 The site comprises a modern two-storey detached property situated on the western side of Langley Mow.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

PK05/2489/F Erection of rear conservatory (Approved)

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
Object indicating that the submitted details are unclear
- 4.2 Local Residents
There have been no objections received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relate to extensions and other development within residential curtilages. Policy H4 also specifically considers the impact of development upon residential amenity. The policies indicate that such domestic development is acceptable in principle subject to the following considerations.

5.2 Design

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 also considers the scale, proportions, materials in relation to the original building and the character of the street. Policy D1 seeks to ensure that a high level of design is achieved. Concern has been raised that the submitted details are unclear. The Case Officer considers that the submitted details are sufficient to assess the design/visual impact of the proposal and the impact upon adjoining occupiers.

The proposed extension adopts a form and scale appropriate to the original property, the set back and down ensures that the extension appears subservient to the original property. A single window is proposed at first floor level, it would have been preferable if two were used (although it should be noted that this is to a bathroom) however it is not considered that this would justify the refusal of the application. No details of materials have been submitted however a condition will be attached to the decision notice to ensure that matching materials are used to ensure that the extension integrates successfully with the original property.

Subject to this condition, the proposed development is acceptable in design terms is therefore in accord with the aims and objectives of Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

Transportation

There are no transportation issues

Residential Amenity

Given the scale and the location of the proposed development it is not considered that any significant loss of amenity to neighbouring occupiers would result.

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

Planning Permission be granted subject to the following conditions

Background Papers **PK07/2504/F**

Contact Officer: **David Stockdale**
Tel. No. **01454 863131**

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.

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007

App No.: PK07/2522/F**Site:** 8 Palmdale Close Longwell Green
BRISTOL South Gloucestershire BS30
9UH**Applicant:** Mr J Boulton**Date Reg:** 16th August 2007**Proposal:** Erection of two storey side and single
storey rear extension to provide
additional living accommodation.**Parish:** Oldland Parish
Council**Map Ref:** 66073 70990**Ward:** Longwell Green

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N.T.S**PK07/2522/F**

INTRODUCTION

This application is placed on the Circulated Schedule in accordance with procedure given that objections to the proposal have been received (see below for details).

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the erection of a two storey side and single storey rear extension. The two-storey element to the side of the property will adopt a gable end to match the original property, with a height of 7.4 metres (set down from the original roof by approximately 0.3 metres), width of 2.65 metres and depth of 8.3 metres being set marginally back from the front elevation by 0.5 metres.
- 1.2 The application site comprises a modern semi-detached property situated on the eastern side of Palmdale Close.

2. POLICY CONTEXT

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

3. RELEVANT PLANNING HISTORY

P78/4363 Erection of 6ft fence on side and rear boundaries (Approved)

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

No response received

4.2 Local Residents

There have been three letters of objection received. The grounds of objection can be summarised as follows:

- The proposal would be overbearing
- The proposal would result in the loss of a view
- The proposal would result in the loss of light and privacy
- The proposal when completed may affect the ability of the adjoining occupier or subsequent occupiers to erect an extension

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 specifically relate to extensions and other development within residential curtilages. Policy H4 also specifically considers the impact of development

upon residential amenity. The policies indicate that such domestic development is acceptable in principle subject to the following considerations.

5.2 Design

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 also considers the scale, proportions, materials in relation to the original building and the character of the street. Policy D1 seeks to ensure that a high level of design is achieved.

It is considered that the form, scale, appearance and design of the proposed extensions both the two storey and single storey element, is appropriate in relation to the original building and within the wider residential context. Details of materials have been supplied however a condition will be attached to the decision notice to require the use of matching materials to ensure that the proposed extensions integrate successfully with the original building.

It is considered the proposed development is acceptable in design terms and is therefore in accord with the aims and objectives of Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

Transportation

There are no transportation issues

Amenity

Policy H4 considers the impact of householder development upon the residential amenity of neighbouring occupiers with reference to the physical impact of the building and the impact in terms of privacy.

Objections have been raised that the proposal would appear oppressive and result in the loss of light and privacy and the loss of a view. In terms of loss of a view this is not a material planning consideration.

With respect to the physical impact of the proposal, it is acknowledged that No.8 is set marginally forward of No.10 Palmdale Close and to the south, however given that the two storey element (set back from the front elevation of the original property by 0.5m) would be set approximately 2 metres to the front of No.10, (it should also be noted that there would be a gap of approximately 3 metres to the nearest part of No.10) it is not considered that any impact upon the residential amenity of the adjoining occupier would be significant such as would justify the refusal of the application. With a depth of 3 metres it is not considered that the single storey element would have an impact upon either No.6 or No.10 Palmdale Close.

With respect to privacy, the applicant has indicated high level windows which are to be obscure glazed on the northern elevation with two such windows at ground floor level and a single window at first floor level (to replace the existing window). These windows would face towards the side of No.10 and given this relationship and given that they are high level and obscure glazed it is not considered that any significant loss of amenity would result. Conditions will be attached to the decision notice to require consent for any future windows in the side elevation and to ensure that all proposed windows are obscure glazed for the avoidance of doubt.

It is considered that the proposed development would not result in any significant loss of amenity to neighbouring occupiers.

Other Issues

Concern has been raised that the proposed extension may affect the ability of the neighbouring occupier or future occupiers to extend.

This can often be the case with this form of development, however the proposed extension is located within the boundary of No.8. The Planning Guidance indicates that the Planning System is not able to intervene over "private interest" issues and therefore this matter is not a material planning consideration.

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

Planning Permission be granted subject to the following conditions

Background Papers **PK07/2522/F**

Contact Officer: **David Stockdale**
Tel. No. **01454 863131**

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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the northern elevation (at either ground or first floor level) of the property.

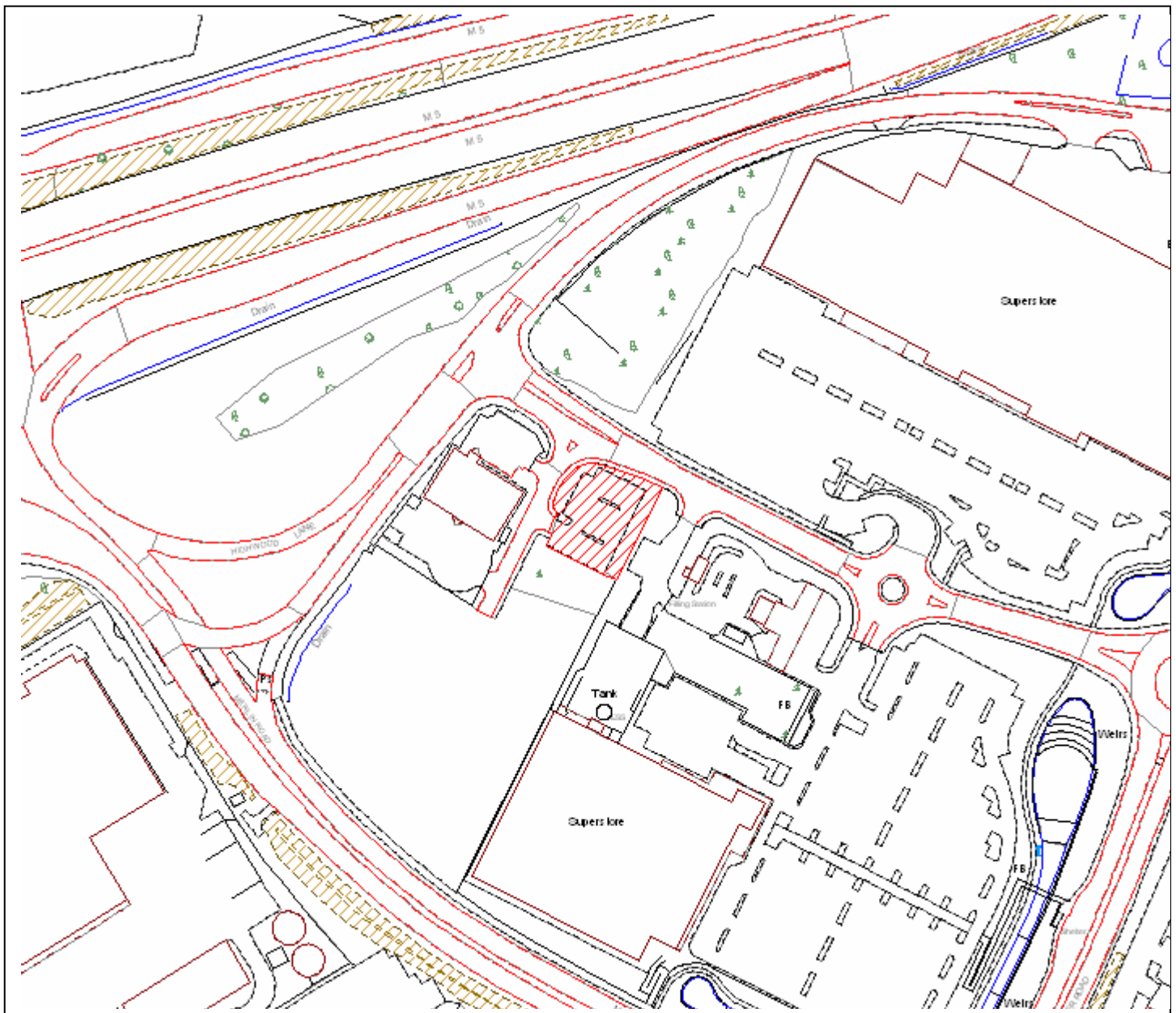
Reason:

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

4. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed high level ground and first floor windows on the north elevation shall be glazed with obscure glass only.

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.

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007.**App No.:** PT07/1949/F**Applicant:** In 'n' Out Services Ltd**Site:** Land off Highwood Lane Cribbs Causeway South Gloucestershire BS34 5TQ**Date Reg:** 27th June 2007**Proposal:** Erection of building for motor vehicle lubrication and MOT testing with no repairs.**Parish:** Almondsbury Parish Council**Map Ref:** 58060 81161**Ward:** Patchway

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1. THE PROPOSAL

- 1.1 The site consists of an unused car park (52 spaces) access from Highwood Lane. The site is within the Bristol North Fringe Urban Area and is closely related to the general development associated with the Cribbs Causeway Area.
- 1.2 The proposed development consists of the construction of a free standing building and vehicular parking and circulation space to provide a 'while-u-wait' vehicle servicing and MOT Centre.

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
 - L1 Landscape Protection and Enhancement
 - E3 Employment Development in the Urban Area
 - T12 Transportation Development Control Policy for New Development
 - T8 Vehicular Parking Standards
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (Adopted) SPD

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Town Council
No Comments Received
- 4.2 Sustainable Transport
No Objection subject to the development providing the maximum number of vehicular parking spaces available under policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006.

Other Representations

- 4.4 Local Residents
No Comments received
- 4.5 Local Businesses
Two letters have been received. The letters raise objections to the development which are summarised below;

The proposed development is contrary to Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 as it proposes low density development constructed in low specification materials and signage.

The development will have a negative impact upon the visual amenity of this area of Cribbs Causeway.

The proposed development should be of a high quality and visually attractive

Concern is raised as to the impact of the proposed development upon the already congested area; highway and pedestrian safety

There is no indication of how delivery vehicles turn within the site.

It is not felt that the development would have a positive contribution to improving non-car circulation.

The fact that the existing car park is surplus to requirements should be questioned as its use has been prevented by barriers across its entrance.

The proposed use is not compatible with existing uses in this high profile area.

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consist of the construction of a new building to provide a 'while-u-wait' motor vehicle servicing business. The proposed use falls within business use category B2 (Motor Vehicle Maintenance and Repair Place). The development would have ancillary 'waiting' accommodation within the building. As such the proposed development is considered to constitute employment development for the purpose of assessing this planning application. The site is located within the Bristol North Fringe Urban Area.
- 5.2 Principle of Development
Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006 is relevant to this application. The policy indicates that the proposed development is acceptable in principle, subject to the following considerations.
- 5.3 Design and Scale
Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development achieves a high standard of design that respects and/or enhances the character of the site and it's surroundings.
- 5.4 This site is currently a small un-used parking area. In functional terms the site does not make any particular contribution to the visual amenity of the surrounding locality. The immediately adjacent development consists of a petrol station (associated with the adjacent Morrison's Supermarket) to the East and a two storey building, parking and delivery circulation space (currently occupied by Tile Flair) to the West. The new B&Q/Furniture Land Warehouse is located to the North across Highwood Lane. The general context of the site is made up of modern buildings interspersed with landscaping, car parking and highway.
- 5.5 The proposed building is functional in appearance and similar in scale to the adjacent petrol station. The Northern elevation faces onto Highwood Lane and contains a glazed waiting room area that is modern in appearance. This elevation also contains 3 roller doors which provide vehicular access to 2 service bays and 1 MOT bay. The West Elevation faces onto the access road currently serving the car parking area associated with this site; and to Tile Flair. This elevation is equally as prominent as the North Elevation. As such officers have negotiated improvements to this elevation through the course of this

planning application. These improvements include the use of high quality cladding where the original submission detail more basic cladding materials. The proposed cladding now matches the proposed cladding to the North Elevation and the introduction of window panels to break up the elevation. The South and East elevations are less prominent and use more basic cladding materials.

- 5.6 The application site is relatively small in scale. The proposed development which is also relatively small in scale is positioned appropriately within the site allowing for necessary vehicular circulation. It is considered that amendments to the design of the building during the course of this planning application have resulted in a well designed modern building with a functional appearance; and one which is consistent with the visual appearance and function of the surrounding locality. Nonetheless, in order to ensure that the materials used are of the best quality, it is necessary to apply an appropriately worded condition to ensure that sample are submitted for agreement by the LPA.

5.7 Landscaping

The buildings surrounding the site is interspersed with belts of landscaping that help to soften the appearance of the area generally. There is also a belt of natural landscaping/wildlife corridor to the south of the site (but not within it) which links to other areas within the Cribbs Causeway Locality. There is a narrow belt of landscaping that encloses the Northern and Western boundaries of the site. The applicant argues that this area of landscaping is sufficient for the requirements of this application. However, this particular landscaping is relatively sparse, and officers consider that the development would benefit from landscape improvements in order to soften the impact of the proposed building and circulation space; and to better integrate the development with its surroundings. It is considered that this could be adequately achieved by way of planning condition. Subject to the compliance with this condition it is considered that the development is acceptable in landscape terms.

5.8 Energy Considerations

In this instance there is no BREEAM assessment guidance relating to vehicle servicing buildings. A bespoke assessment would need to be made. However such an assessment would only be expected where a building is of significant scale (say 1000sqm). In this instance the building is small in scale, covering only 275sqm. It is therefore considered that there is no requirement for a BREEAM assessment to be carried out for this development.

5.9 Compatibility

Concern has been raised as to the compatibility of the proposed development (for car servicing) with the nature of the surrounding development. In this instance, the development would provide a 'while-u-wait' servicing and M.O.T centre. It is considered that this principle would encourage multi-purpose trips; i.e. journeys to the retailing, bulky goods and employment uses can be combined with servicing a vehicle, rather than making a specific journey to a service centre/garage. The centre would not provide any painting or structural body repair and by virtue of the 'in and out' principle there would be no major repair of vehicles that would take place over a number of days. Having regard to this, it is considered that the centre would provide a service that is compatible with the nature of the surrounding locality.

5.10 Transportation

Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to ensure that new development would not have a detrimental impact upon highway safety and amenity. Policy T8 provides the maximum on site parking standards for new development.

5.11 During the course of this assessment, the applicant has provided comprehensive vehicular movement data that is based upon the same operation in other cities. In this instance, officers consider that the development would generate the need to provide the maximum number of parking spaces on site under the requirements of Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006. The proposed development would provide a total of eight customer parking spaces, one disabled space and two M.O.T parking bays. This is consistent with the maximum standards required under Policy T8 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.12 The assessment of this planning application has also addressed the need for a financial contribution in respect of the North Fringe Major Scheme (Transport Matters). As reported above, it is considered that, given its principles and location, the users of this development (with the exception of the limited numbers of staff) are likely to combine trips (i.e. visiting other sites within Cribbs Causeway at the same time as having a vehicle serviced/MOT'd). Therefore officers consider that the development is unlikely to generate independent additional vehicular movements at a level where a contribution towards the North Fringe Major Scheme (Transport Matters) would be required.

5.13 Design and Access Statement

The Design and Access Statement submitted with this application is considered to demonstrate that the applicant has adopted a design approach that is consistent with the Councils Design Checklist Supplementary Planning Document (Adopted)

5.14 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 That Planning Permission be Granted subject to the following considerations

Background Papers **PT07/1949/F**

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

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 there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason(s):

To enhance the character and appearance of the area to accord with Policies D1, L1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall take place until drainage details proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (eg soil permeability, watercourses, mining culverts) within the development have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason(s):

To ensure that a satisfactory means of drainage is provided, and to accord with Policies L17 and L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. All surface water run-off from outside storage, parking or vehicle washdown areas shall pass through a properly constructed oil/ petrol interceptor or such other alternative system as may be agreed with the Local Planning Authority, before discharge to the public sewer, or other drainage system.

Reason(s):

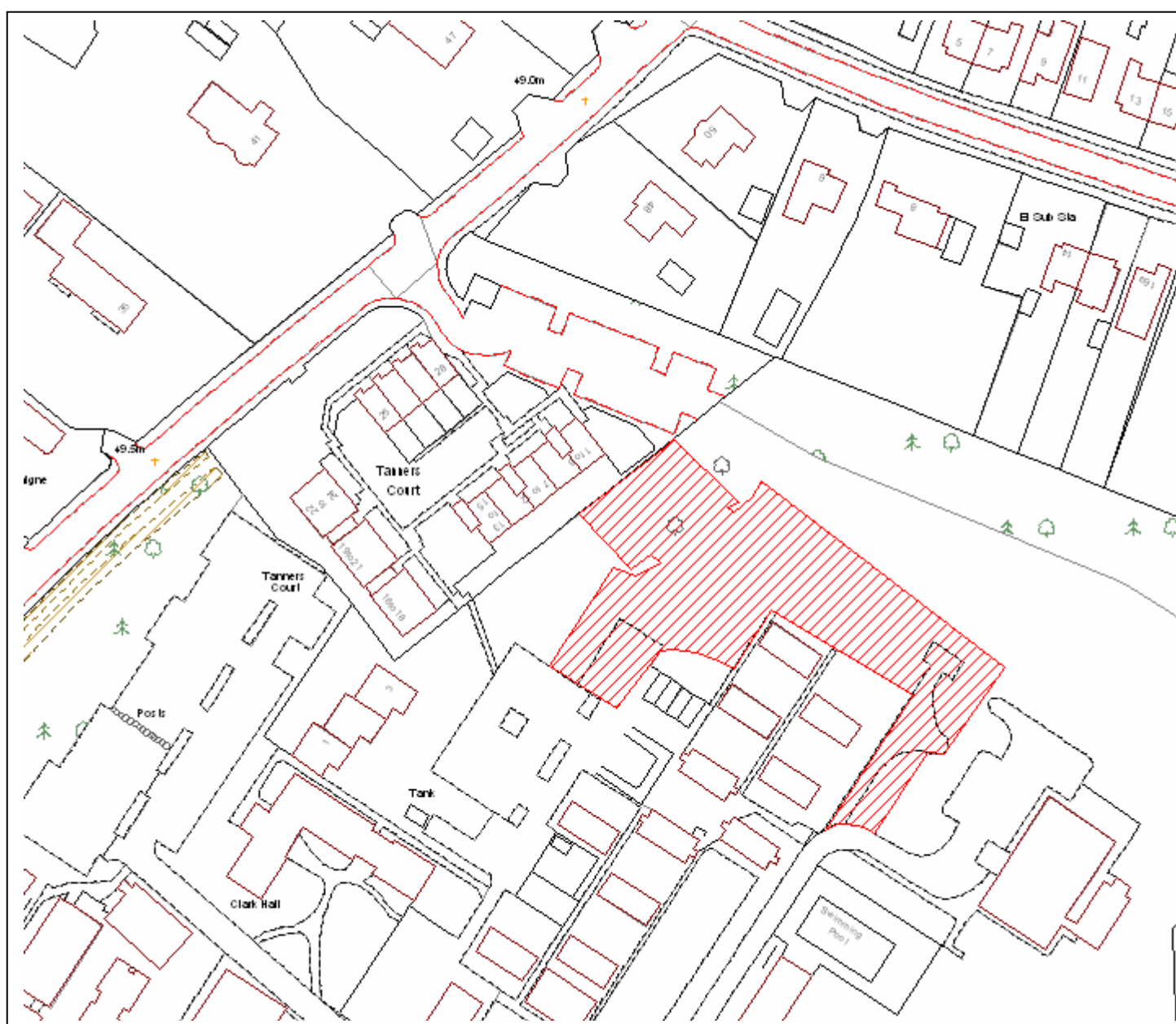
To prevent non-point source pollution and flooding, and to accord with Policies L17 and L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan 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 T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007

App No.: PT07/2130/F**Applicant:** North Bristol NHS Trust**Site:** North Bristol N H S Trust Frenchay Hospital Frenchay Park Road Frenchay BRISTOL South Gloucestershire BS16 1LE**Date Reg:** 11th July 2007**Proposal:** Construction of temporary staff car park including erection of lamp-posts to be used for a 6 year period.(Re-Submission of PT06/2894/F)**Parish:** Winterbourne Parish Council**Map Ref:** 63724 77980**Ward:** Frenchay and Stoke Park

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1. THE PROPOSAL

- 1.1 Temporary planning consent is sought to extend an existing staff car park and to erect 6 lamp posts. The period applied for is 6 years. The site is located within Frenchay hospital, which comprises a large developed site within the development boundary for Frenchay. This site is towards the northern end, it is currently grassed but staff and others have been parking upon it in practice. An addition 36 spaces are proposed.
- 1.2 The applicant has submitted this application with a supporting statement setting out the need for the proposal, this is in response to the previous refusal (set out in the planning history).
- 1.3 Information submitted by the applicant in support of the scheme
- The additional 36 spaces will provide existing staff with a formal parking area that is appropriately surfaced and lit, it will not generate further trips, as informal parking is already occurring on the land.
 - There are formal parking spaces for approximately 1600 cars at the hospital site overall, this addition would represent less than 3% provision overall.
 - There would be no material impact on the surrounding road network.
 - The on-going re-development of Frenchay and Southmead is likely to result in a fluctuation parking requirements as facilities are transferred from Southmead to allow redevelopment of that site. There is uncertainty about the details of this.
 - There are currently concerns about unregulated parking within the site, and on-street parking in the surrounding residential areas, in particular around the Common and the Conservation area. This will help to alleviate some of those problems making the most efficient use of the site.
 - There is no maximum level of parking for hospitals specified in local or national guidance, and as such the parking provision must be assessed on its own merit. The incidence of unregulated parking indicates that existing provision is below that required.
 - The location and design have been carefully selected and designed but in the context of the future redevelopment of the hospital site.
 - There is unlikely to be any greater impact on residential amenity than as present, if anything it will regulate the unregulated situation. The nearest properties are the former nurses' accommodation to the west of the site, and properties in Malmain Drive. The site is 30m from the properties in Malmain Drive, and there is existing part screening from the former nurses' accommodation. It is proposed to provide an acoustic fence along this boundary. The 6m high lighting columns ensure downward light spill only, and the lux ratings would not be detrimental to residential amenity.
 - The temporary period is requested for 6 years which reflects the future redevelopment of the Frenchay and Southmead hospital sites.

2. POLICY CONTEXT

- 2.1 National Guidance
- | | |
|-------|-------------------------|
| PPS1 | Sustainable development |
| PPG13 | Transport |

2.2 Development Plans

Joint Replacement Structure plan – policies 1 and 2, principles of sustainable development and locational strategy.

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
T12	Transportation
T8	Parking standards
LC4	Proposals for community facilities within the settlement boundaries.

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/2894/F – Construction of temporary car park including the erection of lamp posts for a 7 year period. Refused 7 November 2006. Reasons for refusal related to the lack of justification, and design issues.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection

4.2 Sustainable Transport

It is true that local and national policy does not specify a maximum level of car parking for hospitals, and therefore the site must be assessed on its own merit. However, the evidence of informal parking should not be taken as proof that the parking provision on site is substandard, the only way this can be established is by reference to staff surveys and travel plans which can assess alternatives and opportunities for non car travel. However, this is a temporary proposal and linked to the likely re-organisation of the health car provision within the North Bristol National Health Service Trust Area. On this basis no transportation objection is raised subject to conditions to submit a travel plan, and to return the land to its former condition at the end of the period.

Other Representations

4.3 Local Residents

One letter of objection has been received, this makes all or some of the following points:

- There is already noise and disturbance from the site, this would be increased
- Lighting would be much closer to the residential flats at Tanners Court
- The acoustic fence is welcomed, but concerns are raised that this will not assist flats at the second floor nor address existing noise issues.
- The existing car park is poorly managed, concerns raised in relation to waste management at the hospital which often takes up existing car parking spaces.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development and Transportation

The locational policy of the Joint Replacement Structure plan sets out a strategic objective to reduce the reliance on travel by private car. The transportation policies in the South Gloucestershire Local Plan also seek to

encourage means of transport other than the car. One way of ensuring this is to monitor and regulate the levels of car parking provision provided at any given development site. Many developments are covered by policy T8 which sets a maximum level of car parking for certain categories of development. However, hospitals are not specifically identified in this policy, and as such the proposal is to be assessed on its own merits. Clearly a further 36 car parking spaces will not be particularly significant in terms of the hospital site overall which spans some 28 hectares. It is apparent that the site has been used as informal parking, however this in itself does not justify the proposal – rather it demonstrates a lack of parking regulation/control within the site. However, the transportation engineer has placed weight upon the temporary nature of the proposal which links with the proposed redevelopment of the Southmead and Frenchay sites, and subject to a condition requiring a travel plan raises no objection.

Policy LC4 allows development at community facilities within the settlement boundaries subject to criteria including transportation issues, and residential amenity.

5.2 Transportation

As is addressed above there is no objection raised to a temporary proposal subject to certain conditions.

5.3 Residential Amenity

It is clear that unregulated parking has been taking place, and this has caused disturbance to at least one nearby resident. By formalising this arrangement it is considered this will assist, as an acoustic fence can be required by condition. The lighting levels proposed are appropriate. In the context of a large hospital that operates 24 hours a day it is not considered that the proposal will have a material impact upon the residential amenities of neighbours.

5.4 Design

The proposed design is considered acceptable in the context of the hospital site.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is [not] considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.

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.

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 That planning permission is granted subject to the following conditions.

Background Papers **PT07/2130/F**

Contact Officer: **Karen Hayes**
Tel. No. **01454 863472**

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. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 01 October 2013 in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason(s):

The development is permitted for a limited period only because of the special circumstances of the case.

3. Prior to the commencement of development details of the acoustic screen shown on drawing 4666 L (o)4 G shall be submitted to and agreed in writing by the Local Planning Authority. The acoustic barrier as agreed shall be erected prior to the first use of the site.

Reason(s):

To minimise disturbance to occupiers of Tanners Court and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

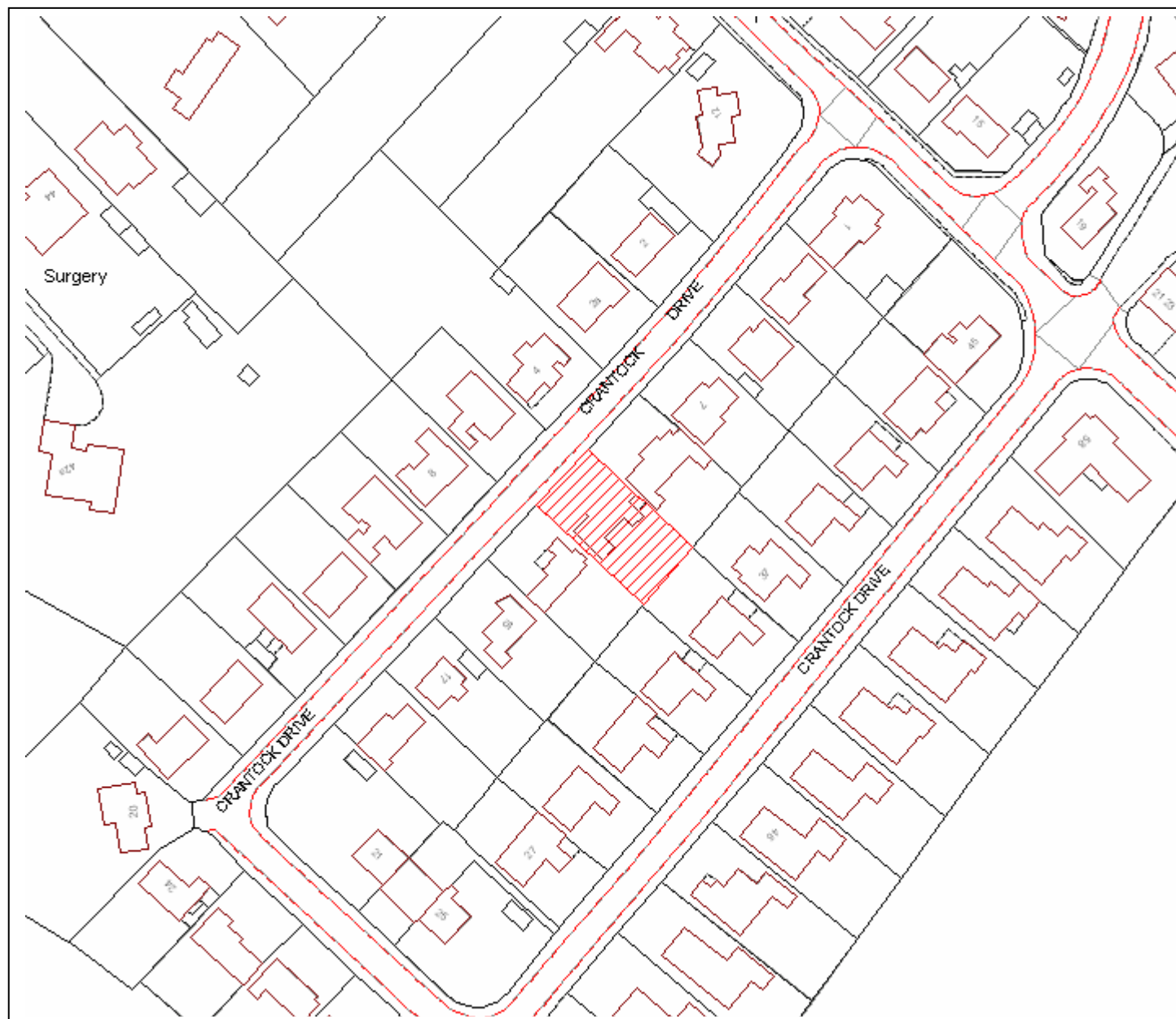
4. No development shall take place until a travel plan has been submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented before the development hereby permitted is brought into use; or otherwise as agreed in the travel plan.

Reason(s):

To encourage means of transportation other than the private car, to accord with Policy T10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007

App No.:	PT07/2182/F	Applicant:	Mr B Roberts
Site:	11 Crantock Drive Almondsbury South Gloucestershire BS32 4HF	Date Reg:	16th July 2007
Proposal:	Erection of two storey and single storey rear extensions to provide additional living accommodation	Parish:	Almondsbury Parish Council
Map Ref:	61027 84162	Ward:	Almondsbury



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N.T.S**PT07/2182/F**

INTRODUCTION

This application has been placed on the circulated schedule as there has been an objection to the proposal.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two-storey and single storey rear extension to provide a utility room, kitchen and a bathroom at the first floor level.
- 1.2 The application site comprises a detached two-storey dwelling on the south side of Crantock Drive, Almondsbury. The site lies within the Almondsbury settlement boundary which is washed over by the Green Belt.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belt
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 House Extensions
GB1 Development within the Green Belt
- 2.3 Supplementary Planning Guidance
Design checklists
Green Belt

3. RELEVANT PLANNING HISTORY

- 3.1 N5776 Erection of single storey rear extension Approved Not built
- 3.2 P97/1293 Erection of replacement garage and alterations to first floor rear extension Approved

No records have been found of any other extensions to the property.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No response received
- 4.2 Local Residents
Two letters have been received on objecting to the proposal and one supporting the scheme. The reason for objecting to the proposal are:
 - A) Overbearing impact upon neighbouring property
 - B) Overlooking of neighbouring property
 - C) Impact upon privacy of neighbouring property
 - D) Impact upon the neighbour in terms of noise

The letter of support states:
A well planned extension No objection

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 allows for the principle of house extensions subject to considerations of design, residential amenity and highway safety. Furthermore, in the case of properties within the green belt, policy advice as detailed by GB1 and H4 cites that house extensions should not compromise a disproportionate addition over the size of the original dwelling.

5.2 Design/ Visual Amenity

The application site forms a detached two-storey dwelling on the south side of Crantock Drive, Almondsbury. The application seeks planning permission for a two-storey side extension that would provide a garage and family room on the ground floor with an ensuite bedroom above.

5.3 The build would replicate the existing rear gable to the far side of the dwelling projecting forward of the central catslide roof. Having regard to the above, the proposal is considered to be acceptable and in keeping with the general character of the area. In this regard it is noted that all neighbouring properties are of differing design albeit with many common design features including catslide roof slopes and two-storey gables.

5.4 Impact upon the Openness of the Green Belt

The property has been previously extended, but these only amount to the replacement of an existing garage of a similar size, thus the overall size of the property has not been increased and a potential first floor rear extension which is relatively small. In light of this there is scope for further works to be carried out on this dwelling despite the fact the dwelling is in the Green belt. This is especially as the dwelling sits within the settlement boundary where the principle of infill development is considered acceptable.

5.5 Consequently the proposal is considered appropriate in its scale and massing having regard to its visual appearance whilst it is noted that the existing conservatory would be demolished. Therefore, no objections are raised on this basis.

5.6 Residential Amenity

It is considered that in this instance given the overall design and location of the proposed development, it will have little impact upon the amenities of the neighbouring properties. The only area where there may be a concern is over the two proposed windows in the proposed en-suite, and wardrobe. The concern is that these windows will enable overlooking of the neighbouring property. However these will be obscure glazed and limited to the style whereby only the top third can be opened (top hung). This will be achieved by way of a condition.

The objector has raised the issue of privacy to their conservatory but as the proposal is not proposing any additional side windows other than the two mentioned above then this will not be an issue.

5.7 Design and Access Statement

A Design and Access Statement is not required as part of this 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 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 is **GRANTED** subject to the following conditions:

Background Papers **PT07/2182/F**

Contact Officer: **Gareth John**
Tel. No. **01454 863438**

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 windows other than those shown on the plans hereby approved shall be inserted at any time in the North-East elevation of the property.

Reason(s):

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

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed window on the North-east elevation shall be glazed with obscure glass only.

Reason(s):

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

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007

App No.: PT07/2323/F

Applicant: Mr & Mrs
Bolandbeer
Date Reg: 30th July 2007Site: 53 Lower Chapel Lane Frampton
Cotterell South Gloucestershire BS36
2RQ

Proposal: Erection of rear conservatory

Parish: Frampton Cotterell
Parish Council
Ward: Frampton Cotterell

Map Ref: 67154 81153



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100023410, 2007.

N.T.S

PT07/2323/F

INTRODUCTION

This application appears on the Circulated Schedule after the receipt of two letters of objection from the same household.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a rear conservatory. The proposal would be approximately 3 metres in depth and 3 metres in width. The conservatory would have a hipped roof which would be approximately 2.3 metres at the eaves and 3 metres at the ridge.
- 1.2 The application site relates to a semi-detached dwelling situated within a well-established residential area of Frampton Cotterell.

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

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection

Other Representations

- 4.2 Local Residents
Two letters of have been received from the same household which raise the following objections and comments:
- ❑ If the proposed opaque blank panels were replaced with clear glazed panels at a future date then there would be a loss of privacy.
 - ❑ The existing fence is a temporary partition and the privacy it affords should not be taken into consideration.
 - ❑ The conservatory would be constructed above an existing drain which has history of backing up and overflowing.
 - ❑ No details of surface water management in the application. At present surface water from the dwelling drains into a shared soak away. There is no reassurance the soak away has the capacity to cope with the increase volume of water.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the extension to residential dwelling subject to there being no adverse impact on the residential amenity.

Policy D1 of the Local Plan considers general design principles and ensures good quality design.

5.2 **Residential Amenity**

The application site is adjoined by Nos. 55 and 51 Lower Chapel Lane. The proposed conservatory would be sited on the rear elevation and would be approximately 0.3m from the boundary shared with No. 51. The proposal would be single storey and would have a depth of approximately 3 metres. In view of this, the proposal is not considered to present an overbearing impact detrimental to the amenity of the nearby neighbouring occupiers.

The proposed conservatory would include glazing along the rear elevation and the side elevation facing onto No. 55. Given the siting of the proposal in relation to this adjoining dwelling it is considered that the proposal would not create any additional direct views that would prejudice the privacy of the occupier.

The side elevation facing onto No. 51 would have no glazing and would maintain the privacy of the neighbouring occupier. The objector has commented that their privacy would be lost if glazing was installed at a future date. It is therefore recommended that a condition is attached to secure that no windows are added into this side elevation to protect the future amenity of the neighbouring occupier.

5.3 **Design and Visual Amenity**

The conservatory would be of a modest scale and traditional design. It is proposed that the proposal would be finished in white UPVC frames. The proposed design, scale and materials of the rear conservatory are therefore considered to respect the character and appearance of the existing dwelling and the surrounding residential area.

5.4 **Other Issues**

The objector's comments regarding surface water management and the existing drains are matters for building control. Proposal and would not be contrary to either Policy D1 or H4 of the Local Plan.

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. 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 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 to be **GRANTED** subject to the following conditions:

Background Papers **PT07/2323/F**

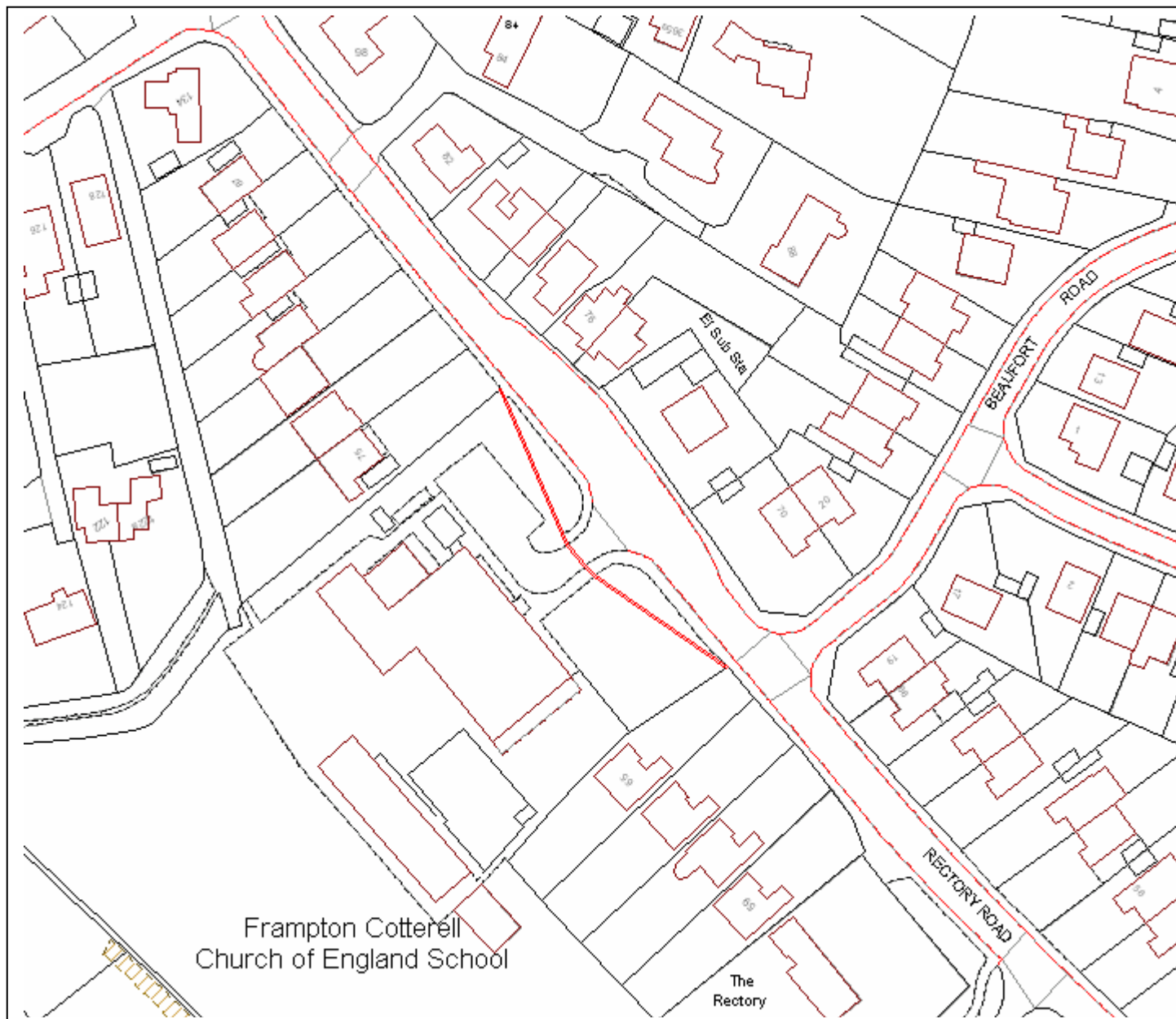
Contact Officer: **Peter Rowe**
Tel. No. **01454 863538**

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No windows shall be inserted at any time into the south elevation of the extension which faces onto No. 51 Lower Chapel Lane

Reason(s):

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

CIRCULATED SCHEDULE NO. 37/07 – 14 SEPTEMBER 2007**App No.:** PT07/2422/F**Applicant:** Mrs B Murley
Frampton Cotterell
C Of E Primary
School**Site:** Frampton Cotterell C of E Primary
School Rectory Road Frampton Cotterell**Date Reg:** 8th August 2007**Proposal:** Erection of 1.8 metre high boundary
fence**Parish:** Frampton Cotterell
Parish Council**Map Ref:** 66359 81902**Ward:** Frampton Cotterell

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100023410, 2007.

INTRODUCTION

This application appears on the Circulated Schedule after the receipt of two objections from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks planning consent for the erection of 1.8 metre fence across the front boundary of the school.
- 1.2 The application site relates to a primary school located within a well established residential area of Frampton Cotterell.

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
 - L1 Landscape Protection and Enhancement
 - T12 Transportation Development Control Policy for New Development

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
No objection
- 4.2 Sustainable Transport
No transportation objection to this proposal subject to a condition that requires the gates to be opened inward only.
- 4.3 Tree Officer
No objections providing the applicant follows the guidelines in BS:5837

Other Representations

- 4.4 Local Residents
Two local residents have objected to this application for the following reasons:
 - ❑ The plans do not clearly show the impact of the proposed fencing on the school or the surrounding area.
 - ❑ The proposed 1.8 metre bright blue railing fence with 'spiky' top is not in keeping with local area.
 - ❑ There is an existing fence within the site, a second secure boundary would have a detrimental affect on the local landscape.
 - ❑ A lower fence more sympathetic to the local environment would be more in keeping.
 - ❑ Any vandalism on the site is carried out at the rear and entry is not through the front gates.
 - ❑ The fence at the rear of the site needs to be replaced.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Policy D1 of the Gloucestershire Local Plan (Adopted) January 2006 considers general design principles and ensures good quality design.

Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to conserve and enhance the character, quality and amenity of the landscape and to retain and protect trees which contribute to the overall character or distinctiveness of the area.

5.2 **Design and Visual Amenity**

The proposed 1.8 metre fence would be sited along the front boundary of the primary school replacing the existing 1 metre high wooden picket fence. The fences would be sited in front of a large area of open lawn and several mature trees. The proposal would be clearly visible from the street-scene and the dwellings sited opposite the application site.

The proposed fence would consist of equally spaced vertical rails with “spikes” at the top. Local residents have commented that the proposed fence would not respect the appearance of the local area due to its size and design. Notwithstanding these comments, it is considered that a fence of this size would be of a style and size expected outside a school. It is also noted that the proposal would be angled inwards towards the school. It is considered that this arrangement would help lessen any visual impact upon the street scene.

The applicant has proposed that the fence would be finished in blue however no specific details have been supplied to identify the exact shade. It is considered that a blue fence would not respect the character of the street scene and a darker colour such as green or black would be more acceptable. It is therefore recommended that a condition should be attached to ensure that no development commences until a finish is agreed in writing with the Local Planning Authority.

It has been raised by a local resident that the applicant has supplied no detailed drawings of the proposed pedestrian and vehicular gates. In principle providing the gates matched the proposed fence in design and scale there would be no objection. However, it is recommended that a further condition is attached to ensure that no development commences until detailed drawings of proposed gates are agreed in writing within the Local Planning Authority. This would ensure that the appearance of the street scene would be maintained.

In light of the above, it is considered that this design of the proposal would be simple and unassuming and would therefore not be visually intrusive upon the character of site or the surrounding area in accordance to Policy D1 of the Local Plan.

5.3 **Impact on Trees**

The proposal is to erect a new boundary fence surrounding Frampton Cotterell C of E primary school. The fence will pass through the Root Protection Area (RPA) of 2x Sycamores subject to a Tree Preservation Order in the garden of 75 Rectory Road, Frampton Cotterell. In order to protect the trees during construction of the fence certain measures will need to be taken in accordance with BS:5837. The RPA of the tree will be 12m x the diameter at breast height

of single stemmed trees. Within this area there should be no storage of materials, no vehicles and hand digging only. These measures are necessary in order to prevent compaction of the soil (which creates anaerobic conditions), accidental damage to the roots of the tree and also possible contamination of the soil. Damage to the roots of the tree could compromise the future health and structural safety of the tree and must therefore be avoided. In order to protect this tree it is recommended that condition is attached to ensure the above.

5.4 Sustainable Transport

The proposed fence would not prejudice visibility from the access to the school and would therefore maintain highway safety. The Council Transport Officer suggested that a condition should be added stating the proposed gates open inward only. This would prevent cars having to reverse onto the highway if the gates are shut.

5.5 Other Issues

Local residents have suggested that a fence is required at the rear rather than at the front because this is where the unauthorised access to the school site is occurring. The Local Planning Authority cannot assess the need for the proposed fence through this planning application. However, it should be noted that the applicant has stated in their *Design and Access Statement* that they are currently considering a new rear fence in accordance with the overall project to protect the school.

5.6 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 (Adopted) August 2007.

5.7 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 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 to be **GRANTED** subject to the following conditions:

Background Papers **PT07/2422/F**

Contact Officer: **Peter Rowe**
Tel. No. **01454 863538**

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 commence until a colour for the fence hereby approved has been agreed in writing with the Local Planning Authority. Development shall then proceed in accordance with the details so agreed.

Reason(s):

To protect the character and appearance of the area to accord with Policies D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. No development shall commence until a detailed drawing of the proposed gates hereby approved has been submitted to and agreed in writing with the Local Planning Authority. Development shall then proceed in accordance with the details so agreed.

Reason(s):

To protect the character and appearance of the area to accord with Policies D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The gates hereby approved shall at all times open inwardly

Reason(s):

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. No development shall commence until a scheme of protection for the root systems for the Sycamore Trees located at 75 Rectory Road and subject to a Tree Preservation Order has been submitted to and agreed in writing with the Local Planning Authority. The scheme shall include details of a hand dig policy and measures to prevent storage of materials and vehicles within the Root Protection Area to accord with Policy BS 5837 - Trees and Development. The development shall then proceed in accordance with details so agreed.

Reason(s):

In the interests of the long term health of the tree, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.