



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES**

CIRCULATED SCHEDULE NO. 40/13

Date to Members: 04/10/13

Member's Deadline: 10/10/13 (5pm)

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

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

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

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

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (e.g., if the schedule is published on a Friday, comments have to be received by the end of Thursday) (see cover page for the date).

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. If in exceptional circumstances, you are unable to e-mail your request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE – 4 OCTOBER 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK12/1191/F	Approve with Conditions	38 And 40 Downend Road Downend South Gloucestershire BS16 5UJ	Downend	Downend And Bromley Heath Parish Council
2	PK13/2462/F	Approve with Conditions	Wilton Old Farm Beach Lane Upton Cheyney South Gloucestershire BS30 6NP	Bitton	Bitton Parish Council
3	PK13/2558/R3F	Deemed Consent	Cadbury Heath Community Centre Park Road Warmley South Gloucestershire BS30 8EB	Parkwall	Oldland Parish Council
4	PK13/2675/TRE	Approve with Conditions	Kites Farm Kites Farm Lane Upton Cheyney South Gloucestershire BS30 6AH		Bitton Parish Council
5	PK13/2828/F	Approve with Conditions	Edgemont House 20 West Street Oldland Common South Gloucestershire BS30 9QS	Oldland	Bitton Parish Council
6	PT12/0478/F	Approved Subject to	Land At Harry Stoke Stoke Gifford South Gloucestershire BS34 8QQ	Winterbourne	Winterbourne Parish Council
7	PT13/2534/RVC	Approve with Conditions	Hillside Charfield Hill Charfield Wotton Under Edge South Gloucestershire GL12 8LH	Charfield	Charfield Parish Council
8	PT13/2545/F	Approve with Conditions	Former Focus Distribution Centre Western Approach Distribution Park Severn Beach South Gloucestershire BS35 4GG	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
9	PT13/2987/RM	Approve with Conditions	Land Off Bay Tree Close Patchway South Gloucestershire BS34 5EU	Patchway	Patchway Town Council
10	PT13/3043/RVC	Approve with Conditions	Railway Tavern 56 Wotton Road Charfield Wotton Under Edge South Gloucestershire GL12 8SR	Charfield	Charfield Parish Council
11	PT13/3083/CA	Approve with Conditions	The Villa New Road Olveston South Gloucestershire	Severn	Olveston Parish Council
12	PT13/3084/F	Approve with Conditions	The Villa New Road Olveston South Gloucestershire	Severn	Olveston Parish Council

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.:	PK12/1191/F	Applicant:	The Best Connection Group
Site:	38 And 40 Downend Road Downend Bristol South Gloucestershire BS16 5UJ	Date Reg:	13th April 2012
Proposal:	Erection of two storey rear extension to provide additional floor space for (Class A2) use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). (Resubmission of PK12/0345/F).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364978 176625	Ward:	Downend
Application Category:	Minor	Target Date:	6th June 2012



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 100023410, 2008. **N.T.S.** **PK12/1191/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of letters of objection contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two-storey extension to the rear of the existing building for A2 purposes. The extension would be linked internally to the existing units 38 and 40 and would not form new planning units in their own right. The planning application also includes external works to provide additional parking to the rear of the site.
- 1.2 The application site relates to two terraced properties just outside of Downend town Centre. The A2 use class covers Financial and Professional Services including but not limited too Banks and buildings societies, professional services, estate and employment agencies and betting shops.
- 1.3 The authorised use of the ground floor of both buildings is A2. The authorised use of the first floor of number 38 is B1 (office) whereas the first floor of number 40 is used for A2 purposes.
- 1.4 During the course of the application an amended plan was received showing an amended parking layout.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design
- L1 Landscape Protection and Enhancement
- T7 Cycle Parking
- T8 Car Parking
- T12 Transportation Development Control
- RT1 Retail in town centres
- RT12 Use of upper floors in centres

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

- CS1 High Quality Design
- CS5 Location of Development
- CS14 Town centres and retailing

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P98/4546 No 38 Change of use of first floor to office (B1)
Approved October 1998
- 3.2 K4734/1 No. 38 Use of ground floor as printing and copying
premises (A2)
Approved Sept 1990
- 3.3 K4734 No. 38 Change of use of ground floor from office to retail.
Approved February 1985

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection
- 4.2 Highway Officer
No objection
- 4.3 Tree Officer
No objection subject to a tree survey indicating the Root Protection Area.
- 4.4 Archaeology Officer
No objection

Other Representations

- 4.5 Local Residents
Objections have been received from or on behalf of four neighbouring residents. A summary of the points of concern raised is as follows:
- Concerns over safety because cars are not easily visible and the rear entrance does not give the appearance of an access.
 - Will exacerbate the existing parking problems in chestnut avenue
 - The extra vehicles may be a danger to the neighbouring elderly residents
 - Issues over the ownership of the access land and the right for vehicles to access the rear of the site.
 - The rear access is not a new access but is an existing access. The rear parking area is often full so visitors then spill out onto Chestnut Avenue
 - Size of the development is overbearing and out of scale
 - Concern that the mature trees may be removed or damaged
 - Concerns that the existing tree is shown in the incorrect location
 - If the rear parking area cannot be used is the scheme still compliant with parking standards?
 - Insufficient information is submitted
 - Garage block is larger than shown on the submitted plans

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a two-storey extension on the rear of the existing building. There is an existing small lean too style rear extension on the building that would need to be removed to make way for the extension so proposed. Policy D1 allows for development providing good standards of design are achieved. There is a large tree in the rear car parking area and Policy L1 seeks to ensure that attributes which contribute positively to the landscape are protected. Finally, policies T12 and T8 of the adopted Local Plan seek to ensure that adequate off street parking is provided and that the development would not have any unacceptable impact on highway safety.

5.2 Design / Visual Amenity

The proposed extension is of an appropriate design suitable for its location. Whilst the extension has considerable depth and is actually very slightly deeper than the original building, this is commensurate with existing extensions on the rear of neighbouring buildings. The eaves and ridge height of the extension are very low – well below that of the main building in order to ensure that a high degree of subservience remains. Whilst the design of the rear elevation does not entirely integrate with the character of the existing property, given that the attached dwellings have a variety of rear extensions already in place, the proposed design is not considered to be out of keeping or detracting from the character of the area. In light of this assessment it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

There is a residential flat in the first floor of the attached dwelling. In order to minimise impact on this first floor flat, the height of the extension has been kept very low. Although the extension has a considerable depth and will run the length of the external area associated with this neighbouring flat, the eaves height is lower than the height of a standard boundary fence. Due to the location of new windows, there are no concerns over overlooking or loss of privacy.

5.4 Highway Safety and Parking

The application includes the provision of five off street parking spaces to the front of the property and 5 in the rear yard. The Councils highway engineer has assessed the proposal and raises no objection to the access arrangement as shown.

It is noted that during the course of the application letters have been submitted suggesting that the owners of the application site do not own the rear access or have rights for vehicles to access the rear of the site. In assessing the application, officers have been mindful of this issue. Although the applicants believe they do have rights to allow vehicular access to the rear, your officer has also considered the potential eventuality that the 5 spaces to the rear of the dwelling may not in fact be legally implementable. Given that the Council only has maximum parking standards, and given that the site lies close to Downend Town Centre with its good bus services, even if the 5 parking spaces to the

rear could not be implemented, there would still be no objection to the application on transportation grounds. Even if rear access we not available, access could still be gained down the side of the building to access the rear cycle storage area. As such, there is no objection to the application on transportation grounds.

5.5 Tree

There is a large and attractive tree standing within the rear part of the site. The application is to retain this tree. Officers are confident that the development can take place and retain the tree. However, in order to ensure that the tree is not damaged during the construction phase, a tree protection condition will be attached to any consent granted.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application is **APPROVED** subject to the conditions on the decision notice.

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. Prior to the commencement of development, a tree protection plan indicating the position of protective fencing in accordance with BS5837:2005 must be submitted to, and approved in writing by the local planning authority. All works must be carried out exactly in accordance with the details so agreed.

Reason

To protect the health of the trees in the interests of the character and appearance of the area to accord with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.: PK13/2462/F	Applicant: Mrs S Pope
Site: Wilton Old Farm Beach Lane Upton Cheyney Bristol South Gloucestershire	Date Reg: 15th July 2013
Proposal: Erection of pig house and hay barn	Parish: Bitton Parish Council
Map Ref: 370457 170813	Ward: Bitton
Application Category: Minor	Target Date: 3rd September 2013



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 100023410, 2008. **N.T.S.** **PK13/2462/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from a local resident, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to land associated with Wilton Old Farm, Beach Lane, Upton Cheyney. The property, which is a former farmhouse, is a Grade II Listed Building located outside the Established Settlement Boundary but within the Bristol/Bath Green Belt, Cotswolds AONB and the Beach Conservation Area. The house is an attractive natural stone building that has been extended in the past. There is a vehicular access from Beach Lane to a garage located adjacent to the north of the house. Planning permission PK13/1254/F was recently granted to extend this garage to the east. A separate driveway from Beach Lane provides access to a field located to the north of Wilton Old Farm and neighbouring Wiltons Yard. A smaller paddock in the applicant's ownership links Wilton Old Farm with this field to the north (rear).
- 1.2 Full planning permission is sought to erect a small 'stable' building in the eastern extremity of the field to the rear. It is intended to use the building for the keeping of pigs, chickens and livestock and as a store for feed, bedding and utensils. The applicant is not a farmer and the site is not an agricultural holding; it is intended that all produce would be for self-consumption by the applicant and her family. The proposed building would be located between an existing chicken run and open pig-pen.
- 1.3 The proposed building would be 'L' shaped and constructed of timber shiplap boarding with a Tanalith finish; the roof would be Onduline corrugated sheets.
- 1.4 The application is supported by the following documents:
 - Design and Access Statement
 - Hedge and Tree Statement
 - Statement of Proposed Use
 - Percolation Test Information

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
 - D1 Achieving Good Quality Design in New Development
 - L1 Landscape Protection and Enhancement
 - L2 Cotswolds AONB
 - L12 Conservation Areas
 - L!3 Listed Buildings

- L17 & L18 The water Environment
- EP1 Environmental Pollution
- EP2 Flood Risk and Development
- E9 Agricultural Development
- H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- GB1 Development within the Green Belt
- T8 Parking Standards
- T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspector's Draft (October 2012) and Further (March 2013) Main Modifications

- CS1 High Quality Design
- CS5 Location of Development
- CS9 Environmental Resources and Built Heritage

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (Adopted) 2007
 Residential Parking Standards Approved March 2013
 Development in the Green Belt SPD June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 K4788 - Change of use of vacant land for the purpose of construction of new drive.
Approved 20 May 1985
- 3.2 K4788/1 - Detached Double garage.
Approved 18 August 1986
- 3.3 PK02/1386/F - Erection of single storey rear extension with hipped roof to form kitchen/dining area. Erection of first floor side extension to form additional bedroom with new gable roof.
Approved 29 July 2002
- 3.4 PK12/3645/F - Extension to existing detached garage to provide garden / games room and home office. Alterations to vehicular access. Removal of tree within Beach Conservation Area.
Withdrawn 18 December 2012
- 3.5 PK13/1254/F - Extension to existing detached garage to provide garden/games room and home office. Alterations to vehicular access. (Re-submission of PK12/3645/F)
Approved 12 June 2013

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors had no over-riding objections to these proposals. However, they queried why no greywater system was being put forward for the rainwater from the roof of the building. They also expressed concern that the soakaway could cause problems if any foul water from the piggery was allowed to enter it or if it was not adequate to deal with the flow of water experienced. Councillors asked officers to ensure that both these points are specifically considered and addressed in assessing the application.

4.2 Other Consultees

Historic Environment

No objection

Landscape

No objection

Highways Drainage

No objection subject to a SUDS scheme of drainage.

Environmental Protection

No objection

Conservation Officer

No objection

Other Representations

4.3 Local Residents

1no. e.mail of objection was received from the occupier of neighbouring Wiltons Yard, located to the south-west of the development plot. The concerns raised are summarised as follows:

- Council stated in report for PK13/1254/F that no further development beyond that development should be allowed due to adverse impact on the Green Belt.
- The land is now designated as residential garden.
- Possible adverse impact of waste and foul run-off from the piggery.
- Increased smell.
- The proposed storage of waste and food, together with feeding of livestock, is likely to attract rats.
- Affect of untreated foul runoff to the soakaway.
- There is no access to the site from the driveway to the side of the house.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

On 27th March 2012 the National Planning Policy Framework (NPPF) was published. The policies in this Framework are to be applied from this date with

- due weight being given to policies in the South Gloucestershire Local Plan 2006 (SGLP) subject to their degree of consistency with this Framework. It is considered that the Local Plan policies as stated in section 2.2 of this report are broadly in compliance with the NPPF. It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings.
- 5.2 South Gloucestershire Local Plan: Core Strategy incorporating Inspector's Main Modifications March 2013 has now been through its Examination in Public (EiP) stage; the Inspector has given his preliminary findings and stated that the Core Strategy is sound subject to some modifications. The policies therein, although a material consideration, are not yet adopted and can therefore afforded less weight.
- 5.3 Authorised Use of The Land
Before the application can be assessed against the current Policy framework, officers must first consider what the authorised use of the land to the rear of Wilton Old Farm is in planning terms. This is an important issue in the determination of this application as it has significant implications as to whether or not the scheme can be supported.
- 5.4 At the officer site visit, the applicant stated that in her opinion the land is residential curtilage and that this had been confirmed in a letter from the Council at the time she bought the property. Officers subsequently carried out a search of the planning history files but could find no trace of such a letter. A copy of the letter was therefore requested from the applicant who has to date been unable to find it.
- 5.5 It is noted that the neighbour (objector) has referred to the land as garden, despite the fact that the appearance of the land is anything but domestic garden but more a field laid to pasture enclosed by hedgerows. At the time of the site visit, two pigs resided in an open pen in the north-eastern corner of the field and a few chickens occupied a small chicken run in the south-eastern corner of the field. The areas immediately to the west and east of the house had all the attributes of residential curtilage, being domestic garden or driveway, whilst the small paddock linking the field and these latter areas appeared more transitional.
- 5.6 Whilst carrying out their planning history search, officers were unable to uncover any planning permissions relating to the change of use from agricultural use to residential curtilage for either the field to the rear or the smaller paddock. Planning permission K4788 did however grant consent to change the use of a strip of former agricultural land to the east of the house to residential curtilage in order to facilitate the introduction of a new driveway off Beach Lane (see para. 3.1 above). It is noticeable that the submitted site-plan for application K4788 shows the larger field to the rear entirely divorced from the curtilage around Wilton Old Farm and the smaller paddock apparently in others ownership. The site plan for the subsequent application K4788/1 again shows the larger field to the rear as a separate parcel of land labelled field

- no.4391. The smaller paddock appears at that time to have a large greenhouse upon it and is associated with a parcel of land to the west labelled no.4485. This suggests that at this time the larger field at least was in agricultural use and given the lack of any planning consent to change its use since, therefore remains in agricultural use to this day.
- 5.7 To complicate matters further, it is noted that the submitted site plans for subsequent applications PK02/1386/F and PK13/1254/F, as submitted by the current owner, shows the red edge encompassing Wilton Old Farm and the land immediately around it, as well as the larger field to the rear and the smaller paddock; the application forms for these applications describes the existing use as 'residential'. This latter fact is important, as a condition attached to planning consent PK13/1254/F, removed residential permitted development rights and this would relate to all of the land within this red edge. This matter is re-visited below.
- 5.8 Having regard to all of the above however and notwithstanding the red edged plans submitted with the two previous applications, officers are firmly of the view that the authorised use of the larger field, where it is proposed to locate the building the subject of this current application, remains agricultural.
- 5.9 Policy Analysis
Policy E9 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits the erection of agricultural buildings subject to the following criteria:
- A. They are sited on land which is in use for agricultural purposes and there are no existing suitable underused buildings available; and
 - B. Adequate provision is made for access and manoeuvring of machinery and livestock to avoid the perpetuation, intensification or creation of a traffic hazard; and
 - C. Development would not have unacceptable environmental effects; and
 - D. The proposal would not prejudice the amenities of people residing in the area.
- 5.10 Also of relevance is Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the Core Strategy which seek to secure good designs in new development. Local Plan Policy L1 seeks to conserve and enhance the quality and amenity of the landscape. Policy L2 seeks to preserve the natural beauty of the Cotswolds AONB.
- 5.11 In the first instance however the proposal must be considered against the current Green Belt Policy to be found at Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and at para.89 of the NPPF. The most important attribute of Green Belts is their openness and inappropriate development in a Green Belt is by definition harmful to its openness. Both Policy GB1 and the NPPF list the various categories of development that would not be considered inappropriate and these include buildings for agricultural purposes. There is therefore no in-principle Green Belt objection to the erection of the building.

- 5.12 As mentioned however at para. 5.7 above, condition 2 attached to planning permission PK13/1254/F removed certain permitted development rights listed under Schedule 2 Part 1 of the GPDO and this included buildings within the residential curtilage of the dwelling house. The reason for imposing this condition was to protect the openness and visual amenity of the Green Belt. This matter was also alluded to in the neighbour objections to this current proposal (see para. 4.3 above).
- 5.13 It is evident from reading the Delegated Report for PK13/1254/F that the officer at the time took the whole of the land within the red edge as being residential curtilage (as was indicated on the application form). Condition 2 was imposed as a response to the officer's concerns about the level of extensions to this property located in the Green Belt, the cumulative increase in volume of the original Farmhouse having now reached 55%; disproportionate additions being inappropriate development in the Green Belt and therefore by definition harmful to the openness of the Green Belt.
- 5.14 This matter raises something of a quandary in as much as, should the larger field to the rear of Wilton Old Farm be treated as agricultural land, rather than residential curtilage, does condition 2 of the previous planning consent still apply?
- 5.15 For the reasons stated above, officers are of the opinion that the authorised use of the land the subject of this current application is agricultural and as such cannot be considered as residential curtilage; if that is the case, then under Local Plan Policy GB1 and Para. 89 of the NPPF the proposed agricultural building is not inappropriate within the Green Belt and is by definition not therefore harmful to the openness of the Green Belt.
- 5.16 Alternatively, if the land is considered to be residential curtilage, as was rightly or wrongly indicated on the application form for the previous application, then the impact of the building on the openness of the Green Belt must be considered in relationship to the previous extensions. At this point it is worth stating that condition 2 merely prevents the building from being erected under permitted development rights, it does not necessarily mean an outbuilding cannot be erected, it is for the Council to assess whether or not such a building would be appropriate or not in the location proposed and having regard to its impact on the openness of the Green Belt. As a point of information, the building could not be erected under permitted development rights anyway as it is located within 2m of the 'curtilage' boundary and over 2.5m in height.
- 5.17 In this case, having regard to all of the above; the very large area of 'curtilage' involved; and taking into consideration the buildings' modest scale and its location remote from the main house and garage; officers consider that the proposal would not represent a disproportionate addition that would be harmful to the openness of the Green Belt.
- 5.18 To conclude therefore, whichever of the two possible scenarios applies, officers consider that there is no in-principle Green Belt objection to the proposal.

5.19 Design of the Agricultural Building and Conservation Issues

The proposed building would have a traditional appearance being a simple form with gable ends and a shallow pitched roof. The scale of the building is not considered to be excessive for its purpose being 'L' shaped and measuring 10.8m along its longest wing and 7.2m along the shorter with a uniform width of 5.4m (including the roof overhang) and measuring 2.48m to eaves height with the roof ridge set at 3.245m. Whilst there are no other buildings available for use, outbuildings have previously been located in the vicinity as evidenced from historical maps. As evidenced from the submitted plans the building would serve a large enough area of agricultural land.

5.20 Given the proximity of the Listed Building, a traditional stable type design is considered appropriate for this development. The materials to be used in construction would be appropriate. The building would be sited in a relatively remote location and due to the presence of existing vegetation, would not be readily visible from the Listed Building or public realm. The proposal would not adversely affect the setting of the Listed Building or appear incongruous within this rural setting.

5.21 Landscape Issues

The site is well screened from the public highway and nearest PROW being visually enclosed by the existing hedgerows and hedgerow trees. The building would have a traditional form and would be constructed out of natural materials and would not therefore detract from the rural character of the area or the visual amenity of the Green Belt or Cotswolds AONB. There is therefore no landscape objection to the proposal.

5.22 Impact on Residential Amenity

The proposed building would be sufficiently remote as to have no impact on the nearest residential properties. The applicant has stated that the proposed building would be used exclusively for personal use to keep pigs, chickens and livestock, to store feed, bedding and utensils and at no time would be used for any commercial purposes. It therefore is envisaged that the farming activities associated with the site are likely to be low key and not of a nature or degree that would have any adverse impact on residential amenity. The applicant has stated that her fall back position, should this application be refused, would be to use a mobile field shelter which could be introduced under agricultural permitted development rights.

5.23 Transportation Issues

The building would utilise an existing separate access off Beach Lane located at the south-western corner of the field. There would be adequate room to manoeuvre livestock and machinery. The proposal would not generate excessive levels of traffic.

5.24 Environmental Issues

The site is not prone to flooding. Surface water drainage would be to soakaways. Percolation tests have been carried out to the satisfaction of the Council's Drainage Engineer, who raises no objection to the proposed means of drainage. The Council's Environmental Health Officer confirms that there has been no complaint regarding the previous keeping of pigs or chickens on this

site. Whilst there had been an unrelated private drainage issue, that matter had been resolved. Concerns have been raised about the impact of smells, flies and rats. Officers visited the site on a warm day when pigs were in residence in the outdoor pen but noticed no smell or flies. Furthermore, the applicant confirmed that there had been no rat infestation.

5.25 Officers consider that if food is to be stored internally there would be less likelihood of a rat problem. It is proposed to remove any stored litter or manure from the site on a 3 monthly basis. Provided that the manure is not stored near residential property or burned on site, there is no objection on environmental health grounds. These matters are controlled by normal DEFRA and Environmental Health Legislation. The proposal therefore accords with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.26 On balance therefore the criteria listed under Policy E9 are considered to be satisfied.

6. CONCLUSION

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

6.2 The recommendation to grant planning 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 conditions listed on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.:	PK13/2558/R3F	Applicant:	South Gloucestershire Council
Site:	Cadbury Heath Community Centre Park Road Warmley Bristol South Gloucestershire	Date Reg:	24th July 2013
Proposal:	Demolition of existing community centre. Construction of a combined community and youth centre.	Parish:	Oldland Parish Council
Map Ref:	366819 172174	Ward:	Parkwall
Application Category:	Minor	Target Date:	13th September 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule as the application is submitted by the Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of the existing community centre and the erection of a community centre and youth centre at Cadbury Heath Community Centre. The proposed new centre would measure 37.5 metres (max) wide by 27 metres (max) deep and 8.4 metres to its ridge. The new building would be constructed of glazed brickwork under aluminium standing seam roof. The building would provide multi-functional facilities, including hall, café/bar, activity room, office, meeting room, and youth social area.
- 1.2 The site is located within the established residential area of Cadbury Heath, and surrounded by residential properties. An outdoor sport field is adjacent to the rear of the proposed building a single storey community building, which is currently used by Cadbury Heath Pre-School, is located to the south of the new building. There is a parking area to the front of the new building, and the area will be resurfaced and marking out parking spaces.
- 1.3 The applicant also submitted a design and access statement which highlights the following elements:
 - The proposed redevelopment is supported by the Council Plan 2012-2016 and the Sustainable Communities Strategy
 - The existing community centre will need to be demolished prior to the construction of the proposed building.
 - Upon completion of the new building it is intended that the existing youth club site will be sold for residential development (an outline planning application, PK13/2981/R3O, has been submitted and is being considered)
 - An arboricultural survey and coal risk assessment are submitted with the application.
 - Crime Reduction Officer has been consulted prior to the submission of the application.
 - Council Ecology Officer has been consulted prior to the submission of the application and it is confirmed that an ecological survey is not required. The applicant confirmed that a precautionary approach will be taken to avoid injuring bats and the proposed demolition will be avoided during the breeding season March to August inclusive if nesting birds are present.
 - A communication plan and results of the community drop in event and wide consultation with youth organisations and the community is submitted with the application.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Design
L1	Landscape Protection and Enhancement
L5	Open Areas within the Existing Urban Areas and Defined Settlements
L17 & L18	The Water Environment
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
LC4	Proposal for Educational and Community Facilities within the existing Urban Area and Defined Settlement Boundaries
LC12	Recreational Routes

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

CS1	High Quality Design
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS24	Green Infrastructure, Sport and Recreation Standards

2.3 Supplementary Planning Guidance
Design Checklist

3. RELEVANT PLANNING HISTORY

3.1 P91/4620 (previous ID K7071) Erection of skateboard ramp. Withdrawn 28.02.92

3.2 PK02/0315/R3F Erection of new pavilion. Approved 13.03.02

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council
Support the proposal, but would like to offer the following comments:

- Consideration needs to be given for vehicular access for residents living at the rear of the car park.
- It is suggested that the name of the proposed centre is changed as Cadbury Heath Hall is the established local community centre.

4.2 Other Consultees

Coal Authority:	Withdrawn the original objection as the applicant has submitted a full detailed coal risk assessment, which is considered to be acceptable.
Public Rights of Way:	This development may affect the nearest public footpath, ref. POL27, which runs from the corner of Park Road, adjacent to the site, meeting up with Heath Rise. Officer has no objection subject to a safety assessment to consider safety of path users during demolition and construction. Should there be a perceived hazard the applicant has a duty to apply for temporary closure of the path.
Highway Officer:	No objection subject to a planning condition to ensure adequate off-street parking, turning and cycle parking will be provided prior to the use of the building.
Highway Drainage:	No objection subject to the details of the sustainable drainage system and run-off
Environmental Protection:	No objection provided that the applicant is advised of construction site conditions.
Landscape Officer:	No objection subject to a planning condition seeking details of landscaping scheme including the boundary treatment.
Tree Officer:	No objection
Lighting Engineer:	No objection subject to a planning condition to ensure the external lighting would comply with ILP guidelines.
Avon & Somerset Police:	<p>No objection, but offer the following advice on the design and layout of the proposal.</p> <p>An additional cycle stand should be located by the entrance to the youth wing. It should be located away from the building, but be able to be seen from the office and car park.</p> <p>All ground floor windows and those on the upper balcony should be to British Standard 7950.(PAS 24 from Sept 2013) and laminated to BS EN 356 2000 P2A for both windows and glazed doors.</p> <p>All external doors should be to PAS 24/ LPS 1175 standard SR 2. All fire exits should be alarmed even when the building is in use.</p>

All external walls to be anti-graffiti coated to a minimum height of 2 metres.

The alarm system should be monitored and zoned to unable parts of the community centre/youth club that are not in use to be alarmed.

CCTV was mentioned at our pre meeting and it is recommended the applicant contact us to look at preparing an operational requirement (OR) to ensure the proposed system is fit for purpose.

Other Representations

4.3 Local Residents

No comments received.

Prior to the submission of the application, the applicant has carried out a wide public consultation with youth organisations and the community from 18 February to 15 March. A community drop in event was held on 27 February. A copy of the result of these events is submitted with the application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC4 of the South Gloucestershire Local Plan Adopted January 2006 permits the expansion or improvement of community facilities within the urban area subject to a number of criteria being satisfied. These criteria aim to minimise the impact on residential amenities and the environment, and direct facilities to locations that are accessible on foot and by bicycle and closely related to areas of demand. Policy L5 seeks to protect open areas that make a significant contribution to the quality, character and distinctiveness of the locality.

The existing community centre is a two-storey building, which is not a statutory or locally listed building. The site is also not within a conservation area. Therefore there is no objection to the proposed demolition of the existing building.

5.2 Scale, Design and Visual Amenity

The proposed community and youth centre would be significantly larger than the existing building, nevertheless, the site is large enough to accommodate the building. The building would be constructed of buff brickwork with glazed bricks and elements of self-coloured render in red and green. The roof is a grey coloured standing seam metal. Windows and doors are grey powder coated aluminium. The proposal provides much better facilities for the community. Officers consider that the proposal achieves good quality of standards in terms of the form, design and building materials. The new building is of simple design with contemporary detailing which would have significant positive contribution to the character and appearance of the area.

5.3 Residential Amenity

The nearest group of residential properties would be 2-18 Park Road (even nos), and the proposed building would be approximately 43 metres from the rear elevation of no. 18 Park Road, (approximately 15 metres from the rear boundary of No. 18 Park Road).

There are an office window and a small meeting window on the west side elevation of the proposed building, and they would be overlooking the side elevation of the adjacent Cadbury Heath Pavilion, which is occupied by Cadbury Heath Preschool. Other new windows would be looking over the car parking, the sport / playing field and the field, which is associated with the adjacent youth centre.

Due to its considerable distance between the front elevation of the proposed building and the rear elevation of the adjacent residential dwellings, and the siting of the new building, it is considered that the proposal would not cause significant loss of privacy or overbearing impact upon the nearby occupiers.

5.4 Highway Issues

This is application for demolition of existing community centre on site and construction of a mixed/combined community and youth centre. The proposal includes reuse of the existing vehicular access and formalisation of the existing hard-standing parking area on site.

According to information provided - the new building would have a total floor area of 771m². Assessing the parking need for the new development against the South Gloucestershire parking standards, suggest that total of 35 car parking spaces is required.

The existing car park does not have any bay markings and therefore the number of existing spaces is difficult to determine but as part of this application, the applicant is proposing to markout the car parking area which makes it more efficient and the proposal includes the provision of 45 spaces. The level of car parking is considered adequate for the mixed community and youth centre use. Additional to car parking, cycle parking would also be provided. Two cycle bays, one close to the community entrance and one close to the youth centre entrance, consisting of 5 Sheffield stands in each bay are proposed.

Vehicular access to the site and the access arrangement to the neighbouring properties would remain unchanged. In view of all the above therefore, there is no highway objection subject to a planning condition be imposed to ensure the off-street parking, turning and cycle parking will be provided prior to the use of the proposed building.

5.5 Landscape Issues

Landscape Officer and Tree Officer have considered the proposed landscaping scheme and the arboricultural statement. The main impact of the development is the removal of the Poplar trees to the front of the pavilion. These are over-mature and declining Hybrid Black Poplars that have shed significant limbs in

the past. Tree officer considers that the proposed removal of the row of Poplars would be acceptable.

Officers have no landscape objection to the proposals with regard to Policy L1 and L5 of the Adopted Local Plan subject to a planning condition be imposed to seek detailed planting plan including details of all boundary treatment.

5.6 Environmental Issues

Nuisance and disturbance:

Due to the location and the use of the new building, your case officer initially had concerns in terms of the hours of use of the proposed building. Environmental Protection Officer has considered the proposal in terms of the potential use of the building and the proximity of the neighbouring residential properties. It is considered that a planning condition will need to be imposed to restrict the hours of use to protect the amenity of local residents. It is suggested that Sunday to Thursday should be restricted to 22.30hrs so that the building and car park would be likely to be quiet well before 23.00hrs and that on Fridays and Saturdays the permitted hours could be later than 22.30hrs.

It is suggested by World Health Organisation that average working adult requires 8hrs sleep during the working week and this would usually be 23.00hrs to 07.00hrs. Therefore it would be appropriate to expect that local residents, during Sunday night to Thursday night, would not be disturbed by people coming out of the centre and leaving the car park after 23.00hrs. By closing at 22.30hrs there should be minimal disturbance. The guidelines do not cover the weekend although there is still potential for sleep disturbance when people and vehicles leave the centre.

After discussed the issues with the applicant and the Council Economic Development Officer, it is considered that it would be reasonable and acceptable to impose a planning condition to restrict the building to be open to the public / customers between 8am-22.30pm Sundays to Thursdays, and 8.00am-00.00am Fridays and Saturdays.

Surface water drainage:

Highway Drainage Engineer has considered the proposal and raised no objection subject to planning conditions be imposed to seek details of surface water drainage and run-off.

5.7 Other Issues

Oldland Parish Council raise two issues, and officers can respond as follows:

The submitted proposed block plan demonstrates that the existing vehicular access to rear gardens to be maintained.

The applicant has been advised of the suggested name for the building however it would not be planning material consideration.

In addition, the applicant has also been advised of the Crime Reduction Officer's suggestions regarding the finishes of the proposed windows, and it is

considered that the suggested details would be acceptable in principle and would not affect the appearance of the proposed buildings.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission be granted subject to the following conditions.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The building hereby permitted shall only be open to the public / customers between 8am-22.30pm Sundays to Thursdays, and 8.00am-00.00am Fridays and Saturdays.

To protect the amenities of the occupiers of nearby residences, and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The hours of working on site during the period of construction shall be restricted to 8am -18pm Mondays to Fridays, and 8am to 13.00pm Saturdays no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of

clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of 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 shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

To protect the character and appearance of the area to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Prior to the commencement of development surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. Prior to the commencement of development, details of surface water run off shall be submitted to and approved in writing by the Local Planning Authority. The run off of the proposal shall be less than the discharge rates. The development shall be carried out in accordance with the approved details.

Reason

To minimise the effect of any flooding which may occur and to comply with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Prior to first use of the building hereby approved, off-street parking, turning and cycle parking shall be provided in accordance with the submitted and approved plan and subsequently maintain these satisfactory thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

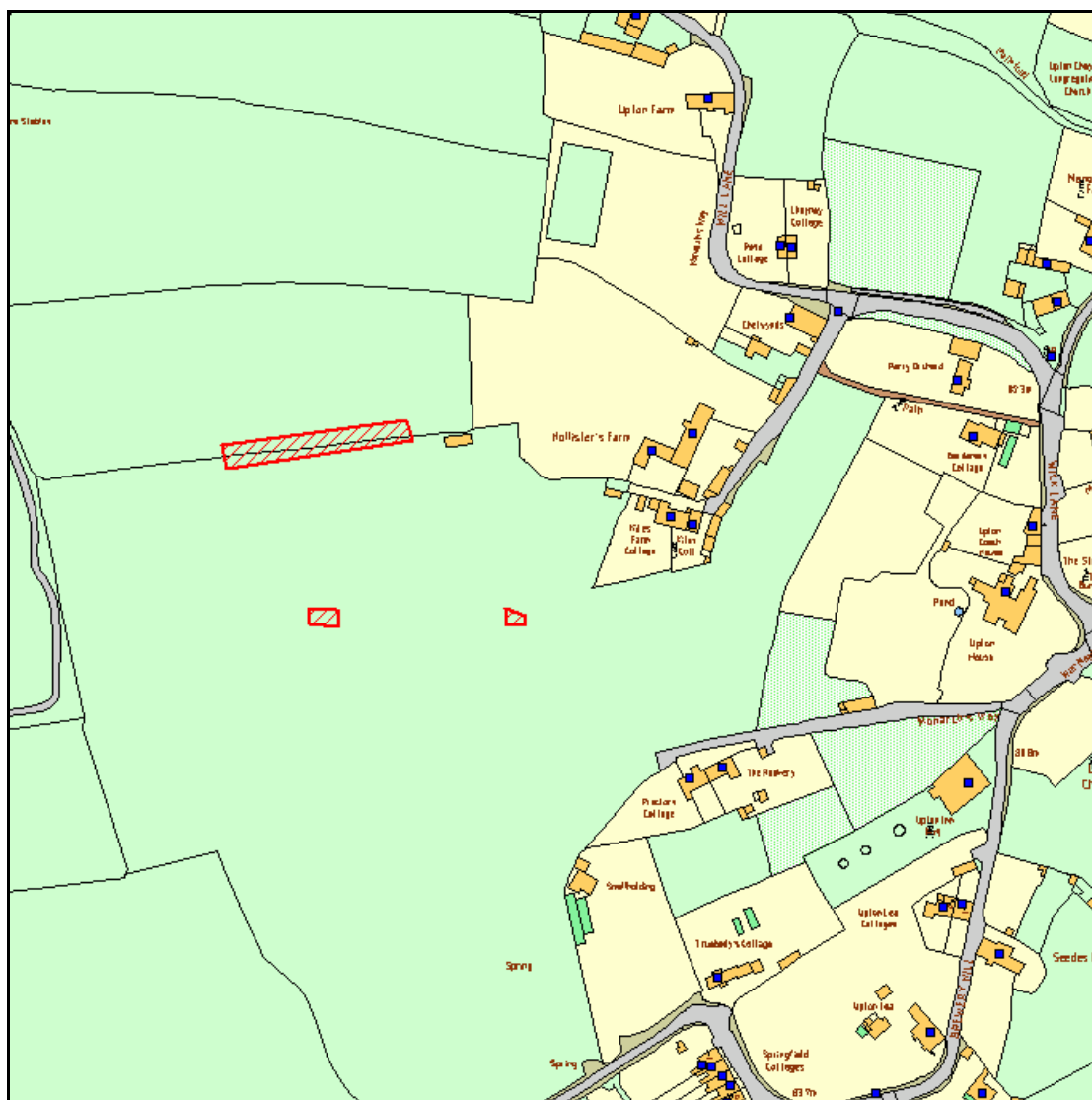
9. Notwithstanding the submitted details, the proposed external lighting hereby approved shall comply with ILP (Institution of Lighting Professionals) guidance document.

Reason

In the interests of amenity of the locality and the neighbouring occupiers and to accord with Policies D1 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.:	PK13/2675/TRE	Applicant:	Mrs Michela Siberry
Site:	Kites Farm Kites Farm Lane Upton Cheyney South Gloucestershire BS30 6AH	Date Reg:	
Proposal:	Works to various trees to raise crown by no more than 3.5 metres covered by Tree Preservation Order SG/TR117 dated 28 May 1968	Parish:	Bitton Parish Council
Map Ref:	369092 169962	Ward:	
Application Category:		Target Date:	11th September 2013



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PK13/2675/TRE

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of one letter of objection from a neighbouring resident.

1. THE PROPOSAL

1.1 The application seeks consent to carry out works to a variety of trees growing within land associated with Kites Farm. A detailed description of the proposed works and the reason for the proposed works is as follows:

- Trees 1,2 and 3 (all Limes) raise by 5% because the low hanging branches are overhanging Kites Farm Lane and track
- Tree 4 (ash) to feel the remaining stem after tree works by the electricity board
- Tree 5 (Lime) crown raise by 20% to allow tractors to pass beneath and to improve growth of ground plants due to excessive shading
- Tree 7 (Lime) crown raise by 5% to allow tractors to pass beneath and to improve growth of ground plants due to excessive shading
- Tree 8 (Lime) crown raise by 10% to allow tractors to pass beneath and to improve growth of ground plants due to excessive shading
- Tree 11 (Oak) crown raise by 5% to allow tractors to pass beneath and to improve growth of ground plants due to excessive shading
- Tree 12 (Ash) crown raise by 5% to allow tractors to pass beneath and to improve growth of ground plants due to excessive shading
- Tree 16 (Walnut) crown raise by 5% to allow tractors to pass beneath and to improve growth of ground plants due to excessive shading
- Tree 24 (Willow) remaining trunk to be removed.

2. POLICY CONTEXT

2.1 National Guidance

Town and Country Planning Act 1990

Town and Country Planning (Tree Preservation) (England) Regulations 2012

2.2 Local Plan

South Gloucestershire Local Plan (Adopted January 2006) – Policy L1

3. RELEVANT PLANNING HISTORY

3.1 There is extensive history to the site – including several applications to carry out works to trees. None are considered to be directly relevant to the determination of this application.

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

No Objection subject to the views of the Councils tree officer

4.2 Tree Officer

No objection

Other Representations

4.3 **Local Residents**

One letter has been received from a local resident raising the following points of concern:

- The beautiful trees are an important part of the Conservation area and the objector does not know why they have to be trimmed
- Until 2009 there was no problem with tractor work there
- Concerned that the proposals must not be detrimental to the appearance or life of the trees
- Who will be responsible for ensuring the work is carried out correctly?
- The documentation is confusing

5. ANALYSIS OF PROPOSAL

5.1 **Principle of Development**

The issue to consider in this application is whether the proposed works will adversely affect the health and appearance of the tree, which makes a significant contribution to the character and visual amenity of the area.

5.2 **Consideration of Proposal**

The issue to consider in this application is whether the proposed works will adversely affect the health and appearance of the trees, which make a significant contribution to the character and visual amenity of the area.

5.3 The applicant has requested works to various trees within the application site, all of which are within the Upton Cheyney Conservation Area, and some of which are protected by TPOs in their own right. The trees are site to the west of the village and located in open countryside which slopes downwards towards the River Boyd, and affording extensive views into the Avon Valley beyond. Trees 1 to 10 are located alongside Kites Farm Lane and the public footpath connecting the lane to Wick Lane. Trees 11 to 23 are in isolated locations within the field.

5.4 The proposed works to the majority of the trees (nos. 1-3, 5, 7, 8, 11, 12, and 16) is to remove parts or all of the lower limbs of the trees that are below 3.5 metres above ground level – crown lift or raise. This does not involve any pruning of the upper crown and will have no detrimental effect on the amenity or longevity of the trees provided it is carried out by a competent person and to the industry best practice as prescribed in BS3998:2010 “Recommendations for tree works”. For trees over the public highway the crown can be raised to 5.4 metres to prevent them being damaged by high vehicles.

5.5 The other two trees – the Ash T4 which is to the east of the access lane to Kites Farm and T24 which is a Willow close to the farm buildings on the northern boundary – are not covered by a Tree Preservation Order (TPO). Neither would meet the criteria for inclusion on a TPO due to their condition and need for ongoing maintenance.

5.6 Therefore, there are no objections to the proposal subject to a condition that the works are carried out in line with BS3998:2010 "Recommendations for tree works".

6. RECOMMENDATION

6.1 It is recommended that permission for these works be GRANTED subject to the following conditions

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

In the interests of the long term health of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

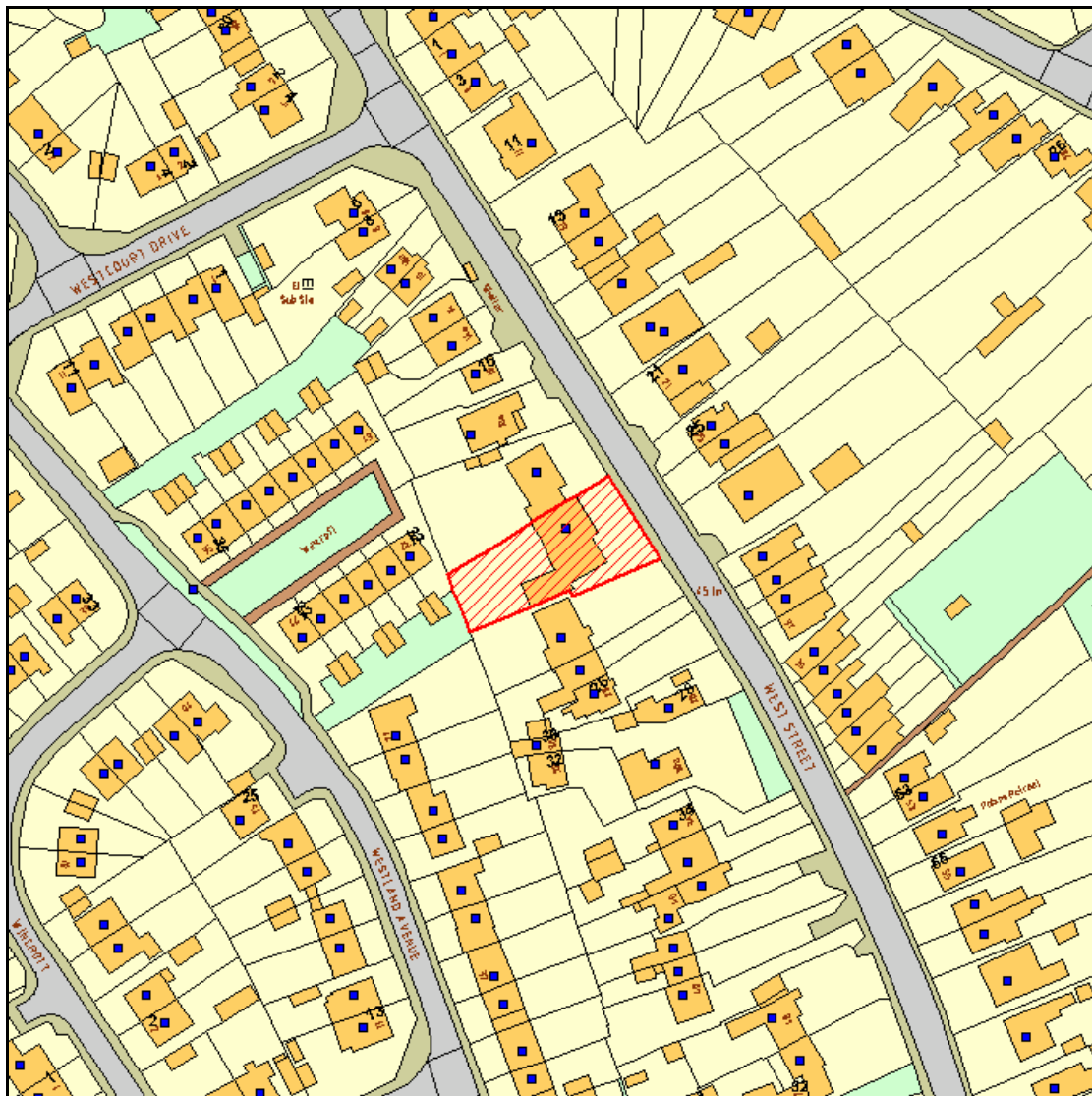
2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

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

CIRCULATED SCHEDULE NO. 40/13 – 04 OCTOBER 2013

App No.:	PK13/2828/F	Applicant:	Dr M Bigwood
Site:	Edgemont House 20 West Street Oldland Common Bristol South Gloucestershire	Date Reg:	2nd August 2013
Proposal:	Erection of single storey side extension to form additional resident room and laundry room.	Parish:	Bitton Parish Council
Map Ref:	367144 171708	Ward:	Oldland Common
Application Category:	Minor	Target Date:	24th September 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated Schedule due to the receipt of several letters of objection from neighbouring residents and an objection from Bitton Parish Council.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a single storey side extension at Edgemont House, 20 West Street, Oldland Common. The proposed extension would measure a maximum of 3.3 metres wide by 9.4 metres in depth and would have an overall height to ridge of 3.5 metres. The proposal would replace an existing side extension and would form a laundry room and an additional residents room with ensuite bathroom.
- 1.2 The property is a two storey residential retirement home and is located within a residential area of Oldland Common. The property currently has 13 resident rooms as such the current application would increase this to 14 resident rooms.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H2 Proposals for residential Development, within the existing Urban Area
T8 Parking Standards
T12 Transportation Development Control

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and further (March 2013) Main Modifications
CS1 High Quality Design
CS5 Location of Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007
South Gloucestershire Residential Parking Standards (approved for development management purposes March 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Object to the proposal. It was noted that the dining room and sitting room both lose outside windows, which would allow less daylight into these day rooms, to the detriment of residents. Parking on and around the property is already

difficult. Councillors noted that drivers of cars which were driven onto the front parking area often found it difficult to exit. This additional resident's room will add to and exacerbate existing parking problems along West Street.

Sustainable Transport

No objections subject to the attachment of a condition.

4.3 Drainage

No objections

4.4 Local Residents

Three letters of objection have been received from local resident raising the following concerns:

- Parking in the area is already an issue
- Access to and from neighbouring drives will be more difficult due to associated visitors
- Visitors currently park on the road rather than in the property car park.
- Additional room will result in more visitors which will increase the congestion problem in the area.
- Highway engineers need to visit the site
- Build is very close to the boundary with No. 22, question how it will be built without going over the boundary.
- Concern that the ground floor extension could be turned into a two storey extension in the future.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H2 of the South Gloucestershire Local Plan (Adopted) 2006 allows for development involving residential care homes provided that the proposal would not have any unacceptable environmental or transportation effects and would not significantly prejudice residential amenity. In addition policy D1 states that development will only be permitted provided that; siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and locality.

5.2 Design / Visual Amenity

The proposed extension would be located to the side of the property and would replace an existing lean to extension of a smaller scale. The proposed extension is of an appropriate standard in design and would be in keeping with the character of the main building and the surrounding built form. The extension is of modest size in comparison to the bulk of the main building and is suitably subservient to it. Furthermore it is considered that the proposal would be an improvement on the existing lean to extension and would integrate well with the main building.

The proposed extension would be to the side of the existing building and would be visible from the public realm. Given its modest dimensions and simple

design, it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The proposed extension would be located adjacent to the boundary with No. 18 West Street. There is an existing 2 metre stone wall that defines the boundary between Edgemont House and the neighbouring property, No. 18 West Street, furthermore No. 18 West Street has an existing detached garage that is situated adjacent to the site of the proposed extension.

The Parish Council raised an objection with regard to the loss of a sitting room and a dining room window. It should be noted that these are internal windows which currently face a laundry room and as such do not let in a significant amount of light. Both rooms have additional windows, as such it is not considered that this aspect of the proposal would result in any demonstrable harm to the amenity of the residents. Furthermore internal windows can be filled without the need for planning permission.

The proposed extension would be larger than the existing lean to however the proposal would have a maximum eaves height of 2.8 metres and a roof that slopes away from the neighbouring dwelling, as such, given the orientation of the proposal in combination with the existing boundary treatments in place and the location of the garage associated with No. 18 West Street, it is not considered that the proposal would have any significant overshadowing or overbearing effect on the neighbouring property.

Given the siting of the proposal and the existing boundary treatments in place, it is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Parking and Highway Safety

Several concerns have been raised with regard to the current parking problems in the area. The application site benefits from an existing vehicular access to West Street and there is off street parking and turning space to the front of the building. It is considered that up to 6 parking spaces plus manoeuvring space could be accommodated within the site.

The Councils Highways Officer has visited the site on a number of occasions and has noted that the car park has never been full. It has also been observed that the parking that does take place within the car park takes place without any discipline as parking spaces are not marked out. It is considered that the car park would operate more efficiently during busy times if parking spaces were clearly marked out with painted white lines.

The proposal would increase the number of residential rooms from 13 to 14. According to the South Gloucestershire parking standards as set out in policy T8, the parking requirements for a care home is 1 space per 6 bed spaces plus 1 space per two members of staff. The applicant has stated that a total of 25 members of staff work at the site and they work in 3 shifts. According to the

information provided there are only 6 members of staff on site at any one time, of these current employees, several live locally and walk into work and 3 members of staff use the properties car park. With regard to visitors, the applicant has stated that visitor numbers vary from nil most of the time to a maximum of 6 per day or Sunday lunchtime.

In assessing the application it is important to take into consideration the fact that the proposal would only increase the number of bedrooms by one, in combination with the fact that the residents on site do not drive or own cars themselves and the existing staffing levels are unlikely to increase as a result of the proposed development. West Street is on a bus route and as such the site is considered to be easily accessible and to be in a sustainable location. Furthermore, it is considered that the existing car park, which is available for use by staff and visitors, is sufficient to meet the needs of the site and could be made more efficient if the parking spaces were clearly marked out with white lines.

Overall it is considered that subject to a condition to ensure that the car park spaces are properly and clearly marked out within the car park, there are no objections to the proposal in terms of highway safety.

5.5 Other Issues

With regard to concerns raised by a neighbouring resident questioning how the proposal will be built without going over the boundary, it should be noted that should planning permission be granted, the applicant/builders do not have the right to carry out works on land outside of the applicants control. Two informatives would be attached to the decision notice to ensure that the applicant/agent is aware that planning permission does not grant rights to carry out works on land outside of the control of the applicant and that consent must be obtained from the owner of any land which it is necessary to enter in order to carry out works in connection with the development.

With regard to the concern that a two storey extension could take place in the future, it is important to note that a two storey extension would require planning permission, furthermore, should such a proposal be submitted a full assessment of the proposal would be carried out at that time.

6. **CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be approved subject to the conditions outlined below.

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865428

CONDITIONS

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

Reason

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

2. Prior to commencement of development a detailed plan of the car park area showing the car park spaces and manoeuvring area to be marked out on site shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be implemented in full prior to the first occupation of the extension hereby approved, and retained thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 6

CIRCULATED SCHEDULE NO. 40/13 – 04 OCTOBER 2013

App No.:	PT12/0478/F	Applicant:	Crest Nicholson (SW) Ltd And Harcourt Developments
Site:	Land At Harry Stoke Stoke Gifford Bristol South Gloucestershire BS34 8QQ	Date Reg:	23rd February 2012
Proposal:	Engineering works and associated landscaping on 1.1 hectares of land to create ponds for surface water drainage and great crested newt mitigation strategy associated with planning application PT06/1001/O, Land at Harry Stoke.	Parish:	Winterbourne Parish Council
Map Ref:	362557 178748	Ward:	Winterbourne
Application Category:	Major	Target Date:	23rd May 2012



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been referred to the circulated schedule as the application includes amended S106 obligations.

1. INTRODUCTION.

- 1.1 This application for the ponds had a resolution to grant consent in November 2012, via the circulated schedule procedure, subject to the applicant first voluntarily entering into a S106 agreement to secure an agreed maintenance strategy and a commuted sum towards the adoption and maintenance of the surface water infrastructure and newt habitat.
- 1.2 Further to this, the applicants have not signed the S106 agreement and have recently requested that the Council amend the heads of terms, as they intend to provide a management company to maintain and manage the ponds and the associated newt habitat.
- 1.3 The previously approved report is attached in Appendix 1.

2. PROPOSED AMENDMENTS

- 2.1 The proposed amendments consist of the alteration of the head of term from provision of a commuted sum towards the adoption and maintenance to the provision of a private management company to maintain and manage the ponds to a management brief as agreed by the Director of Environment and Community Services.
- 2.2 The use of private management companies to maintain open space, water infrastructure and wildlife habitat is well established and has been approved in a number of major schemes over the last few years. As such, it is considered that the proposed amendment to the head of term is acceptable, subject to the addition of the proposed conditions.
- 2.3 Work has already commenced on the ponds on site, and as such, the conditions proposed have been amended, as they now cannot be complied with in their previously approved form, as they required details to be agreed prior to commencement of development. As such, they have been amended with a definitive timescale of compliance by 2 months of the date of the grant of the planning permission. The only condition that is not capable of amendment is the archaeological condition, (condition 5 in the appended report) However, the Council's Archaeology Officer has stated that previous evaluation in the location of the ponds demonstrated limited survival of archaeological deposits, suggesting that this area is not of great archaeological significance. Given this, and the fact that the other conditions can be suitably amended to ensure that they take effect, officers do not consider that it would be expedient to take enforcement action in this case. The ponds are required for the drainage scheme for the approved Harry Stoke development (PT06/1001/O) as well as for the newt habitat for this development, which forms a part of the Council's strategic housing sites allocation.

7. RECOMMENDATION

- 7.1 That authority be delegated to the Director of Environment and Community Services to grant 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:
- Provision of a private management company to maintain and manage the ponds to a management brief as agreed by the Director of Environment and Community Services.
- 7.2 That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.
- 7.3 Should the Section 106 Agreement not be completed within 6 months of the date of determination then authority be delegated to Officers to consider refusal of the application or to return to the Circulated Schedule for further consideration.

Contact Officer: Sarah Tucker
Tel. No. 01454 863780

CONDITIONS

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

Reason

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

2. Details of a scheme of tree planting to the eastern boundary of the pond shall be submitted in writing to the local planning authority within 2 months of the date of this permission. The approved development shall be implemented in accordance with the approved scheme and maintained thereafter as such, unless otherwise agreed in writing by the local planning authority.

Reason

To protect the character and appearance of the area to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Details of the access track, including the surface material, shall be submitted to the local planning authority in writing within 2 months of the date of this permission. The approved scheme shall be implemented in accordance with the approved details.

Reason

To protect the character and appearance of the area to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. An ecological and landscape management plan for all terrestrial/aquatic habitat within the application site be drawn up and submitted to the local planning authority in writing, within 2 months of the date of this permission to comprise works beneficial to great crested newts (European protected species) and consistent with the (newt) habitat as depicted on the drawings hereby approved. All works are to be carried out in accordance with approved management plans.

Reason

To ensure that the newt habitat is appropriate for the protection of the European protected species and to accord with Policy L9 of the adopted Local Plan.

5. A strip of land 8 metres wide adjacent to the top of the banks of all watercourses fronting or crossing the site must be kept clear of all new structures (including gates, walls and fences), and there should be no raising of ground levels within the floodable area of the Ham Brook

Reason

To preserve access to the watercourse for maintenance and improvement and to accord with Policies L17 and L18 of the adopted South Gloucestershire Local Plan (Adopted) January 2006.

6. Within 2 months of the date of this permission a scheme for the provision and implementation of surface water run-off limitation shall be submitted in writing to the local planning authority. The scheme shall be completed in accordance with the approved programme and details. For the avoidance of doubt, surface water runoff from the site will need to be attenuated and controlled to ensure discharge from the site into the Ham Brook does not exceed the equivalent greenfield runoff rates outlined in Section 6, Table 1 of the Flood Risk Assessment (March 2006). This is to ensure flood risk is not exacerbated in the Ham Brook catchment.

Reason

To prevent the increased risk of flooding from surface water runoff and to accord with Policies L17 and L18 of the adopted South Gloucestershire Local Plan (Adopted) January 2006.

7. Within 2 months of the date of this permission a scheme for the provision of surface water drainage works has been submitted in writing to the local planning authority. The works shall be completed in accordance with the approved details and timetable agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and to accord with Policies L17 and L18 of the adopted South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.:	PT13/2534/RVC	Applicant:	Mrs N Edwards Natural Choice Nurseries Ltd
Site:	Hillside Charfield Hill Charfield Wotton Under Edge South Gloucestershire	Date Reg:	17th July 2013
Proposal:	Variation of condition no. 4 attached to planning permission PT12/0965/RVC to increase the number of children catered for from 39 to 47	Parish:	Charfield Parish Council
Map Ref:	371621 192018	Ward:	Charfield
Application Category:	Minor	Target Date:	6th September 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of one letter of objection contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks consent to relax condition 4 attached to application PT12/0965/RVC which was approved in March 2012. Condition 4 reads as follows:

The facility hereby provided shall cater for no more than 39 children at any one time.

Reason

In the interests of highway safety and residential amenity and to accord with Planning Policies T8, T12 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 1.2 The application seeks to vary the wording of the condition to allow the facility to cater for no more than 47 children at any one time.
- 1.3 The application is being submitted in response to the Governments ongoing drive to offer free nursery places for two year olds with grant funding available to the nursery to do this.
- 1.4 The application relates Hillside: a detached building (former dwelling) on the north side of Wotton Road, Charfield. The premises occupies an 'island site' with Charfield Hill wrapping around the north and west site boundaries. The property lies within the Charfield settlement boundary that adjoins the southern perimeter of the application site. The property is locally listed.

2. POLICY CONTEXT

- 2.1 National Planning Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

CS1	High Quality Design
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure and Cultural Activity

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
LC4	Educational and Community Facilities
T12	Transportation Development Control Policy for New Development
L15	Buildings and Structures that make a Significant Contribution to the Character and Distinctiveness of the Locality

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted)
Local List (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/0965/RVC Variation of condition 6 attached to previously approved planning permission PT10/2647/F dated 16 December 2010 to extend the period of opening times from 08:00 - 18:00 Monday to Friday to 07:30 - 18:00 Monday to Friday. The nursery shall remain closed at weekends and on Bank Holidays.
Approved March 2012
- 3.2 PT10/2647/F Change of Use from residential (Class C3) to children's day nursery (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include erection of a single storey front and side extension; conversion of attached garage and workshop; construction of vehicular access, associated parking and works to trees.
Approved November 2010

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
No response received
- 4.2 Highway Drainage
No Objection
- 4.3 Transportation Officers
No objection subject to a condition

Other Representations

- 4.4 Local Residents
One letter of objection has been received from a local resident. A summary of the points of concern raised is as follows:
- The number of children was restricted to reduce impact on neighbours – what has changed?
 - Grant funding may not be available

- How will it be enforced that the additional places will be for grant funded two year olds only – the new spaces should be ring fenced
- Will expose the local residents to yet more increased traffic, noise and disruption.

5. ANALYSIS OF PROPOSAL

5.1 The application seeks consent to allow up to 8 more children attend the nursery at any one time. All other conditions attached to the 2012 RVC application would remain the same. The reason for limiting the number of children in the first place was in the interests of highway safety. The assessment to be made is whether the 8 additional children will have any significantly detrimental impact on the existing level of highway safety.

5.2 Assessment

It is noted that at the time of the original application in 2010 the applicant wanted 43 children at the nursery, due to transportation concerns this was reduced to 39. At that time however the applicant was informed by highway officers that subject to a reasonable period of time lapsing where no incidents and or issues relating to highway safety/congestion had been recorded then broadly speaking a moderate increase in numbers would be looked at in the future.

Since the nursery has been in operation no accidents have been recorded relating to the operation of the nursery, the adjacent highway (B4058) has had its 30mph speed limit extended to the roundabout at the top of Charfield Hill. It is suspected that the increase in children will necessitate a marginal increase in staffing, and also a potential impact on the parking and turning facilities on the site. It is acknowledged that the site does have a Travel Plan, it is therefore required that a revised Travel Plan is submitted to the authority for approval prior to increasing the number of staff and children at the site. The Travel Plan should indicate how it has evolved and what measures have worked or not (and altered) since the original planning application in 2010. Subject to a condition therefore requiring a revised travel plan being submitted for approval prior to the increase of either staff of children then there is no transportation objection to this proposal

5.3 Residential Amenity

No external or physical alterations are proposed to the building that could impact on existing levels of residential amenity. Whilst the 8 additional spaces could result in additional picking up and dropping off movements, these additional movements are unlikely to have a materially significant impact on the existing level of amenity afforded to the neighbouring properties.

5.4 Conditions

The conditions attached to the application PT13/1788/RVC will be copied over to the new decision notice as relevant with the altered wording of condition 4 and an additional condition relating to a travel plan.

5.5 Other Issues

In the letter of objection, the neighbour focuses on grant funding – as indeed does the applicant in their submission. It is important to clarify that the existence or otherwise of grant funding for two year olds is not a material planning consideration that has been taken into consideration when determining this application. The additional places have been allowed even if grant funding is not forthcoming and the spaces will not be limited to two year olds receiving grant funding.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be approved subject to the conditions below

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

In order to protect the character and setting of this locally listed building and to accord with Planning Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The off-street parking and drop-off facilities on the plan hereby approved shall be 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 Planning Policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The facility hereby provided shall cater for no more than 47 children at any one time.

Reason

In the interests of highway safety and residential amenity and to accord with Planning Policies T8, T12 and LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Opening hours shall be restricted to 07.30-18.00 Monday to Friday with the nursery closed at weekends and on Bank Holidays.

Reason

To protect the residential amenity of neighbouring occupiers and to accord with Planning Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The premises shall be used as a child's nursery and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

Any alternative use would require further consideration given the proximity of neighbouring dwellings and highway safety issues in accordance with Planning Policies D1, H4, LC4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The schedule of landscape maintenance agreed under PT10/2647/F shall be carried out in accordance with the approved details.

Reason

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

8. Prior to increasing the number of staff and children at a the site, a revised Travel Plan shall be submitted to the authority for written approval. The Travel Plan should indicate how it has evolved and what measures have worked or not (and altered) since the original planning application in 2010. The development shall be carried out exactly in accordance with the agreed plan.

Reason

To allow the Council to monitor the impact of the proposed additional children on parking and highway safety in accordance with the requirements of Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 04 OCTOBER 2013

App No.:	PT13/2545/F	Applicant:	Cemex UK
Site:	Former Focus Distribution Centre Western Approach Distribution Park Severn Beach South Gloucestershire BS35 4GG	Date Reg:	16th July 2013
Proposal:	Change of use from B8 (Storage and Distribution) to mixed use General Industrial (Class B2) and Storage and Distribution (Class B8) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	355094 184049	Ward:	Pilning And Severn Beach
Application Category:	Major	Target Date:	30th October 2013



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 100023410, 2008. N.T.S. PT13/2545/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The Parish Council has objected, contrary to the officer recommendation. The application is for major development.

1. THE PROPOSAL

- 1.1 This application seeks to change the use of a B8 distribution depot to a joint use of B2 (general Industry) and B8 (Storage and distribution). The site is currently in use, it is accessed, along with two other buildings from a no-through road off a roundabout. The site backs onto the M49 and is within Flood Zone 3.
- 1.2 The proposal is to use the depot, which stands within a safeguarded employment site (site 10 under Local Plan policy E4) for a mixed use of manufacturing and storage and distribution. The building is a high two storey one with dedicated loading and dispatch areas and is surrounded by car parking. No additional parking is proposed. Access is controlled by a gatehouse. No external works form part of this proposal.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
E3 Development of employment sites in urban areas
E4 Safeguarded employment sites
T8 Parking standards
T10 Modal shift
T12 Highway Safety

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
CS5 Location of Development
CS12 Safeguarded employment areas

3. RELEVANT PLANNING HISTORY

- 3.1 PT05/3459/F Extension to warehouse Approved 2006

4. CONSULTATION RESPONSES

- 4.1 Pilning and Severn Beach Parish Council
Object. The area is supposed to be only for distribution. A change to industrial will cause more traffic and more pollution. No consultation has been made with the Environment Agency or Drainage Board.
- 4.2 Other Consultees
Transportation
No objection, subject to conditions preventing subdivision into smaller units and requiring a Commuter Plan.

Wessex Water

The application states surface water will be disposed of via sewer. There are no public surface water sewers in the vicinity of the site and it is assumed that any additional flows as a result of these proposals will drain via existing or new surface water pipelines to watercourse with the approval of the appropriate authorities. There must be no surface water connections to the public foul sewerage network.

Technical Services

No comment

Environmental Protection

No objection in principle

Drainage Board

No reply received

Other Representations

4.3 Local Residents

One letter was received, supporting the proposal on the basis that it would reduce the level of trucks on the road network, but would not wish to see an increase in trade or retail counters that would lead to an increase in smaller vehicles, impeding the traffic flow for lorries. Recommend removing pd rights for retail counters.

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 main policy which covers the proposal is E3, for changes of use of employment sites within the urban area. Subject to the following analysis, which is ordered in terms of the criteria set by policy E3, the proposal is acceptable in principle.

5.2 E3A: Environmental Effects

This policy criterion concerns the environmental effects of the proposed change of use. In this regard and no environmental impacts have been identified through the consultation process. The Parish Council has raised a concern about pollution, but not specified what manner that would take, it is taken to be pollution generated by the increase in traffic, which is discussed below. The proposal is for a change of use that would replace an authorised distribution centre with a mixed use manufacturing and distribution use. With regard to noise generation at inappropriate times, the sites location is of particular importance. It is located in an industrial estate, bounded by roads, including the M49 motorway, or other industrial units. Therefore it is considered that the proposal accords with Criterion A of Local Plan policy E3.

5.3 E3B: Transportation

The impact of the proposal on residential amenity is considered to be linked with the foregoing paragraph. It is considered that the proposed use would have broadly similar impact in terms of noise and activity in comparison with

the present use. There would be a probable reduction in HGV traffic movements as a result of the proposed dual use as explained below. Therefore it is considered that residential amenity and levels of pollution are likely to remain unaffected by this proposal, given that the nearest dwellings are well away from the site's edge, with the motorway in between.

In order to establish a study of flexible floor space use between B8 Warehousing (Distribution) and B2 (Industry), Transportation Development Control have undertaken a spreadsheet analysis of the change in traffic profile against an incremental 1% change in Gross Floor Area from B8 to B2. This spreadsheet analysis is further assisted by use of the Industry adopted survey database TRICS. This study has concluded that traffic flows in the AM peak are greatest with 100% B2, with flows calculated between 82 (100% B8) and 84 (100% B2) vehicles between 0800 and 0900; a change of 2.4%. The PM peak hour flow reduces with an increase of B2 Gross Floor Area, with flows ranging from 78 vehicles down to 65. The site specific peak hour flow provides a greater variation with the flows between 1330hrs and 1430hrs increasing from 94 vehicles to 107 vehicles, as the total GFA tends towards 100% B2 and upon total daily flows, the existing B8 land use is calculated to generate in the region of 860 total two way movements, with a complete change to B2 representing a fall in traffic flows to 755 vehicles.

In summary, a change to B2 may lead to a marginal increase in AM Peak Flows and site specific peak flows, but a reduction in PM peak and daily flows. It should be noted that this study is predicated on survey data relating to similar size buildings throughout the country and that these surveys may indicate a lower efficiency of such buildings to serve B2 and therefore smaller elements of B2 may provide a higher density of trip generation than that calculated for the existing vast building.

Whilst this study may indicate a limited and immaterial change in traffic flows, the caveat to the summary above should be noted and that the building may provide much greater flows of traffic should its volume be split amongst a series of B2 occupiers that may operate from smaller unit sizes. In this regard, a condition is recommended below to limit the separation of individual elements of the building to ensure that it does not operate a high traffic generating Industrial Estate within one building.

Regarding parking, the same spreadsheet analysis has been undertaken and whilst a parking accumulation study indicates that the existing parking provision may not be exceeded, even with a full conversion to B2 (noting the caveat to segregation of internal units), it should be noted that South Gloucestershire Council's Parking Standards (Local Plan policy T8, which gives parking provision as minima) exceed the given provision at the point of conversion of 16% B8 gross floor area to B2. Transportation Development Control have raised a concern that a conversion of greater than 16% should be assessed on a regular basis to ensure that the safe operational use of the building and surrounding areas is not compromised by exceeding of the existing parking provision. In this regard, Transportation Development Control request the implementation of a travel plan in order to audit traffic generation and parking accumulation, to propose and implement suitable mitigation (e.g. promote

sustainable modes of transport and alteration to working patterns) and to ensure that this is carried out on an annual basis for a period of 5 years (minimum) following first occupation following change of use.

There is also good accessibility to the site for pedestrians and cyclists, with level routes to work. In regard to public transport the Wessex 625 service serves the distribution park, connecting the site with Cribbs Causeway, Little Stoke, Bristol Parkway and UWE on an hourly basis through the weekday. Under these circumstances, it is considered that access to the site would not predominantly have to be car-borne.

In assessing the proposed change of use, it is necessary to compare the proposed level of traffic generation against the extant use. When in operation under the B8 use, the site can generate a significant level of traffic as well as having demand for parking including lorry parking. The nature of traffic associated with a B2 use includes a greater number of small vehicles than HGVs but by comparison, there would be more HGVs involved with the B8, with the balance of the traffic generation made up mostly by lorry drivers and others staff car parking.

In addition, a further condition requires the submission of a Green Travel Plan in order to both control levels of demand for on-site parking and encourage the adoption of more sustainable modes of transport, in accord with policy T10. A further condition will ensure that parking and manoeuvring areas can function effectively, maintained free of outside storage and preventing subdivision of the site by more than one user. Subject to these conditions, it is considered that the proposal accords with this limb of policy E3.

5.4 E3C: Residential Amenities

The characteristics of the proposed use amount to general industrial (B2) and warehousing (B8). The proportion of these two elements is not known, but any reduction in B8 floorspace will be likely to result in a reduction in B8 traffic generation from the site. The impact of the proposal on residential amenity is considered to be linked with the foregoing paragraph. It is considered that the proposed use would have broadly similar impact in terms of noise and activity in comparison with the present use. There would be a probable reduction in HGV traffic movements as a result of the proposed dual use, while due to the more intensive employment offered by the site, the overall level of traffic is likely to rise, but with a different overall character, with more cars principally in the peak hour, or according to regular shift patterns. Therefore it is considered that residential amenity is likely to remain unaffected by this proposal, given that the nearest dwellings are well away from the site's edge, with the motorway in between. It is considered that the proposal accords with criterion C of the policy.

5.5 E3D: impact on the character of the settlement

With regard to the impact of the proposal on the character of the area, it is noted that the site is part of a safeguarded employment area, an industrial estate, and the uses within it tend to determine the area's character. No changes are proposed to the building itself, which dominates the site and the

outdoor area will be used for parking as is the case at present. In addition, the site is well screened with established landscaping. The impact of the change of use on the character of the settlement is not considered to be significant and not detrimental.

5.6 E3E: Achieving maximum density

It is considered that the site area provides space enough for the proposed use, which is likely to provide a higher density of employment than the authorised use. On that basis, and taking into account the above transportation analysis, it is considered that in all respects the best possible density of development has been achieved. The condition recommended below governing subdivision of the site also relates to the density issue and points to allowable density having been achieved.

5.7 Other Issues

Regarding the points raised by the Parish Council over consultation, the Drainage Board has been consulted, but has not replied. The Environment Agency did not need to be consulted on this proposal as the change of use proposed is of the same character as the current use. However, a condition is recommended below, recognising that the proposal is likely to result in more employees at the site at threat from flooding, requiring the submission of an evacuation plan for the site which takes account of the mixed use.

Regarding the issue raised through the consultation process removing permitted development rights for retail counters, such a counter would be likely to be ancillary to the authorised use of the site, depending on scale, as a matter of fact and degree. In cases where a trade counter would not result in a material change of use, removing permitted development rights would have no effect as a change of use, as a matter of fact and degree, would not have occurred. If the scale and impact of the counter were to constitute a material change of use, then planning permission would be required in any event.

6. CONCLUSION

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

6.2 The recommendation to 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 is approved, subject to conditions.

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 & Country Planning Act 1990 (as amended).

2. Prior to the commencement of development an evacuation plan in case of flooding shall be submitted to the Local Planning Authority for approval in writing.

Reason

To ensure an adequate means of evacuation of the site in case of flooding and to accord with Policy EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. The site shall not be occupied by more than one user without the written consent of the Local Planning Authority.

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

4. Within 6 months of first occupation of the building under the use hereby approved, a full travel plan incorporating parking and travel surveys, including delivery profiles, shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall thereafter be updated to aim to achieve agreed modal shift targets, as necessary, upon which a review and document revision will be undertaken after each 12 month period for a period of no less than 5 years.

Reason:

To ensure that the proposed development complies with the sustainable directives given within the National Planning Policy Framework and mitigates its traffic and parking impact to ensure safe and efficient use of the site and the surrounding environs are not detrimentally affected and to accord with Policies D1 and T12 of the adopted South Gloucestershire Local Plan.

5. No outside storage of material/goods/waste or plant shall take place at the premises.

Reason

To ensure the satisfactory provision of parking and on site turning facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.:	PT13/2987/RM	Applicant:	Mr Ken Hodges
Site:	Land Off Bay Tree Close Patchway Bristol South Gloucestershire BS34 5EU	Date Reg:	27th August 2013
Proposal:	Erection of 4no. terraced dwellings. (Approval of Reserved Matters to be read in conjunction with Outline planning permission PT12/2569/O).	Parish:	Patchway Town Council
Map Ref:	359793 181387	Ward:	Patchway
Application Category:	Minor	Target Date:	16th October 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a letter of objection has been received from a member of the public contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 4no. terrace dwellings. The proposal is for approval of reserved matters to be read in conjunction with outline planning permission PT12/2569/O.
- 1.2 The application site comprises approximately 985 square metres of vacant land situated on the north-eastern side of Bay Tree Close within the established residential area of Patchway. The site, which abuts the garden areas of the surrounding properties, is overgrown and has an unkempt appearance. The site is primarily flat and is secured from the surrounding area by metal gates and chainlink fencing.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
D1 Achieving a Good Standard of Design in New Development
H2 Proposals for New Residential Development within Existing Urban Areas and Boundaries of Settlements
L1 Landscape Protection and Enhancement
L5 Open Areas within Existing Boundaries and Urban Areas
L9 Species Protection
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan: Core Strategy incorporating Inspector's Main Modifications. March 2013
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS25 Bristol North Fringe
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 P85/1668, erection of four dwellings on approximately 0.1 ha. (0.25 acres) of land. (In accordance with the amended plans received by the council on 29TH July 1985.) (Outline), approval, 26/11/85.

- 3.2 P86/2577, erection of five houses. Construction of new vehicular and pedestrian accesses, approval, 26/11/86.
- 3.3 PT12/0238/O, erection of no. 4 terraced dwellings (Outline) with access, layout and scale to be determined. All other matters reserved, withdrawn, 16/03/12.
- 3.4 PT12/2569/O, erection of no. 4 terraced dwellings (Outline) with access, layout and scale to be determined. All other matters reserved. (Re-submission of PT12/0238/O), approval, 20/09/12.

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No comments received
- 4.2 Transportation DC Officer
No objection
- 4.3 Tree Officer
No comment
- 4.4 Drainage Officer
Conditions as outlined in previous application PT12/2569/O
- 4.5 Wessex Water
Waste water connections will be required from Wessex Water to serve the proposed development. The applicant is advised to contact Wessex Water for further information.
- 4.6 Ecological Officer
No objection

Other Representations

- 4.7 Local Residents
One letter of objection has been received from a member of the public. The following is a summary of the reasons given for objecting:
- Adverse impact on birds;
 - There are very few wild areas left in the local area and in Patchway for ecology;
 - Why can you not just make do with the two thousand odd dwellings that are being built on our historic airfield site.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of the development has already been established by virtue of the previous outline application no.PT12/2569/O granted planning permission at

the site in relation to access, scale and layout. Accordingly, in this application the only matters to be considered relate to the appearance and landscaping.

5.2 In the previous outline application (PT12/2569/O) it was established that the principle of the development was acceptable by virtue of policy H2 of the South Gloucestershire Local Plan (adopted) January 2006 due to the location of the site within the settlement boundary defined in the South Gloucestershire Local Plan (adopted) January 2006. The main issues to consider are the appearance/form of the proposal and the effect on the character of the area (policies D1 and H2 of the Local Plan); the impact on the residential amenity of neighbouring occupiers (policy H2 of the Local Plan); the transportation effects (policies T12 and H2 of the Local Plan); and the environmental effects (policies L9, L1 and H2 of the Local Plan).

5.3 Appearance/Form

The scale and layout of the proposal has already been established by virtue of the previous outline application. The dwellings are two-storeys in height, are set back from, and orientated obliquely to the street and it was established that this approach was compatible with the site and surrounding built form.

5.4 The proposal comprises a terrace row of 4no. properties encompassed by a pitched gabled roof. Lean-to storm porches are located on the front elevation to provide a covered access over the main entrance. The fenestration are horizontally proportioned 3 pane casement windows at ground and first floor level and an additional double casement window at first floor level with brick detailing to windows heads and cills. The applicant has specified the materials Ibstock Bridgewater Weathered Red, Clay Brick generally with Ibstock Aldridge Multi Rustic, Clay Brick for detailing below dpc level, to windows cills and heads, corbel projections, verges and around canopy/porch structures; Redland renown roof tiles in brown, granular finish (matching neighbouring properties); white PVCu windows; black PVCu doors with white frames, white PVCu patio doors; white PVCu fascias/soffits; and black PVCu rainwater goods. If permission is granted, a condition in respect of samples of materials is recommended to ensure a high quality standard of appearance.

5.5 The surrounding properties comprise linear rows of terrace properties with pitched roofs, front lean-to porches and horizontally proportioned windows at first floor level, and corner corbel projections. The surrounding properties are brick, with concrete roof tiles and primarily white uPVC fenestration. Accordingly, it is considered that the appearance and form of the proposed dwellings is acceptably in-keeping with the character of the surrounding built form and will not have a significant adverse effect on the visual amenity of the area.

5.6 The applicant has submitted a landscape plan, which demonstrates tarmac driveways, Marshalls or similar riven concrete paving slabs and an ornamental gravel finish, 20mm in size for the rear access track. In terms of planting, the applicant has specified the retention of a tree on the southeastern corner of the site, and groups of trees growing adjacent to the eastern and western boundaries. The applicant has specified the planting of 2no. Cherry trees to the front of the site and a Laurel hedgerow along the eastern flank boundary. The

choice of Cherry trees is good; however, Cherry trees are shallow rooting and they are located very close to the pavement; there could be services under the pavement and there is a potential for the roots to damage the pavement. Accordingly, the trees should be offset from the pavement by a meter and a 600mm root barrier should be used along the edge of the pavement. The species of Laurel for the hedge should be specified, Prunus Lusitanica (Portugal Laurel) is preferable to Prunus laurocerasus (Cherry Laurel), as it will be easier to keep pruned within the available space. If permission is granted, a condition is recommended in respect of the additional landscaping details required.

5.7 Residential Amenity

In the outline application that has been approved, it was considered that the scale and siting of the proposal would not adversely affect the residential amenity of neighbouring occupiers through loss of natural light or privacy due to the levels of separation. Details have been received relating to the appearance of the dwelling and fenestration. The plans show triple and double pane casement windows at first floor level in the front and rear elevations. The windows in the front elevation primarily face towards a parking area; the windows in the rear elevation face towards the rear gardens of neighbouring properties to the north. Views from windows in the front and rear elevations were considered to be acceptable in relation to the effect on the privacy of neighbouring occupiers in previously approved outline application. The plans show that no windows are proposed in the side elevations at first floor level. A condition is recommended if permission is granted, to restrict new openings at first floor level in the side elevations.

- 5.8 Each dwelling will benefit from a reasonable size garden that will be viable for use and provide a good standard of enjoyment for future occupiers. If permission is granted, a condition relating to boundary treatments is recommended in the interests of the amenity of future occupiers.

5.8 Ecology

The comments raised by the member of public regarding the ecological impacts of the loss of the site are noted. In the previous outline application it was identified from the ecological surveys carried out that the development would affect slowworms, hedgehogs and nesting birds at the site. Notwithstanding this, there were no ecological objections as a number of mitigation measures were proposed to safeguard these protected species. This included measures for a translocation exercise for the small colony of slowworms, measures to ensure that hedgehogs will still have access to residential gardens, and a scheme of artificial nesting bird boxes. Conditions imposed on the previous application relating to reptiles (slow worm) and hedgehog in the interests of ecology have been satisfactorily discharged. Accordingly, there are no ecological constraints to granting planning permission.

- 5.9 In the previous outline application it was not considered that trees, which make a significant contribution to the character of the area will be adversely affected by the development proposed. The landscape plan submitted proposes the planting of ornamental Cherry trees and a laurel hedge, which will benefit the amenity and ecology of the area.

5.10 Transportation

The parking and access arrangements have already been accepted by virtue of the approval of the outline application. Accordingly, there are no transportation objections to the proposal.

5.11 Further Matters

The outstanding comments made by the member of the public are noted; however, the Local Planning Authority has not submitted the application for dwellings; the Local Planning Authority can only assess the plans that are submitted to make a balanced decision based on the planning merits of the proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

To ensure an adequate standard of external appearance and to accord with policies D1 and H2 of the South Gloucestershire Local Plan (adopted) January 2006.

2. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of 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 shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. (For the avoidance of doubt the proposed trees should be offset from the pavement by a metre

and a 600mm deep root barrier should be used along the edge of the pavement; the species of laurel should be specified for the boundary hedge).

Reason

In the interests of the character and visual amenity and to accord with policies D1, L1 and H2 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 first floor side (eastern and western) elevations of the dwellings.

Reason

In the interests of the privacy of neighbouring occupiers and to accord with policy H2 of the South Gloucestershire Local Plan (adopted) January 2006.

4. Prior to the commencement of the development a plan indicating the positions, design, materials and type of boundary treatments to be erected shall be submitted to the Local Planning Authority for approval. The boundary treatment shall be completed before the dwellings are first occupied. Development shall be carried out in accordance with the approved details.

Reason

In the interests of the privacy of occupiers of the dwellings and to accord with policy H2 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 04 OCTOBER 2013

App No.:	PT13/3043/RVC	Applicant:	Punch Taverns
Site:	Railway Tavern 56 Wotton Road Charfield Wotton Under Edge South Gloucestershire	Date Reg:	22nd August 2013
Proposal:	Variation of condition 6 attached to planning permission PT12/4282/F for the car park hereby permitted not be open to customers outside the following times 10.00 hours to 00.30 hours Monday to Sunday inclusive.	Parish:	Charfield Parish Council
Map Ref:	372470 192337	Ward:	Charfield
Application Category:	Minor	Target Date:	14th October 2013



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 100023410, 2008. **N.T.S.** **PT13/3043/RVC**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule owing to comments received from a local resident.

1. THE PROPOSAL

- 1.1 The application seeks permission to vary condition 6 attached to planning permission PT12/4282/F to allow the car park to be open to customers between 10:00 hours and 00:30 hours Monday to Sunday (inclusive). Condition 6 reads as follows:

The outdoor ancillary space hereby permitted shall not be open to customers outside the following times: 10:00 hours to 23:00 hours Monday to Sunday inclusive. The car park hereby permitted shall not be open to customers outside the following times 10:00 hours to 00:00 hours Monday to Sunday inclusive

Reason

To protect the residential amenity of the occupiers of nearby dwelling houses, and to accord with Policies EP1 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

- 1.2 Application PT12/4282/F, which sought permission for the demolition of the existing outbuilding and reconfiguration of existing car park and ancillary outdoor space, was approved 8th March 2013.
- 1.3 The application relates to a detached public house located within the settlement boundary of Charfield. The site is bordered to the east and south by residential development with a classified road to the front.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design
- EP1 Environmental Pollution
- L1 Landscape Protection and Enhancement
- L5 Open Areas within Existing Urban Areas and Settlement Boundaries
- L9 Species Protection
- T8 Parking Standards
- T12 Transportation Development Control Policy

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.

- CS1 High Quality Design
- CS5 Location of Development

CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS34 Rural Areas

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/4284/F - Demolition of existing outbuildings to facilitate the erection of 4no. detached dwellings and 1no. detached garage with associated works – Refused 14th May 2013. Appeal in progress.
- 3.2 PT12/4282/F - Demolition of existing outbuilding and reconfiguration of existing car park and ancillary outdoor space. Approved 8th March 2013
- 3.3 PT07/2268/F - Erection of smoking shelter (retrospective) – Approved 31st August 2007
- 3.4 P99/1141 - Change of use of vacant retail premises to class A3 (public house) Allowed at Appeal 8th October 1999
- 3.5 P98/2188 - Alterations to existing premises – Refused 24th August 1998
- 3.6 P98/1821 - Installation of play equipment and safe surface. – Refused 21st August 1998
- 3.7 Further (advertisement) history is available for the site but is not relevant to this application.

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
No objection
- 4.2 Transportation DC
No objection.
- 4.4 Drainage
No comment.
- 4.5 Local Residents
One letter has been received from a local resident. The comments are outlined as follows:
– While appreciating why The Tavern is seeking this variation to condition 6 I would like to know:
○ What measures the Tavern owners/managers are going to put in place to ensure customers do leave the car park before the stated time and;
○ How are the owners/managers going to ensure customers leave in a quiet manner at any time.

- There has been a long history of customers leaving the Tavern car park making considerable noise and disturbance at up to 2am. To my knowledge nothing has ever been done by the owners/managers to attempt to control this.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application has been submitted under section 73 of the Town and Country Planning Act 1990. The application seeks permission to vary condition 6 of application PT12/4282/F to allow customers to use the proposed car park between the hours of 10:00 and 00:30. Application PT12/4282/F was approved 8th March 2013. Condition 6 reads as follows:

The outdoor ancillary space hereby permitted shall not be open to customers outside the following times: 10:00 hours to 23:00 hours Monday to Sunday inclusive. The car park hereby permitted shall not be open to customers outside the following times 10:00 hours to 00:00 hours Monday to Sunday inclusive

Reason

To protect the residential amenity of the occupiers of nearby dwelling houses, and to accord with Policies EP1 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5.2 Condition 6 was imposed in the interest of residential amenity as such this remains the pertinent issue within this application. The proposed change in time would not have any material impact on design; environment; landscape; ecology; or highway safety.

5.3 Residential Amenity

The application relates to an existing established A4 use, which is located within the settlement boundary of Charfield. The application site is bordered to the east and south by residential development. The current arrangement on site means that a large area of grass is present between the pub's outdoor ancillary space and the residential dwelling at the rear of the site. Trees and hedgerow are located at the rear of the site on the border to number 1 The Sidings. As this application relates only to the western half of the existing site consideration was given in particular to the impact of the proposal on the residential amenity of the nearest dwellings at the north of the site, which are numbers 1 – 3 The Sidings.

5.4 Application PT12/4282/F granted permission for the re-configuration of the car park and ancillary outdoor space. Within this application Officers acknowledge that there is likely to be some increase in noise from car engines for the residents of the nearby dwellings. It was, however, considered that this would not be significant enough to have a detrimental impact on the residential amenity of the nearby neighbouring dwellings and would therefore not warrant a refusal. However, in order to preserve residential amenity the proposed car park is subject to a condition, to ensure that it is not open to customers outside the hours of 10:00 to 00:00 hours. Following this decision notice it has become apparent that due to a misunderstanding during the planning application the incorrect opening times were given to the Officer: the pub closes at midnight

and not at 23:00 as previously informed. As a result the restriction imposed by condition 6 is impractical for the function of the building. This application proposes to overcome this issue with a proposed increase of half an hour (to 00:30), which the Agent contends is more than sufficient to allow customers to leave the premises before the closure of the pub.

5.5 The proposed increase in time allowance has been considered with regard to the impact of it on the residential amenity of nearby occupiers. In this instance it is considered that a proposed increase of 30 minutes would not significantly alter the times allowed within application PT12/4282/F. Furthermore, it would be unreasonable for the Local Planning Authority to impose a condition that conflicts with the use and function of the public house. In this respect the proposed extension within the time restriction is considered acceptable in terms of policies EP1 and T12 of the adopted Local Plan, and guidance contained within the National Planning Policy Framework.

5.6 Other Matters

A letter of concern has been received from a local resident relating to the measures that will be taken by Owner of the public house to ensure that restrictions are complied with. Comments highlight that there has been a long history of customers leaving the car park making considerable noise and disturbance at up to 2am. These comments are noted however it is highlighted that as existing the car park does not have any time restrictions for its use. Upon implementation of application PT12/4282/F the onus would be on the applicant to take all necessary measures to meet the requirements of the planning condition. As such these details are not necessary for the determination of this application.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the proposed variation to condition 6 is approved.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. The sides of the existing porch at the front of the pub shall remain open (sides not filled in) as is the current arrangement, and maintained as such thereafter.

Reason

To aid visibility onto Wotton Road, and to accord with policies D1 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. A landscape buffer of at least 2 metres wide shall be retained between the car park and the rear (southern) boundary of the site, and maintained as such thereafter.

Reason

To provide adequate protection to the rooting area of the existing trees and hedges on the southern boundary of the site, and to accord with policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development drainage detail proposals incorporating Sustainable Drainage Systems SUDS and confirmation of hydrological conditions e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory means of drainage is provided, and to accord with policies L17, L18, and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006, and the technical guidance to the National Planning Policy Framework.

5. Prior to the commencement of development a landscape planting strategy (native tree/shrub mix) and a scheme for new bird boxes (for robin, house sparrow, blue tit) shall be drawn up and agreed in writing by the Local Planning Authority. Works shall be carried out and maintained in accordance with the approved strategy.

Reason

To ensure the landscaping is implemented in an appropriate manner, in order to provide appropriate semi-natural habitats for local wildlife, and to accord with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006

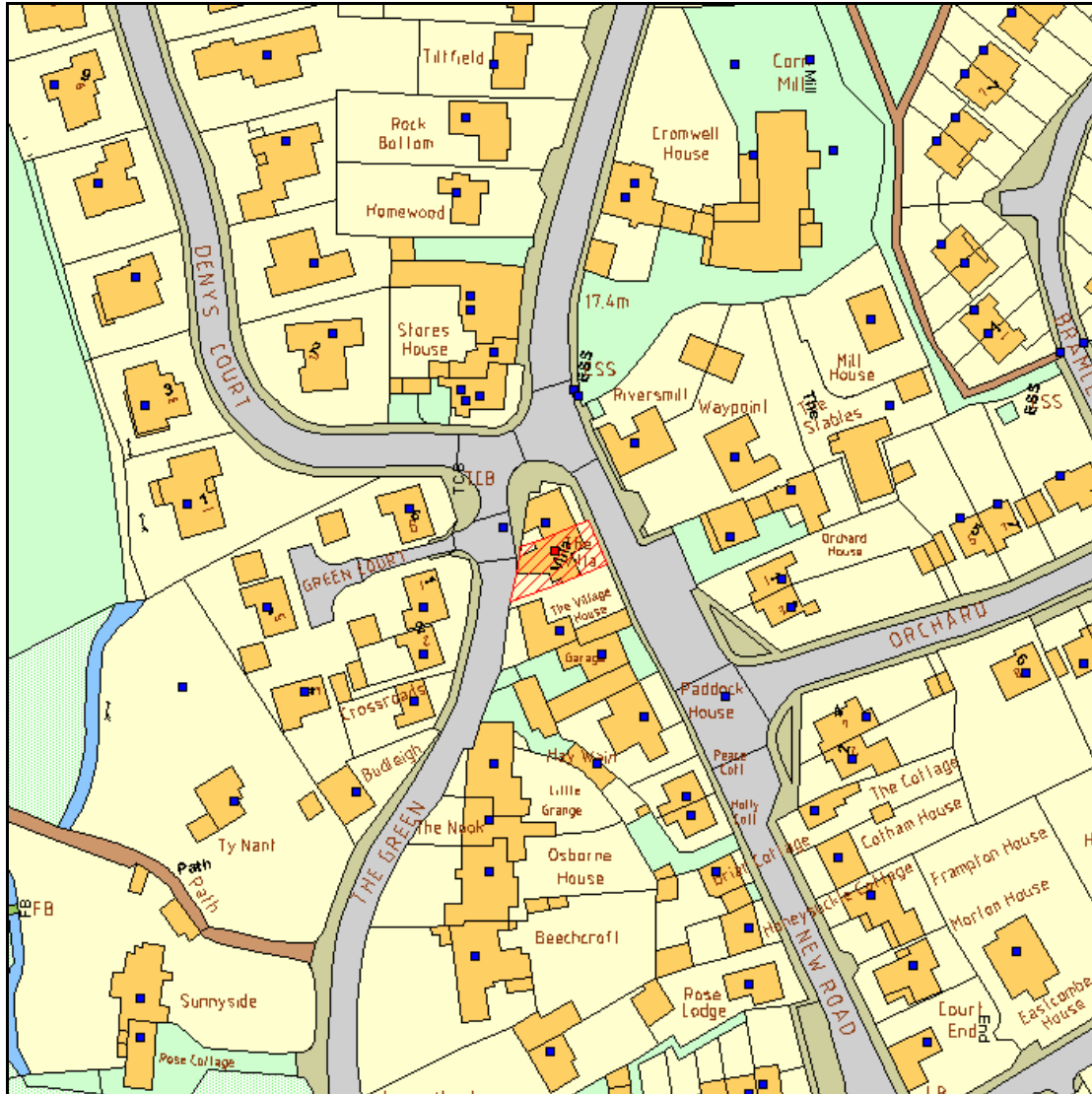
6. The outdoor ancillary space hereby permitted shall not be open to customers outside the following times: 10:00 hours to 23:00 hours Monday to Sunday inclusive. The car park hereby permitted shall not be open to customers outside the following times 10:00 hours to 00:30 hours Monday to Sunday inclusive.

Reason

To protect the residential amenity of the occupiers of nearby dwelling houses, and to accord with Policies EP1 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.: PT13/3083/CA	Applicant: Mr And Mrs Collins
Site: The Villa New Road Olveston Bristol South Gloucestershire	Date Reg: 22nd August 2013
Proposal: Demolition of 1.13m high wall to front of property to facilitate off street parking. (Resubmission of PT12/2425//CA).	Parish: Olveston Parish Council
Map Ref: 360092 186987	Ward: Severn
Application Category: Minor	Target Date: 11th October 2013



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of objections received to the conservation area application, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks conservation area consent for the partial removal of a 1.3m high front boundary wall to facilitate car parking to the front of the property. This is a resubmission of a previous application (PT12/2425/CA) which sought the removal of the whole front wall. This application is submitted concurrently with another application (PT13/3084/F) which seeks to erect a wall to the rear of the property. Essentially therefore the current parking provision to the rear would be blocked up and replaced by the space opened up to the front under this application.
- 1.2 The application relates to a semi-detached two-storey cottage style dwelling on the west side of New Road, Olveston. The property is within the Olveston settlement boundary, which is washed over by the Green Belt, and is located within the Olveston Conservation Area. The application was submitted prior to the introduction of the Enterprise and Regulatory Reform Act 2013 and the changes that this has introduced to heritage planning.

2. POLICY CONTEXT

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design in New Development

L12 Conservation Areas

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

CS1 High Quality Design

CS9 Managing the Environment and Heritage

2.2 Supplementary Planning Guidance

Olveston Conservation Area Supplementary Planning Document

3. RELEVANT PLANNING HISTORY

- 3.1 P96/1684/C: Demolition of section of boundary wall to facilitate construction of vehicular access. Consent Granted: 21 August 1996
- 3.2 PT12/2425/CA: Demolition of 1.13m high wall to front of property to facilitate off street parking. Refused 28th September 2012.

- 3.3 PT12/2421/F: Erection of 2.3 metre high wall to rear of the property. Refused 25th September 2012.
- 3.4 PT13/3084/F: Erection of 2.3 metre high wall to rear of the property. (Resubmission of PT12/2421/F). Currently under consideration.

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

The planning application is within the Conservation Area and would detract from its visual impact. The Council is also concerned about access issues given its location next to a busy junction, and its relatively close proximity to the former Feedmill site on which a housing development (PT11/1266/F) is now being constructed.

Combined, PT13/3083/CA & PT13/3084/F do not increase the parking facilities available to the householder, which was created by a planning application in the 1990's to open up the rear boundary wall for access. The Council note that this work has never been completed, and suggest that by widening this opening, access to the rear of the property could be improved.

4.2 Conservation Officer

No objections subject to conditions to control materials used

Sustainable Transportation

No objections to the proposal but if possible recommends a condition to ensure that the alternative car parking at the front of the property is provided prior to the enclosure of the car parking at the rear. In the event that this is not possible then a time limiting condition to ensure that the car parking is provided within 3 months of commencement of the development would be appropriate.

Other Representations

4.3 Summary of Local Residents Comments

6 letters of support have been received:

- may improve visibility as the bend is approached
- not so many cars will be able to park on the side of the road
- takes cars off the road, ensuring it is clearer and enhances the outlook of the village
- would be in keeping with other properties in the location
- other properties have off-street parking

4.4 One letter has been received raising general observations:

- There is a general prevalence of on-street parking in the area where several roadways meet
- the parking combined with the continuous flow of traffic on the main road through the village makes it a potentially dangerous junction
- the applicant should be aware of the difficulty and danger of limited visibility, caused by parked cars when exiting the proposed parking area, that may also get blocked on occasions

- the Highways Authority should consider imposing appropriate parking restrictions around this junction

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

It is necessary to gain Conservation Area consent for the demolition of buildings and structures within a designated Conservation Area. Where in respect of a wall, consent is necessary where substantial demolition is proposed and the wall is over 1m in height where it fronts a highway.

5.2 The purpose of an application for Conservation Area consent is to assess the merit and value of the subject structures in terms of their contribution to a Conservation Area in terms of its visual character and historical context.

5.3 Conservation Area considerations

The previous application (PT12/2425/CA) sought conservation area consent to demolish a 5.1 wide section of the existing front stone boundary wall to help facilitate 2no. off-street parking spaces.

5.4 In light of the prominent position of the site within the public realm and stone boundary walls and the enclosure they provide being considered an important characteristic of the Olveston Conservation Area, it was considered that the proposed 5.1m loss of boundary wall would be harmful to the character and appearance of the Olveston Conservation Area. Moreover, the harm caused by the loss of boundary wall would not be off-set by the reinstatement of the rear boundary wall that was partially and crudely removed to provide off-street parking to the rear.

5.5 It is considered that although there remains a principle objection to any loss of boundary walls, in light of the limited scale of the proposed loss and the presence of similar situations in close proximity, it is considered that the potential harm to the character and appearance of the Olveston Conservation Area would not be sufficient to sustain a refusal reason. Therefore subject to the opening being correctly cut and dressed and the enhancement provided by the reinstatement of the rear wall is secured, there are no objections to the proposed scheme on conservation grounds.

5.6 Although in principle the loss of front stone front boundary walls with the Olveston Conservation Area should be resisted, following a reduction in the loss of boundary wall down to what can be considered the minimum required to provide vehicular access), on balance it is considered that the impact on the character and appearance of the conservation would not be so significant that a refusal could be sustained.

5.7 Sustainable Transportation

There is no transportation objection to the above proposal as although the parking level is less than the Council's residential parking standards, the only development is removal of one wall and enclosure of another, which will result in a neutral impact in relation to car parking levels. It is considered that any

condition relating to the provision of off street parking should be attached to any consent that seeks to block up the existing parking provision to the rear.

6. CONCLUSION

- 6.1 The recommendation to approve Conservation Area Consent has been taken having to section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained within the National Planning Policy Framework document.

7. RECOMMENDATION

- 7.1 Conservation Area Consent is **approved** subject to conditions:

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

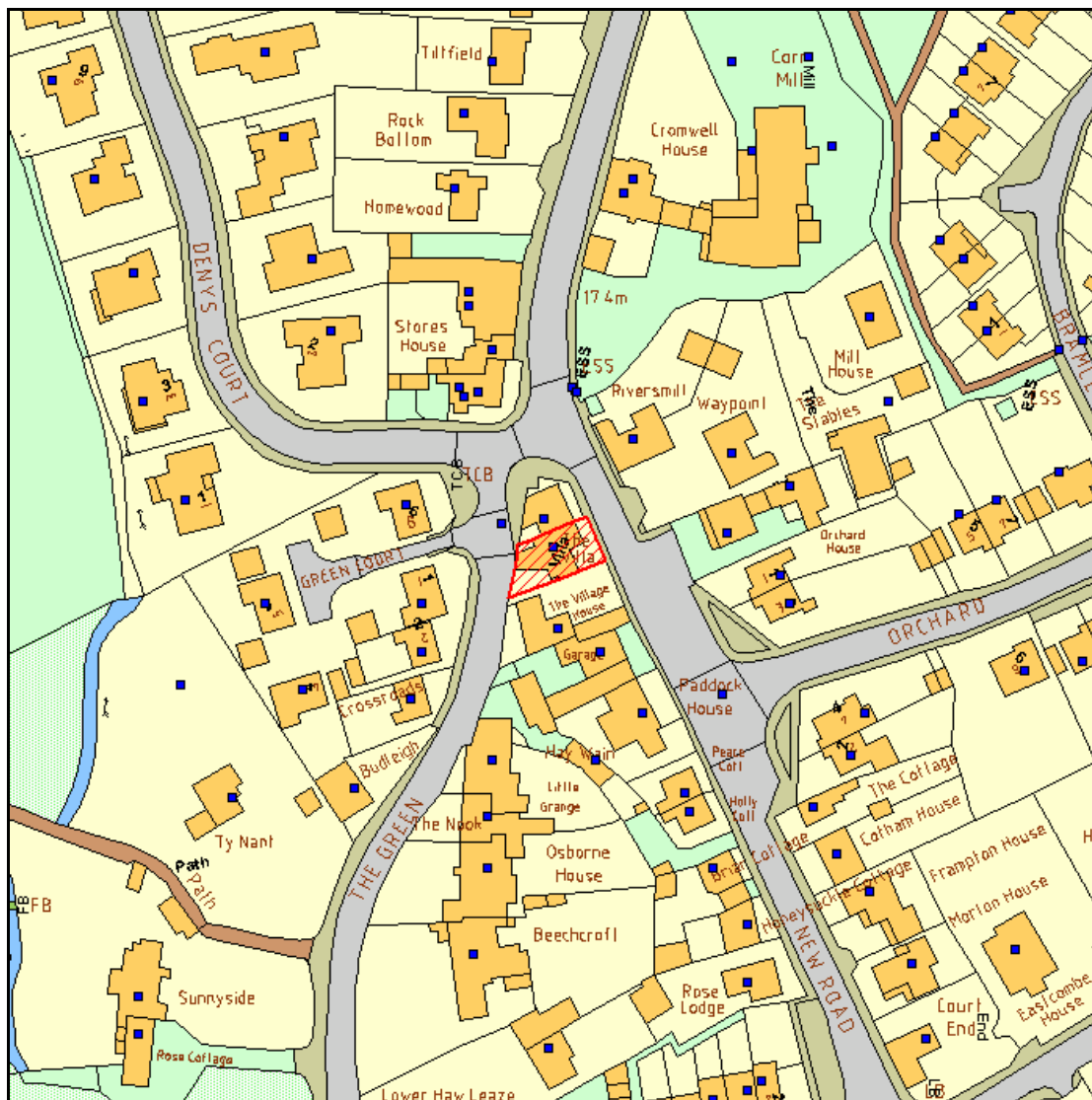
2. The proposed opening shall feature a dressed stone edging detail that matches the existing gate entrance opening adjacent.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 40/13 – 4 OCTOBER 2013

App No.:	PT13/3084/F	Applicant:	Mr And Mrs Collins
Site:	The Villa New Road Olveston Bristol South Gloucestershire	Date Reg:	21st August 2013
Proposal:	Erection of 2.3m high stone wall to rear of property. (Resubmission of PT12/2421/F).	Parish:	Olveston Parish Council
Map Ref:	360092 186987	Ward:	Severn
Application Category:	Householder	Target Date:	11th October 2013



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 100023410, 2008. **N.T.S.** **PT13/3084/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a 2.3m high rear wall. The application is a resubmission of a previous application (PT12/2421/F). This application is submitted concurrently with another application (PT13/3083/CA) which seeks demolition of part of a wall to the front of the property. Essentially therefore the current parking provision to the rear would be blocked up under this application and replaced by the space created by creating an opening to the front of the property. The previous application was refused as plans to replace the parking provision with spaces to the front were unacceptable on Conservation Area grounds and therefore refused, leaving potentially no off-street parking provision.
- 1.2 The application relates to a semi-detached two-storey dwelling on the west side of New Road, Olveston. The application site falls within the Olveston Conservation Area and the Olveston settlement boundary whilst it is also washed over by the Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1: Achieving Good Quality Design in New Development

H4: Development within Existing Residential Curtilages

GB1: Development within the Green Belt

L12: Conservation Areas

T8: Parking Standards

T12: Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Draft (October 2012) and Further (March 2013) Main Modifications

CS1: High Quality Design

CS9: Managing the Environment and Heritage

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

Olveston Conservation Area (SPD)

Residential Parking Standards Supplementary Parking Standards approved for Development Management Purposes 27 March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P96/1684/C: Demolition of section of boundary wall to facilitate construction of vehicular access. Consent Granted 21st August 1996.
- 3.2 PT12/2425/CA: Demolition of 1.13m high wall to front of property to facilitate off street parking. Refused 25th September 2013.
- 3.3 PT12/2421/F: Erection of 2.3 m stone wall to rear of property. Refused 25th September 2012.
- 3.4 PT13/3083/CA: Demolition of 1.13m high wall to front of property to facilitate off street parking. Currently under consideration.

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

The planning application is within the Conservation Area and would detract from its visual impact. The Council is also concerned about access issues given its location next to a busy junction, and its relatively close proximity to the former Feedmill site on which a housing development (PT11/1266/F) is now being constructed.

Combined, PT13/3083/CA & PT13/3084/F do not increase the parking facilities available to the householder, which was created by a planning application in the 1990's to open up the rear boundary wall for access. The Council note that this work has never been completed, and suggest that by widening this opening, access to the rear of the property could be improved.

4.2 Conservation

As per the previous scheme, there is no objection to the reinstatement and following the reduction in loss of front boundary wall, it would now provide sufficient enhancement to off-set the potential loss. There is therefore no objection subject to conditions ensuring matching stone, coursing, pointing and coping.

Sustainable Transportation

There is no transportation objection to the above proposal as although the parking level is less than the Council's residential parking standards, the only development is removal of one wall and enclosure of another, which will result in a neutral impact in relation to car parking levels.

If possible a condition should be applied to ensure that the alternative car parking at the front of the property is provided prior to the enclosure of the car parking at the rear. In the event that this is not possible then a time limiting condition to ensure that the car parking is provided within 3 months of commencement of the development would be appropriate.

4.3 Local Residents

4 letters of support have been received:

- it will improve the appearance of the existing structure and return it to its original purpose – a boundary wall for the garden
- it will improve road safety as visibility of the access is poor
- it will be in keeping with area
- it will restore an original feature

1 letter has been received raising observations:

The Council should be aware that the space behind this property was large enough for two of the four cars used by the residents of the property to be parked in it (until the work on a raised wooden floor was recently started at the rear of the property). If permission for this application is granted, these cars will have to be parked in the road, which is already overfull of cars most evenings. Is this what the council considers appropriate?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy H4 is permissive of proposals for development within existing residential curtilages subject to considerations of design, residential amenity and highway safety.

5.2 Policy L12 relates to Conservation Areas advising that development within or affecting a conservation area will only be permitted where it would preserve or enhance the character or appearance of the conservation area. In particular, buildings, groups of buildings, historic street and plot patterns, open spaces, building lines, views, vistas, ground surfaces, boundary walls and other architectural or hard landscape features that contribute to the character or appearance of the conservation area should be retained.

5.3 Design/ Visual Amenity

The application seeks full planning permission for an infill section of 2.3m high stonewall to the rear of the dwelling fronting The Green. In so doing, the proposal would rebuild the wall that appears to have been somewhat crudely removed to provide one off street parking space within the rear garden area.

5.4 It is considered that the rebuilding of the wall would form an enhancement to the character and appearance of the area and the Conservation Area thus there is no objection to the application on this basis. Nonetheless, it is noted that this enhancement would not be sufficient to outweigh the visual harm that would be caused by the removal of the existing stone front boundary wall as proposed by application PT12/2425/CA (the stone from which would otherwise be used to complete the rebuilding of this wall).

5.5 Impact on the Openness of the Green Belt

The application site falls within the settlement boundary where the principle of infill development is considered to be acceptable. On this basis, and having regard to the nature of the proposal that would rebuild an existing stonewall; it

is not considered that the proposal would cause any significant adverse impact to the openness of the Green Belt.

5.6 Residential Amenity

The proposal would rebuild an existing stonewall that has been crudely subdivided to allow vehicle parking and which would face directly onto the highway (and thus away from any neighbouring dwelling). On this basis, it is not considered that any significant adverse impact in residential amenity would be caused.

5.7 Highway Safety

There are no transportation objections to the proposals, however it is suggested that other off-street parking to the front of the property, the subject of a concurrent application is secured through condition.

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 application is considered to comply with Policies D1, GB1, LC12, H4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and is therefore considered acceptable.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning Permission is approved subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

2. All stone to be used in the reconstruction of the rear boundary wall is to be reclaimed and is to match the existing wall in terms of coursing, bonding, pointing, mortar colour and coping detail.

Reason

To ensure a satisfactory standard of external appearance in the Olveston Conservation Area, and to accord with and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the construction of the rear wall hereby permitted, an off street car parking space shall be provided to the front elevation of the dwelling in accordance with the details approved under planning reference PT13/3083/CA.

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