



**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. 36/13

Date to Members: 06/09/13

Member's Deadline: 12/09/13 (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:

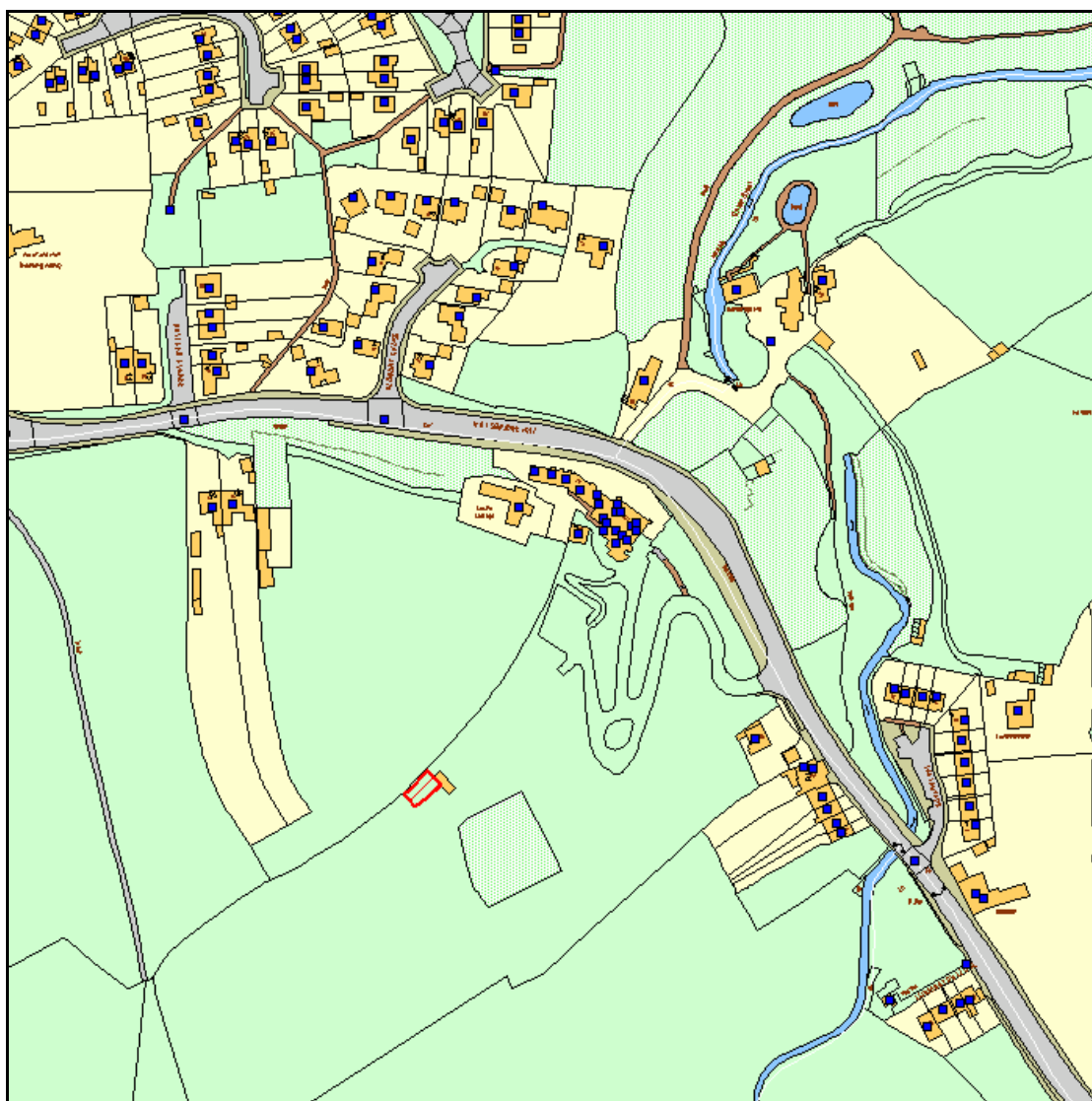
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 - 06 SEPTEMBER 2013

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/1978/F	Approve with Conditions	Land R/o Willsbridge House Willsbridge Hill Willsbridge South Gloucestershire BS30 6EX	Longwell Green	Hanham Abbots Parish Council
2	PK13/2073/F	Approve with Conditions	76 Earlstone Crescent Cadbury Heath South Gloucestershire BS30 8AD	Parkwall	Oldland Parish Council
3	PK13/2245/F	Approve with Conditions	11 Swan Field Yate South Gloucestershire BS37 5SF	Yate Central	Yate Town
4	PK13/2265/F	Approve with Conditions	22 Parkwall Crescent Barrs Court South Gloucestershire BS30 8HP	Longwell Green	Oldland Parish Council
5	PK13/2395/R3F	Deemed Consent	The Tynings School Eastleigh Close Kingswood South Gloucestershire BS16 4SG	Staple Hill	None
6	PK13/2450/F	Approve with Conditions	Bridge House Bridge Road Kingswood South Gloucestershire BS15 4FN	Rodway	None
7	PK13/2656/TRE	Approve with Conditions	Land Adj. To 58 Lower Moor Road Yate South Gloucestershire BS37 7PQ	Yate North	Yate Town
8	PK13/2667/AD	Approve	Marsham Way Roundabout Longwell Green South Gloucestershire BS30 7ES	Longwell Green	Oldland Parish Council
9	PK13/2724/AD	Approve	Deanery Road Roundabout Kingswood South Gloucestershire BS15 9JA	Kings Chase	None
10	PT13/1386/F	Approve with Conditions	Barnstable The Street Alveston South Gloucestershire BS35 3SX	Thornbury South And	Alveston Parish Council
11	PT13/2691/TRE	Refusal	Glebe Cottage Castle Street Thornbury South Gloucestershire BS35 1HQ	Thornbury North	Thornbury Town Council
12	PT13/2716/ADV	Approve with Conditions	Roundabout At Junction Of Badminton Road/Culvert Avenue Yate South Gloucestershire BS37 5AF	Westerleigh	Westerleigh Parish Council
13	PT13/2722/ADV	Approve with Conditions	Aztec West Roundabout Junction A38/Bradley Stoke Way Aztec West Almondsbury South Gloucestershire BS32 4TS	Patchway	Patchway Town Council
14	PT13/2781/ADV	Approve	City Of Bristol College New Road Stoke Gifford South Gloucestershire BS34 8SF	Frenchay And Stoke Park	Stoke Gifford Parish Council
15	PT13/2782/ADV	Approve with Conditions	City Of Bristol College New Road Stoke Gifford South Gloucestershire BS34 8SF	Frenchay And Stoke Park	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PK13/1978/F	Applicant:	Mr M Bracey
Site:	Land R/o Willsbridge House Willsbridge Hill Willsbridge Bristol South Gloucestershire	Date Reg:	9th July 2013
Proposal:	Erection of an agricultural building for the storage of agricultural machinery and feed for livestock.	Parish:	Hanham Abbots Parish Council
Map Ref:	366394 170644	Ward:	Longwell Green
Application Category:	Minor	Target Date:	29th August 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/1978/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of concerns raised by a local resident; the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning consent for the erection of an agricultural building to be used for the secure storage of equipment, machinery and feedstuffs for animals that are kept on the agricultural holding in the fields adjoining the site. The site lies in open countryside and within the Bristol/Bath Green Belt. The proposed agricultural building would replace the dilapidated remains of a stable building that formerly stood on the site.
- 1.2 To the north-east, but some distance away, is Willsbridge House, a substantial Grade II Listed Building. The application site lies within the historic curtilage of the Listed Building.
- 1.3 Vehicular access to the site is via a long driveway off Willsbridge Hill; that is shared by the occupants of Willsbridge House.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF) March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) 6th January 2006

D1	-	Design
L1	-	Landscape Protection and Enhancement
L13	-	Listed Buildings
L17 & L18	-	The Water Environment
GB1	-	Development in the Green Belt
EP1	-	Environmental Pollution
EP2	-	Flood Risk and Development
T12	-	Transportation
E9	-	Agricultural Development

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

CS1 - High Quality Design
CS34 - Rural Areas

2.4 Supplementary Planning Guidance

The South Gloucestershire Design Checklist (SPD) – Adopted August 2007
Development in the Green Belt (SPD) - Adopted June 2007

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council
No objection

4.2 Highway Drainage
No comment.

4.3 Highways Development Control
No objection

4.4 Landscape
No objection subject to clarification of the colour of the stone to be used in construction.

4.5 Conservation
No objection subject to conditions to secure the material types used in construction.

Other Representations

4.2 Local Residents/ Land Owners
1no response was received from a local resident who raised the following concerns:

- The site is within the Green Belt and in the vicinity of a significant local Grade II listed building.
- The proposed building is disproportionate in relation to the amount of land.
- The footprint of the building would be substantially greater than the stables/store that previously stood on the site.
- The land has become overgrown.
- Increased traffic onto the busy Willsbridge Hill due to transportation of feed and livestock.

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 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept. 2012 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 still only be afforded limited weight.
- 5.3 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.
- 5.4 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.
- 5.5 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 openness and inappropriate development in a Green Belt is by definition harmful to the 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.
- 5.5 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 pitched tiled roof. The scale of the building is not considered to be excessive for its purpose being 19.00m long by 6.2m wide, 2.37m to eaves height with the roof ridge set at 4.81m. Whilst there are no other buildings available for use, buildings have been located in the vicinity as evidenced by their remains and remaining hard-standings. As evidenced from the submitted blue edged plan the building would serve a large enough area of agricultural land.
- 5.6 Given the proximity of the Listed Building a traditional design is considered appropriate for this development. The materials to be used in construction

would be conditioned but the applicant's agent has confirmed a willingness to construct the building using natural rubble stone for the walls, clay pantiles for the roof and timber for the three doors. The building would be sited in a relatively remote location and due to the presence of existing trees and vegetation, would not be readily visible from the Listed Building. Subject to conditions to secure appropriate materials, the proposal would not adversely affect the setting of the Listed Building or appear incongruous within this rural setting.

5.7 Landscape Issues

The site is located towards the top of a steep sided slope. There is a public right of way to the immediate East and the Community Forest Path runs further to the east along the bottom of the slope along the watercourse. There are mature trees, hedges and areas of scrub around the proposed location for the building. The building will be partially screened, however it will be possible to glimpse the building, especially during the winter months, from the public footpaths and wider landscape. However it has a traditional form and is constructed out of natural materials and should not detract from the rural character of the area or the visual amenity of the Green Belt.

5.8 Impact on Residential Amenity

The proposed building would be sufficiently remote as to have no impact on the nearest residential properties. The access is shared with the occupants of Willsbridge House but the land and previous buildings upon it were associated with Willsbridge House. It 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.

5.9 Transportation Issues

The building would utilise an existing access and there would be adequate room to manoeuvre livestock and machinery. The proposal would not generate excessive levels of traffic.

5.10 Environmental Issues

The site is not prone to flooding. Surface water drainage would be to soakaways. The proposal therefore accords with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.11 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).

2. Prior to the commencement of development a representative sample panel of natural facing stone, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.

Reason

In order that the works serve to preserve the historic setting of the listed building, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. Prior to the commencement of relevant works, representative samples of the following materials shall be submitted to and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the agreed samples.

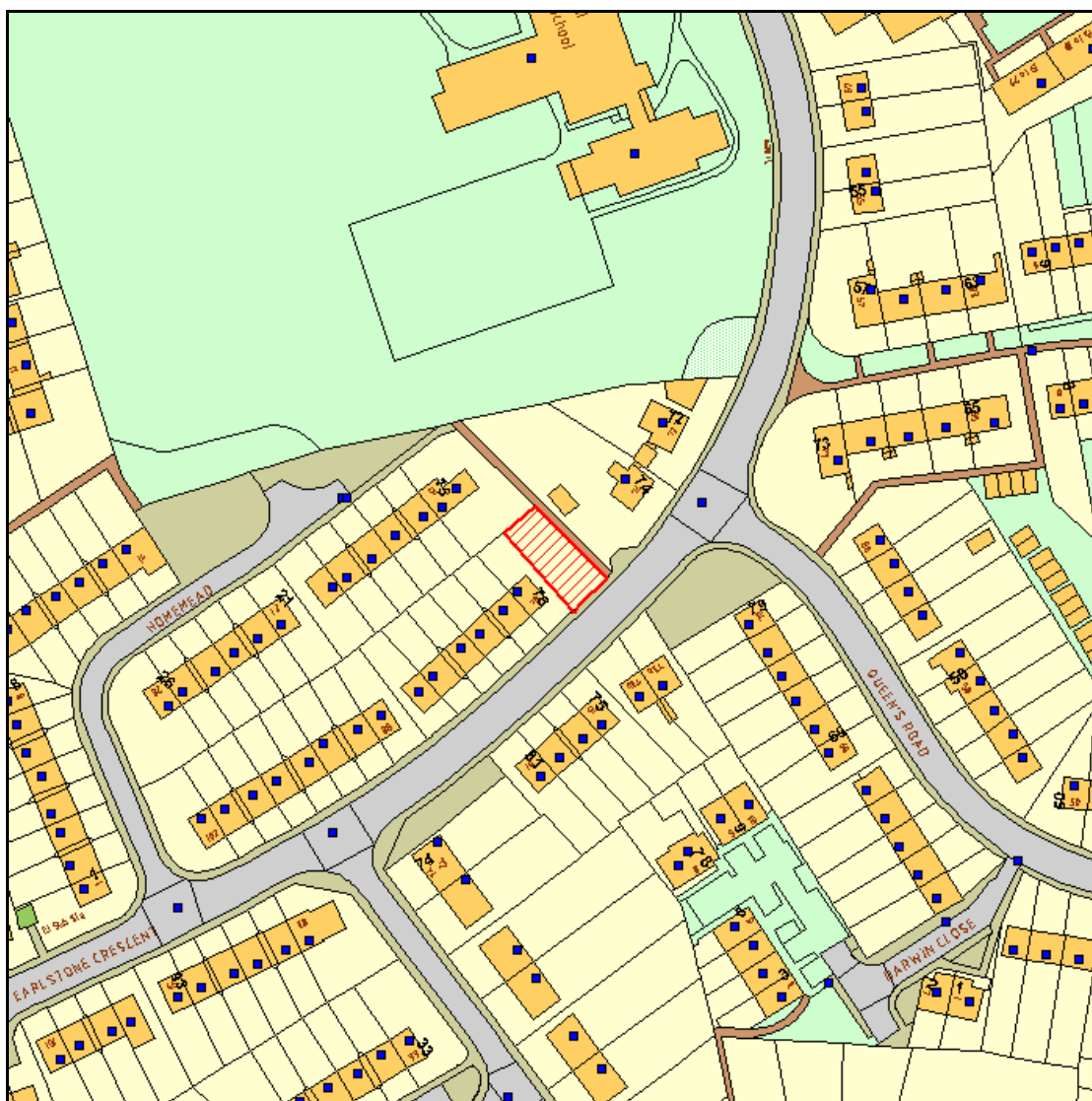
- a. timber for the doors
- b. roof tile

Reason

In order that the works serve to preserve the historic setting of the listed building, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PK13/2073/F	Applicant:	RHM Planning & Design Partnership
Site:	76 Earlstone Crescent Cadbury Heath South Gloucestershire BS30 8AD	Date Reg:	14th June 2013
Proposal:	Erection of 2no. semi detached dwellings with associated works	Parish:	Oldland Parish Council
Map Ref:	366353 171808	Ward:	Parkwall
Application Category:	Minor	Target Date:	6th August 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2073/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 site lies within the garden of a two-storey end of terrace property located on the northern side of Earlstone Crescent. Similar properties lie to the front and rear whilst detached properties lie to the east side, separated from the site by a public footpath linking Earlstone Crescent with Home Mead. A detached block-work rendered shed and timber car-port lie to the side of the house, otherwise the development plot is made over to hard-standing. There is an existing gated access and dropped kerb from Earlstone Crescent. The site lies within the Urban Area and has no special designations within the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 1.2 It is proposed to demolish the existing shed and car-port and erect a pair of semi-detached dwellings, linked to the existing terrace by a small single-storey porch to provide a side entrance to the existing property. Parking spaces for the existing and proposed dwellings would be provided to the front of the houses.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF).

2.2 Development Plans

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

CS1 - High Quality Design
CS5 - Location of Development
CS15 - Distribution of Housing
CS16 - Housing Density
CS17 - Housing Diversity
CS18 - Affordable Housing

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design
L1 - Landscape Protection and Enhancement
L5 - Open Areas within the Existing Urban Areas and Defined Settlement Boundaries.
L17 & L18 - The Water Environment
EP1 - Environmental Pollution
EP2 - Flood Risk and Development
EP7 - Unstable Land
T7 - Cycle Parking
T12 - Transportation Development Control Policy for New Development

H2 - Proposals for Residential Development, Including Residential Institutions and Special Needs Accommodation, and Applications to Renew Permissions for Residential development, within the Existing Urban Area and Defined Settlement Boundaries.

H4 - Development within Residential Curtilages

H6 - Affordable Housing

LC1 - Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions).

LC2 - Provision of Education Facilities (Site Allocations and Developer Contributions).

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist (SPD) – Approved 23rd August 2007.

Affordable Housing SPD Sept 2008

South Gloucestershire Council Residential Parking Standards (Approved for Development Management Purposes) 27 March 2013

3. **RELEVANT PLANNING HISTORY**

3.1 None

4. **CONSULTATION RESPONSES**

4.1 Oldland Parish Council

No objection

4.2 Other Consultees (including internal consultees of the Council)

Highway Drainage

No objection subject to a SUDS Drainage Scheme being secured by condition.

Sustainable Transport

No objection subject to a condition to secure the off street parking spaces.

The Coal Authority

No objection subject to a condition to secure site investigation works and mitigation should shallow coal workings be found.

Other Representations

4.3 Local Residents

1no. letter of objection was received from the occupier of the property to the rear of the site. The concerns raised are summarised as follows:

- How will 2 houses fit into this small plot?
- Loss of amenity – invasion of space.

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 The NPPF has recently superseded various PPS's and PPG's, not least PPS3 – Housing. The NPPF carries a general presumption in favour of sustainable development. Para.2 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the development plan and this includes the Local Plan. Para 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that conflicts with an up-to-date development plan should be refused unless material considerations indicate otherwise. At para. 211 the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF. In this case the relevant Local Plan is The South Gloucestershire Local Plan, which was adopted Jan 6th 2006.
- 5.2 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept. 2012 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 still only be afforded limited weight.
- 5.3 The proposal falls to be determined under Policy H2 of the South Gloucestershire Local Plan (Adopted) 6th January 2006, which permits the residential development proposed, subject to the following criteria:
- A. Development would not have unacceptable environmental or transportation effects, and would not significantly prejudice residential amenity; and
 - B. The maximum density compatible with the site, its location, its accessibility and its surroundings is achieved. The expectation is that all developments will achieve a minimum density of 30 dwellings per hectare and that higher densities will be achieved where local circumstances permit. Not least, in and around existing town centres and locations well served by public transport, where densities of upwards of 50 dwellings per hectare should be achieved.
 - C. The site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination; and
 - D. Provision for education, leisure, recreation and other community facilities, within the vicinity, is adequate to meet the needs arising from the proposals.
- 5.4 It should be noted however that there is now no nationally prescribed figure for housing density.
- 5.5 Also of relevance is Policy H4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, which permits new dwellings within residential curtilages subject to criteria discussed below. Policy D1 of the South

Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy both seek to secure good quality designs that are compatible with the character of the site and locality.

5.6 Density

Policy H2 seeks to ensure that sites are developed to a maximum density compatible with their location and like the NPPF seeks to avoid development, which makes an inefficient use of land.

- 5.7 The proposal is considered to make efficient use of the land in what is a sustainable location within the Urban Area. Due to the physical constraints of the site and proximity of neighbouring houses, more than two additional dwellings could not realistically be accommodated on the plot and in this respect the proposal accords with government guidelines. The proposed density of development would be similar to that of the terraces adjacent to the site. In terms of its density alone, the development is not considered to be an overdevelopment of the site.

5.8 Scale and Design

In terms of scale and design, the proposed dwellings merely replicate that of the existing terrace, having gabled ends, with eaves and roof ridge at identical heights and materials that would be in-keeping with the street scene.

- 5.9 The scheme is considered to be an acceptable design that would respect the massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene and surrounding area, which accords with Policies H4 and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.10 Transportation Issues

A revised plan has been submitted to demonstrate that 2 parking spaces would be retained to serve the existing 3 bed property and 3 spaces provided to serve the proposed two- 2 bed houses. This level of off-street parking provision meets the minimum standards listed in the new South Gloucestershire Parking Standards SPD. Subject to a condition to secure the parking spaces proposed prior to the first occupation of the houses, and maintain them thereafter, there is no transportation objection.

- 5.11 Officers are therefore satisfied that the scheme accords with Policies T12, H2(A) and H4(C) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and The South Gloucestershire Residential Parking Standards.

5.12 Impact on Residential Amenity

Adequate sized gardens would be retained for the existing and proposed dwellings. Privacy at ground floor level would be ensured by the retention and provision of 1.8m high boundary fences enclosing these gardens. Low level rendered block-work walls would bound the front parking areas.

- 5.13 In terms of overlooking from first floor windows, there is fully 20m to the facing windows of the property to the rear and 23m to the property on the opposite side of Earlstone Crescent. To the sides, there are no habitable room windows

in the end of the existing terrace. Whilst there are windows in the side of no. 74, these would only be overlooked by a first floor bathroom window, which could be conditioned to be obscurely glazed. Some overlooking of gardens is considered to be inevitable in a densely populated urban area such as this and is not considered justification for refusal of planning permission.

5.14 In terms of overbearing impact, the proposed dwellings would have a similar relationship to neighbouring property as the existing terrace does.

5.15 Having regard to all of the above, officers are satisfied that no significant harm to residential amenity would result from the scheme, which accords with Policies H4 and H2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.16 Landscape Issues

The plot forms part of the garden of no.76. Under Local Plan Policy L5, within the Established Settlement Boundary development will not be permitted where it would adversely affect the contribution that an open area makes to the quality, character, amenity and distinctiveness of the locality. Furthermore the NPPF at paras. 48 and 53 seek to resist development within residential gardens where it would cause harm to the local area.

5.17 It is evident that the estate does not have a particularly open character and the development plot is in part already developed. Given the amount of garden that would be retained, the proposed development would not significantly harm the character of the local area; furthermore any harm that might occur is considered to be outweighed by the acknowledged need for housing in the wider area and the government's aim to kick start the economy via the planning system by encouraging sustainable development and house building.

5.18 Given that the site lies within a built up area and does not contain any vegetation of note, the proposal would not adversely affect the visual amenity of the wider landscape.

5.19 The proposal is therefore in accordance with Policies L1 and L5 of the South Gloucestershire Local Plan (Adopted) 6th January 2006.

5.20 Environmental and Drainage Issues

Whilst there would inevitably be some disturbance for neighbouring occupiers during the construction phase, this would be on a temporary basis only and could be adequately mitigated for by imposing a condition to limit the hours of construction. In terms of drainage the Council's Drainage Engineer raises no objection to the proposal which would utilise existing systems, however a SUDS Drainage Scheme would be secured by condition should planning permission be granted. The site is not prone to flooding. The site does lie within an area that was previously mined for coal. A Coal Mining Risk Assessment has been submitted to the satisfaction of the Coal Authority; nevertheless it is considered necessary to impose a condition to secure ground investigations to

ascertain if there are any shallow mining workings beneath the site, and measures of mitigation should any be found. The proposal therefore accords with Policies L17, L18, EP1 and EP2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.21 Affordable Housing

The proposal is for 2no. dwellings only, which is below the Council's threshold for affordable housing provision.

5.22 Education Service

The proposal is for 2no. dwellings only, which is below the Council's threshold (5) for contributions to the Education Service.

5.23 Community Services

The proposal is for 2no. dwelling only, which is below the Council's threshold (10) for contributions to Community Services.

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 proposal would make efficient use of land within the Urban Area, which would make a positive contribution to housing supply and sustainable development which accords with government guidelines contained in the NPPF.

6.3 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).

2. The hours of working on site during the period of construction and demolition shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies H2, H4 and EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To comply with Policies L17, L18, EP1, EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the first occupation of the dwelling houses hereby approved, the access arrangement and car parking provision (for the existing and proposed dwellings) shall be implemented in accordance with the approved Proposed Floor Plan Drawing No. P0115/103 Rev A and 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 Policies H2, H4 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and The South Gloucestershire Residential Parking Standards (Approved for development management purposes) 27th March 2013.

5. Prior to the commencement of the development hereby approved, details or 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 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Prior to the first occupation of the dwellings hereby approved, the boundary fences shall be erected in accordance with the approved Proposed Floor Plans Drawing No. P0115/103 Rev A.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevations of the dwellings hereby approved.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Prior to the first occupation of the dwellings hereby permitted, and at all times thereafter, the proposed first floor bathroom windows on the side elevations shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies H2 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

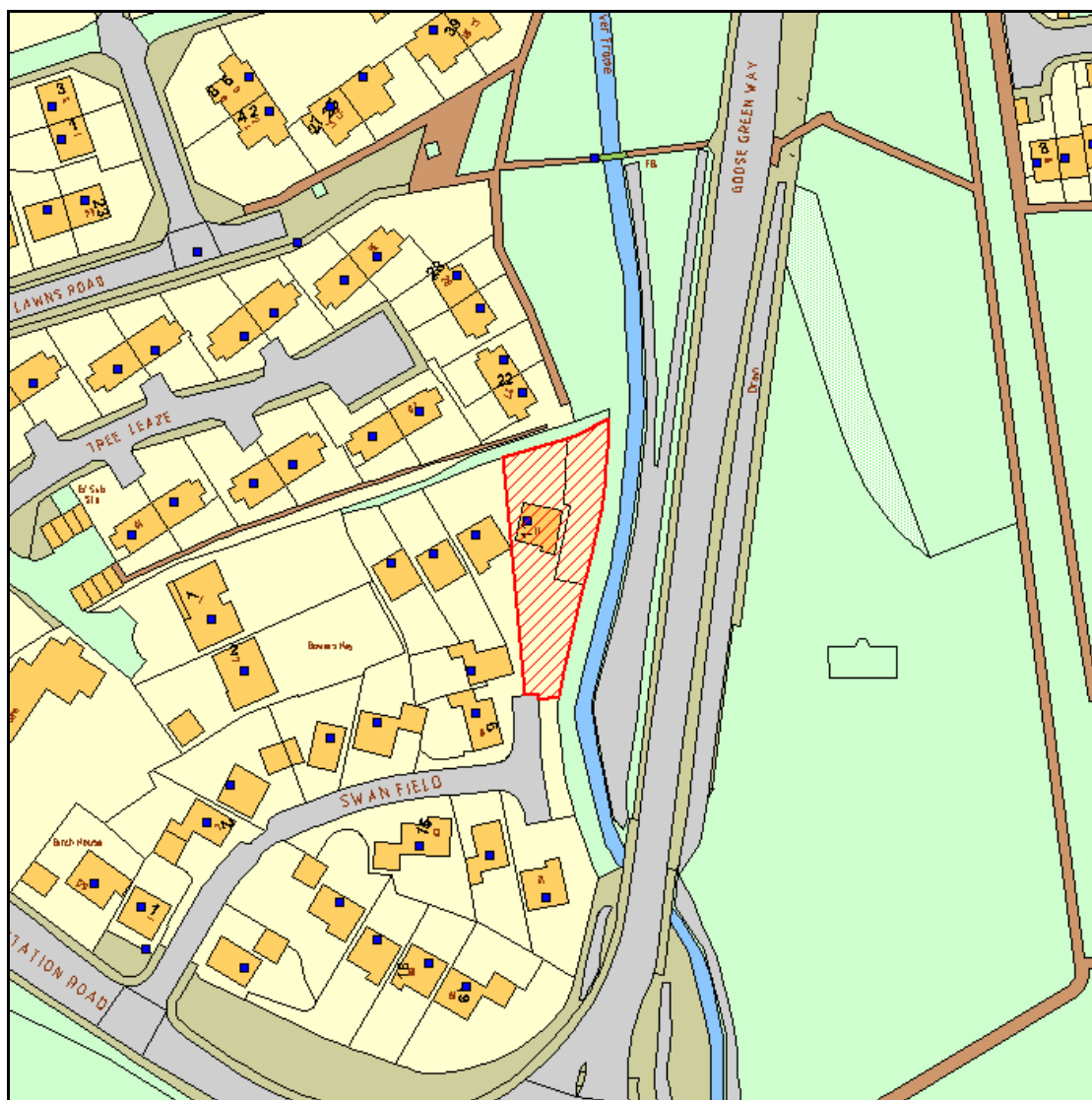
9. Prior to the commencement of the development hereby approved, site investigation works shall be carried out in accordance with the approved Coal Mining Risk Assessment. In the event that the site investigations confirm the need for remedial works to treat any mine entries and/or areas of shallow mine workings these works shall be carried out prior to the commencement of the development.

Reason

To ensure the safety and stability of the proposed development having regard to past Coal Mining within the area and to accord with Policy EP7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PK13/2245/F	Applicant:	Mr David Gibbs
Site:	11 Swan Field Yate Bristol South Gloucestershire BS37 5SF	Date Reg:	27th June 2013
Proposal:	Change of Use of land from incidental open space to residential curtilage to facilitate erection of detached garage (Re Submission of PK12/3374/F)	Parish:	Yate Town Council
Map Ref:	371651 182651	Ward:	Yate Central
Application Category:	Minor	Target Date:	20th August 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2245/F

REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule as representations have been received raising views contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is situated in a central location in the north of the central commercial core. The site is bounded by residential development to the west, the River Frome to the east, boundary hedge with footpath and green space to the north and with vehicular access onto Swanfield to the south. The site comprises a modern two storey detached dwelling with integral single garage. The application site comprises the residential curtilage of no.11 and a narrow strip of land (incidental space) between the side of the existing residential curtilage and the river bank. The incidental space has been fenced off at the rear and has a gated access to the front large enough for vehicles to enter. The incidental space is also separated from the main residential curtilage by a tall boundary wall and fence. The incidental space is owned and maintained by the owner of no.11 and comprises only short mown grass.

The application site is situated within the settlement boundary of Yate and Chipping Sodbury as defined in the adopted Local Plan

- 1.2 The application proposes change of use of land from incidental open space to residential curtilage to facilitate erection of detached garage
- 1.3 This application is a resubmission of PK12/3374/F.

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
- L5 Open Areas within Defined Settlement Boundaries
- H4 Development within Existing Residential Curtilages
- T8 Parking Standards
- T12 Transportation for New Development

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

- CS1 High Quality Design
- CS9 Managing the Environment and Heritage

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist – August 2007

3. **RELEVANT PLANNING HISTORY**

- | | | |
|-----|-------------|--|
| 3.1 | P97/1967 | Erection of 19 no dwellings and associated works.
Demolition of bungalow. (In accordance with amended plans received on 24 February 1998).
Outline approval 12.03.1998 |
| 3.2 | P98/1662 | Residential development of 19 no. 2 storey dwellings and associated works (Approval of Reserved Matters)
Approved 03.09.1998 |
| 3.3 | PK12/3374/F | Change of use of land from incidental open space to residential curtilage to facilitate the erection of a detached garage.
Withdrawn |

4. **CONSULTATION RESPONSES**

4.1 **Yate Town Council**

No objection to design of garage, but object to the building of it, on incidental open space if the applicant has no claim to the land

4.2 **Other Consultees**

Drainage Engineer – No objection. Refer to the consultation response from the EA.

Ecology Officer – No objection

Sustainable Transport – No objection. No transport objection was raised to the last withdrawn application and the garage has not changed significantly for this scheme.

Environment Agency – Provided the LPA are satisfied that the requirements of the sequential test in the NPPF have been met then no objection is raised. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Bristol Frome, designated a 'main river'. The need for Flood Defence Consent is over and above the need for planning permission.

Other Representations

4.3 **Local Residents**

One letter neither raising objection or no objection from the occupiers of 10 Swan Field, raising the following matters:

- It is not possible to ascertain if the garage would project forward of the front of the house. The last application showed that it did not and this was acceptable in visual impact terms.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The National Planning Policy Framework was published in March 2012. The document replaces most PPG/PPS guidance providing a more simplified and up to date advice in determination of planning applications. The NPPF indicates that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

It is considered that the relevant policies of the adopted Development Plan do not materially depart from the NPPF. As such full weight can be afforded to the Development Plan policies in this case.

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy L5 seeks to control development which would adversely affect the contribution that open areas (public, semi-private or private) make to the character, distinctiveness and amenity of the locality.

The South Gloucestershire Core Strategy (CS) was submitted for Examination in March 2011. The Examination was initially suspended by the CS Inspector to allow for the submission of Post Submission Changes. Hearing sessions were subsequently held in June and July 2012 and the CS Inspector published his Preliminary Findings and Draft Main Modifications in September 2012. The Inspector's initial conclusion is that the Core Strategy is capable of being made 'Sound' subject to a number of Proposed Main Modifications (PMM). The PMM have been subject to a further hearing session that was held on 7 March 2013. The CS has reached an advanced stage of preparation. However, there are unresolved objections to the housing requirements, including the means of addressing the shortfall in the delivery of housing that accrued during the Local Plan period. At this stage the Core Strategy therefore remains unadopted, but is likely to be adopted in the near future once housing matters are resolved. This document is therefore a material consideration in the determination of planning applications, and the Core Strategy policies, which are not subject to Inspector modification, will now carry considerable weight at this stage.

In determination of this application there are no significant differences between the relevant adopted Development Plan policies and the Core Strategy.

5.2 **Planning History and background**

Outline approval was given in 1998 for the Swan Field residential estate under P97/1967. The details of siting and means of access were considered as part of this application. A layout plan was submitted to demonstrate siting. The plan indicated an 8m distance from the side elevation of no.11 to the edge of the river bank (River Frome) to the east. A similar 8m distance was annotated for the dwelling to the south to the river bank. The purpose of this distance is to provide an 8m easement from any dwelling to the river bank, to allow continuous for the Environment Agency (EA) to access all parts of the river for maintenance and emergency purposes. The area described in this application description as for change of use from incidental open space to residential curtilage forms the 8m easement gap between the dwelling and the river bank for EA access purposes.

There is no record of the incidental area of land the subject of this application having been created for any other purpose than to provide the easement.

5.3 The Water Environment

The applicant has communicated with the EA and reached agreement that the area of land to the side of the dwelling could be incorporated into the residential curtilage provided it remains accessible at all times for the EA to access the river bank. The EA have stated that the front boundary should not be closed off and if an enclosure is necessary, this should be achieved using a gated entrance allowing a 2.55m strip of land to provide access. The proposed garage would not obstruct this 2.55m wide gap. The applicant has shown a gated entrance on the application drawings. The formal agreement with the EA will be sought following this decision (if successful) through an application for Flood Defence Consent.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the Bristol Frome, designated a 'main river'. The need for Flood Defence Consent is over and above the need for planning permission. As the requirement for access and the purpose of the easement is controlled under legislation outside the planning system, there is no need to provide controls through the planning system in addition to these other legislative controls. On this basis, no conditions are necessary to control either the retention of a gated entrance at the front of the site or any buildings within the site in the interest of retaining access for EA purposes.

In terms of flood risk, the EA have indicated that the development is acceptable subject to the LPA being satisfied that the proposed development meets the sequential test within the NPPF. The proposal would represent minor development as described in par.10 of the NPPF (Technical Guidance). Par.10 stated that minor developments are unlikely to raise significant flood risk issues unless they would:

- have an adverse effect on a watercourse, floodplain or its flood defences
- would impede access to flood defence and management facilities; or

- where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

The proposal would be a garage used for non habitation purposes and would not conflict with the 3 requirements above. A planning condition is recommended to ensure that the garage is used for storage and vehicle parking only, in the interest of minimising flood risk. Subject to this condition the proposal is unlikely to raise significant flood risk issues.

5.4 Visual impact

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a modern suburban residential context. The site is screened well from Goose Green Way to the east by a thick row of tall mature trees and hedging on the west side of the river bank. A hedge is also situated on the rear (north) boundary of the site. The site is well screened from public views. The area of space the subject of this application does not contribute significantly to the character of the area being well hidden from most public views and being of only modest area. The design and materials for the garage and front enclosure would be of good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.5 Open Space

Policy L5 seeks to protect areas of open space within settlements where they make a contribution to the quality, character, amenity and distinctiveness of an area.

In the sub text of the policy as explanation, par.4.59 of the adopted Local Plan states,

There are a number of ways in which an open area may contribute to the quality, character, amenity and distinctiveness of the locality, including:

- ❖ *Forming a visual break between developments.*
- ❖ *Contributing to visual amenity e.g. accommodating a key view or vista.*
- ❖ *Contributing to the setting of an existing development.*
- ❖ *Being a characteristic feature of the locality e.g. spaces forming a part of the historic settlement pattern, commons, greens, wide verges.*
- ❖ *Accommodating or forming the setting to features or sites of visual, landscape, geological or heritage value.*
- ❖ *Accommodating habitats and species which contribute to the biodiversity of the locality.*

The purpose of the area of open space the subject of this application was to provide an easement between the dwelling and the river bank to provide access for the EA in the event of flooding and for maintenance purposes. The Council's records do not indicate that the open space was created for any other

purpose including for visual enhancement or to provide recreational space. The space is well screened from public views as indicated in par.5.4 above and as such it does not provide any significant contribution to the setting of any existing development or by accommodating a key view or vista. The area does not form any break between developments being located between the development and the river bank. The area is not characteristic of the area being created for the purposes of an easement only. The Council's Ecologist has indicated that the area is unlikely to accommodate habitats or species which contribute to the biodiversity of the locality. The proposal is not at odds with the criteria listed above. The open area is not used for any recreational or other functional purpose. As such the proposed change of use is considered to accord with Policy L5 of the Local Plan.

5.6 Residential amenity

The proposed garage would be situated on the east side of the dwelling away from the nearest dwelling to the west. As such the proposed garage would not prejudice the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development.

5.7 Highway matters

The proposal would provide no additional obstruction to the manoeuvring space available for vehicles. The proposed garage would provide an additional off street parking space. The proposal would have a positive impact in term of highway safety.

5.8 Other issues

The Town Council raised concern that the proposal would build a garage on incidental open space if the applicant has no claim to the land. The matter of claim to land is best controlled through Civil legislation outside of the planning system. If the applicant does not own the land than Civil legislation would be the best tool to prevent the applicant from implementing the scheme. As the matter of land ownership is a Civil matter, no significant weigh has been attached to it as a material planning consideration and not sufficient weight to outweigh the benefits of the development as indicated above.

The original purpose of the area of land was to provide an easement for EA access to the river bank in the event of flood, and not for any other purpose including the character and appearance of the area or recreational purposes. The EA have indicated that they would accept the proposed development within their easement. The proposal would therefore not conflict with the original purpose of the space.

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 Consent is GRANTED subject to the conditions and informatives as outlined in the attached decision notice:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

2. The materials to be used in the construction of the external surfaces of the garage hereby permitted shall match those used in the existing dwelling.

Reason

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

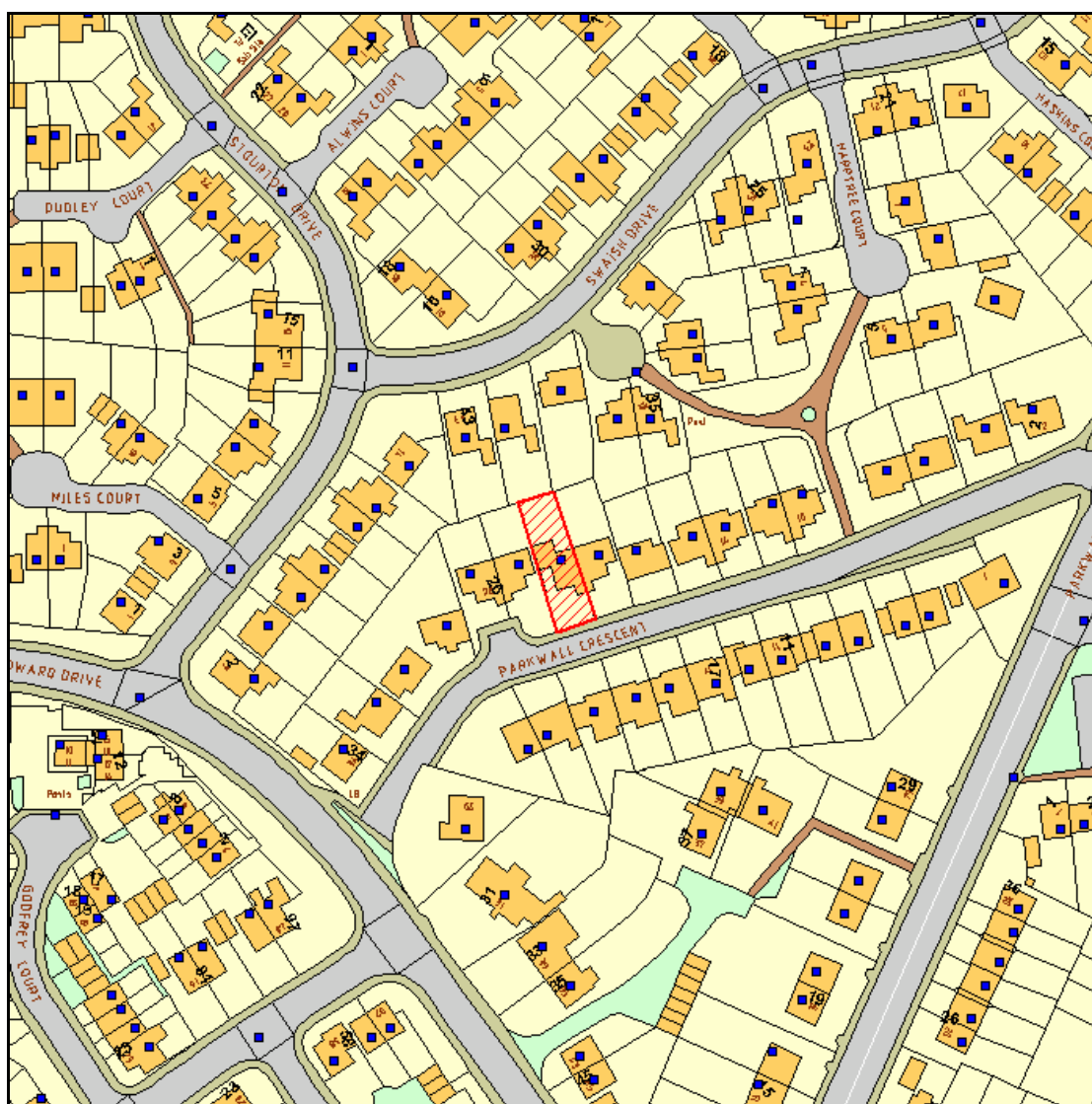
3. The garage shall be used for ancillary storage and vehicle parking only and for no habitation purposes whatsoever.

Reason:

To minimise any flood risk in the interest of public safety in accord with Policy EP2 of the adopted South Gloucestershire Local Plan (2006).

CIRCULATED SCHEDULE NO. 36/13 – 06 SEPTEMBER 2013

App No.:	PK13/2265/F	Applicant:	Mr P Phillips
Site:	22 Parkwall Crescent Barrs Court Bristol South Gloucestershire BS30 8HP	Date Reg:	27th June 2013
Proposal:	Erection of single storey side and rear extension to provide additional living accommodation	Parish:	Oldland Parish Council
Map Ref:	365957 171783	Ward:	Longwell Green
Application Category:	Householder	Target Date:	19th August 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2265/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination due to public comments received objecting to the proposed development. These comments are contrary to the officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey side and rear extension at a property in Barrs Court.
- 1.2 An amendment has been made to the proposed design to reduce the impact on the adjacent neighbour by moving the side elevation away from the boundary.
- 1.3 The application site is a two-storey semi-detached dwelling with existing garage to the side and small single storey rear projection.

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
H4 Development within Existing Residential Curtilages
South Gloucestershire Local Plan Core Strategy incorporating Inspector
Preliminary Findings and Draft Main Modifications September 2012
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) August 2007

3. RELEVANT PLANNING HISTORY

- | | | | | |
|-----|-------------|----------|------------|--|
| 3.1 | K1124/10 | Approved | 20/07/1977 | Comprehensive development of approximately 353.8 acres of land for residential and educational purposes, public open space, employment, and local centre |
| 3.2 | K1124/10AP1 | Approved | 06/06/1978 | Erection of 189 dwellings houses with associated garages. Construction of roads, footpaths and siteworks. In accordance with revised plans received by the District Planning Authority on 22/05/1978 |

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No objection

4.2 Drainage
No comment

4.3 Archaeology Officer
No objection

Other Representations

4.4 Local Residents

Two letters of objection from the adjoining semi-detached property have been received. These object on the following grounds:

- Submitted block plan is incorrect
- Proposed extension would create a tunnel effect to kitchen window
- The extension would have an overbearing impact and lead to reduced levels of natural daylight
- There would be no objection if the extension was taken back to avoid the tunnel effect.

It is pertinent to note here that the case officer requested amended plans, which were provided and on which the recommendation is made, that accurately showed the surrounding built form on the block plan and which moved the proposed extension away from the boundary between these properties.

Two comments raising no objection were also received.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for a single storey side and rear extension in Barrs Court, within the existing urban area of the East Bristol Fringe.

5.2 Principle of Development

Development within existing residential curtilages is supported through policy H4 of the Local Plan. Under this policy, subject to an assessment of design, amenity and transportation, extensions are acceptable. Therefore, the proposal is acceptable in principle subject to the analysis set out below.

5.3 Design

The proposed development consists of a single storey side and rear extension. The side extension will replace the existing flat roof garage. The existing rear extension will be removed to facilitate the erection of the proposed extension.

5.4 At the rear the extension wraps around the corner of the dwelling, like an L. A design amendment was sought that increased the distance between the side elevation of the extension and the party boundary between the semi-detached houses. As amended, a 1.8 metre gap between the boundary has been introduced.

- 5.5 Overall, the proposed extension is to be constructed of materials that match those of the existing house. This will be secured by condition. The massing and scale of development is appropriate and the form is commensurate with the built form of the surrounding area.
- 5.6 In terms of design it is considered that the development accords with policy D1 and H4 of the Local Plan.
- 5.7 Amenity
As initially proposed, the development would have had an overbearing impact on the adjacent property due to the proximity of the extension and the resulting loss of light.
- 5.8 However, a design amendment was submitted which mitigated against this effect by distancing the proposed extension 1.8 metres from the boundary. This prevents a tunnel being formed. The revised scheme is not considered to be harmful to the amenity of nearby occupiers.
- 5.9 Sufficient amenity space is retained at the property to prevent the proposed extension having a detrimental impact on the amenities of the host property. Overall it is not considered that the proposal prejudices residential amenity, and therefore the development accords with policy H4 of the Local Plan. A condition will be attached requiring compliance with the approved (revised) plans.
- 5.10 Transport
Consideration should be given to the transportation impacts of development. The proposed extension does not increase the number of bedrooms at the property and therefore is not considered to contribute to trip generation or travel requirements.
- 5.11 As such, the proposed extension does not materially alter the transportation requirements of the dwelling and therefore the development is acceptable.

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 proposed extension has been assessed against policies D1 and H4 of the Local Plan. It has been concluded that the development is in keeping with the general design, character and appearance of the existing dwelling and the locality. It is not considered that the proposal is prejudicial to residential amenity and the development does not materially alter the transportation requirements of the property.
- 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 It is recommended to GRANT permission subject to the conditions listed below.

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

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

Reason

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

3. The development hereby permitted must be carried out in strict accordance with plan 414/01 and 414/03 received by the Council 12 August 2013.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 36/13 – 06 SEPTEMBER 2013

App No.: PK13/2395/R3F**Applicant:** South Gloucestershire Council**Site:** The Tynings School Eastleigh Close
Kingswood South Gloucestershire BS16 4SG**Date Reg:** 10th July 2013**Proposal:** Erection of extension to existing classroom block and extension to existing hall and associated landscaping. Creation of new pedestrian access.**Parish:** None**Map Ref:** 365472 175539**Ward:** Staple Hill**Application Category:** Major**Target Date:** 7th October 2013

© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2395/R3F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been forwarded to the Council's Circulated Schedule of applications for Member consideration in accordance with the Council's adopted scheme of delegation as it proposes development on land in the ownership of South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application site is situated within a residential suburb between Kingswood and Staple Hill. The site is bounded by residential development on all sides with vehicular access onto Eastleigh Close in the north west corner and a further pedestrian access in the south west corner from Jubilee Road. The site comprises a single storey primary school building situated towards the north west corner with other ancillary buildings and playing fields to the south and east.

The application site is situated within the urban area as defined in the adopted Local Plan.

- 1.2 The application proposes erection of extension to existing classroom block and extension to existing hall and associated landscaping. Creation of new pedestrian access.

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
L9	Species Protection
LC4	Expansion of Educational Facilities within the urban area
EP7	Unstable Land
T8	Parking Standards
T12	Transportation for New Development
L17 & L18	The Water Environment

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept 2012

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS23	Community Facilities and Cultural Heritage

- 2.3 Supplementary Planning Guidance/Documents
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|---------------|--|
| 3.1 | P87/4055 | Two extensions to existing playgrounds (tarpaving to match existing) (Previous ID: K246/1)
No objection 02.03.1987 |
| 3.2 | P98/4568 | Erection of single storey front extension
Approval 16.09.1998 |
| 3.3 | PK03/3783/R3F | Erection of single storey extension to form staff room, meeting room and head office with disabled access to new patio.
Deemed Consent 02.02.2004 |
| 3.4 | PK11/1548/R3F | Erection of single storey Elliott building for use as temporary teaching accommodation for a period of 7 years.
Deemed Consent 24.06.2011 |

4. CONSULTATION RESPONSES

4.1 Consultees

Sustainable Transport – No objection subject to conditions. The applicant has provide a detailed travel plan showing how vehicle movements would be minimised. The applicant has accepted that £25,000 would be set aside for off site highway works in relation to improving the access to the school.

The Coal Authority – The applicant has indicated that a site investigation has taken place but the findings of this investigation have not yet been submitted. A condition is necessary to ensure that any mitigation recommended as a result of the findings of the investigation are implemented prior to commencement of development.

Ecology – No objection. Standard informatives related to bats and nesting birds should be attached to the decision notice.

Sport England – No objection. The details of the construction compound during development have not been submitted. These details are required to ensure the existing playing field is not compromised during construction. A condition is necessary to ensure this is submitted.

Landscape Officer – No objection. In order to accord with policy D1 (saved local plan policy),a detailed landscape plan and external works details are required to ensure that impacts to the Eastleigh Close frontage are minimised and that replacement trees are satisfactorily located. A tree and hedgerow protection plan is required to ensure that the retained vegetation is protected during construction works.

Environmental Protection – No objection. Standard informative related to construction sites should be attached to the decision.

Wessex Water – No objection. The development may affect an existing main sewer and as such the applicant should contact Wessex Water for advice before any development commences.

Drainage Engineer – No comment

Other Representations

4.2 Local Residents

One letter received from the occupiers of 27 Jubilee Road neither raising objection nor not objection, but making the following comments:

- The new pedestrian access onto Jubilee Road will cause additional congestion in this area and could affect traffic turning into Jubilee Road from Station Road
- The residents of Jubilee Road should have the opportunity for white lines at the front of houses to ensure driveways are not blocked by school traffic

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework was published in March 2012. The document replaces most PPG/PPS guidance providing a more simplified and up to date advice in determination of planning applications. The NPPF indicates that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

It is considered that the relevant policies of the adopted Development Plan do not materially depart from the NPPF. As such full weight can be afforded to the Development Plan policies in this case.

Policy LC4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing schools within the urban area, providing there would be no detrimental impact in terms of residential amenity, environmental or transportation effects, the site is highly accessible on foot or by bike and the proposal would not give rise to an unacceptable level of on street parking. Policies T8 related to parking standards and T12 related to highway safety are also a material consideration.

Policy LC9 aims to ensure that existing open space including playing fields is retained. The proposal would encroach only marginally onto the playing fields of the school and as such Policy LC9 is not afforded any significant weight.

The South Gloucestershire Core Strategy (CS) was submitted for Examination in March 2011. The Examination was initially suspended by the CS Inspector to allow for the submission of Post Submission Changes. Hearing sessions were subsequently held in June and July 2012 and the CS Inspector published his Preliminary Findings and Draft Main Modifications in September 2012. The Inspector's initial conclusion is that the Core Strategy is capable of being made 'Sound' subject to a number of Proposed Main Modifications (PMM). The PMM have been subject to a further hearing session that was held on 7 March 2013. The CS has reached an advanced stage of preparation. However, there are unresolved objections to the housing requirements, including the means of addressing the shortfall in the delivery of housing that accrued during the Local

Plan period. At this stage the Core Strategy therefore remains unadopted, but is likely to be adopted in the near future once housing matters are resolved. This document is therefore a material consideration in the determination of planning applications, and the Core Strategy policies, which are not subject to Inspector modification, will now carry considerable weight at this stage.

In determination of this application there are no significant differences between the relevant adopted Development Plan policies and the Core Strategy.

5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed. The proposal would have a striking modern duelated roof pitch and clean linear form. The proposed extensions would have modern fenestration maximising natural light into the building. The fenestration is also colourful and bright providing a visual lift to the existing building. The extensions would be contained within the site on the rear of the building. Views of the extensions would be limited as the site is fully enclosed on all sides. The extensions would not be visually prominent. The design and materials would be of good quality in keeping with the character of the existing school building and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

The proposed car park alterations would be situated at the front of the building and clearly visible from Eastleigh Close. Some minor existing trees would be removed as part of the redevelopment of the car park. The prominent mature trees at the front of the site would be retained and protected during construction. The proposed car park alterations are considered to be acceptable and any trees which are lost would be replaced through a comprehensive landscape scheme to be submitted post decision. Subject to this condition, the car park would be in keeping with the character of the existing school building and would respect the character distinctiveness and amenity of the surrounding area.

5.3 Residential Amenity

The proposed extensions would be situated some considerable distance from the neighbouring occupiers at a minimum distance of approximately 60m. As such the proposed extension would not prejudice the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development.

The proposal would involve opening up a pedestrian access onto Jubilee Road to spread vehicles around the site at the start and end of the school day. The access would be locked at all other times in the interest of child safety. The frequency and length of use Monday-Friday only is considered not to be significant and during daytime only. As such any resultant noise and disturbance is considered not to be significant. Access to Eastleigh Close would be restricted through a traffic order to visitors and staff only. This would reduce the level of disturbance to neighbours on Eastleigh Close.

5.4 Highway matters

In September 2013, South Gloucestershire Council plans to provide extra places across 12 South Gloucestershire schools; some 120 of these will be provided across 4 schools in Kingswood and Hanham.

Policy LC4 of the South Gloucestershire Local Plan (Adopted) relates to the expansion of education and community facilities within the existing urban area. Policy LC4 states that proposals for education facilities within the urban area will be permitted provided that criteria are satisfied and in respect of transportation, it states the following,

D. Development would not give rise to unacceptable levels of on street parking to the detriment of the amenities of the surrounding area and highway safety.

In respect of the proposal to extend The Tynings School, in transportation terms, it is considered that parking and congestion issues are one of the key concerns of the local residents. There is a requirement for an additional 210 places by 2017. This is phased over 7 years, with 30 new places each year. This increase began in 2011, when a three classroom temporary building was installed on site. For the future additional accommodation is now required for the following four years.

Existing traffic issues related mainly to parents dropping off and picking up children at the beginning and end of the school day around the school site is recognised. As part of the pre-planning consultation, there has been discussion between the applicant and the officers and consultation has also taken place with the Council's traffic management departments with the aim of managing the traffic associated with existing school and the increase which would result from the proposed increase. Several actions would be taken:

1. It is intended to increase the number parking spaces on site from 15 to 22.
2. Through discussion with the Council's traffic management department, it is intended to take steps to manage on-street parking in the area. In this regard, it is intended to improve safe routes to the school and general traffic safety around the site by the followings:
 - a. Review of zigzags markings in Eastleigh Close
 - b. Extend double yellows around corners of the junction of Eastleigh Road, Eastleigh Close and Gloucester Road.
 - c. Waiting restrictions in Eastleigh Close.
 - d. Zigzags markings on new pedestrian entrance on Jubilee Road
 - e. Provide no waiting restrictions on drop kerbs of residents' driveways in Jubilee Road, Eastleigh Road and Eastleigh Close.
 - f. Consideration would be given to provision of new crossing points on Gloucester Road and Station Road.
3. A Travel Plan Consultant has been specifically commissioned to aid the school and update the travel plan. This work has already begun and will be updated on an annual rolling basis. The work done by the consultant will survey how pupils travel to school and identify any options to reduce car traffic. The school also already undertakes actions to encourage travelling

to school by other means than a car such as walk on Wednesdays and cycle /scooter promotions.

4. Investigation is also underway into alternative and additional access ways on to the school site to reduce the concentration of traffic at any one point:
 - a. Opening and tarmacing the existing pathway from Jubilee Road previously mainly used for field maintenance equipment.
 - b. Investigations into opening an existing but unused pathway from Station Road.

The applicant has accepted that £25,000 would be set aside for off site highway works in relation to improving the access to the school.

Subject to the highways works being carried out in full and the applicant implementing its “Plan of Action” to improve some or potentially all pedestrian and cycle links from the school on to the public highway in order to encourage more sustainable travel, the proposal is considered to be acceptable in highway safety terms.

5.5 Ecology

There is no supporting ecological information within the application.

That said, the site of the two new extensions consists of a mixture of tarmac hardstanding and close mown amenity grassland. The grassland is improved and species-poor and, with the tarmac, the site is of minimal value for nature conservation.

The extensions are to a modern school building of a type and materials which are unlikely to offer roosting opportunities for bats. There are unlikely to be any significant ecological concerns.

5.6 Playing Fields and Open Space

The proposal would provide two extensions to the school at the rear of the site. Comparison between the existing and proposed site plans shows that there will be a small encroachment on the grassed area of the playing field to the south east of the existing hard play area. The extent of this encroachment is considered to be marginal and is unlikely to affect the continued provision of a football pitch or the future ability of the playing field to accommodate pitch sports.

The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing areas of any playing pitch or the loss of any other sporting/ancillary facilities on the site. On this basis the small encroachment is considered to be acceptable.

Sport England raised concern that the proposed use of the pedestrian access onto Jubilee Road during construction could result in a temporary encroachment onto the playing field or erode the quality of the playing field during and after construction. On this basis a condition is recommended to provide details of the construction traffic and compound to ensure no

encroachment occurs and ensure that any damage or erosion of the playing which may occur during construction is made good following completion.

5.7 The Water Environment

The proposal would be situated close to an existing main sewer. Wessex Water recommend a 3m easement is maintained to the sewer. The applicant is confident that the proposal is located outside the easement. However, the applicant would be obliged to contact Wessex Water to reach agreement on the location of the proposal and formal consent under Wessex Water's own legislative controls would be required before development can commence. The matter would also be controlled through Building Regulations. On the basis that other legislation exists which would more appropriately control issues related to proximity to a main sewer, only limited weight has been attached to this in consideration of this application. An informative would be attached to the decision notice to draw to the applicant's attention the need to consult with Wessex Water prior to commencement.

5.8 Unstable Land

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground coal mining at shallow depth.

The applicant has obtained appropriate and up-to-date coal mining information (Coal Authority Mining Report, Bristol Coal Mining Archive Ltd, (both dated 18 February 2013)) for the proposed development site, which identify that the site has been subject to past coal mining activity.

The applicant has not submitted the required Coal Mining Risk Assessment in support of their application, or equivalent, informed by this coal mining information.

However, the Coal Authority's records indicate that South Gloucestershire Council have obtained their written consent (granted 03 July 2013) for intrusive site investigation works to take place on the application site to establish the exact situation regarding ground conditions, although the Coal Authority has not yet received the results of these investigation works. A condition is therefore necessary to ensure that any specific mitigation measures, identified as necessary by the site investigations, are submitted for approval and are undertaken prior to commencement of development. Subject to this condition, the proposal is considered to be acceptable and would result in no significant public health issues in relation to unstable land.

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 Consent is GRANTED subject to the conditions and informatives as outlined in the attached decision notice:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

2. Prior to the commencement of development details or 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 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. 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.

Reason

To protect the character and appearance of the area to accord with Policies LC04, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. All hard and soft landscape works shall be carried out in accordance with the approved 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 Policies LC04, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased, or grassed areas which become eroded or damaged, within 5 years of the completion of the approved landscaping scheme, shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size and species as those lost, unless the Local Planning Authority approves alternatives in writing.

Reason

To protect the character and appearance of the area to accord with Policies LC04, D1, L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development shall take place until intrusive site investigation works have taken place within the application site to establish ground conditions in relation to historic coal mining and a report detailing any specific mitigation measures, identified as necessary by the site investigations has been first submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented prior to commencement of development.

Reason:

To ensure development does not take place on unstable land in the interest of public safety and to accord with Policy EP7 of the adopted South Gloucestershire Local Plan (2006).

7. No development shall commence until full details of the works/contractors compound (including buildings, moveable structures, works, plant, machinery, access route and storage of vehicles, equipment or materials) have been submitted to and approved in writing by the Local Planning Authority. The works/contractors compound shall not be provided and used on the site other than in accordance with the approved details and shall be removed and the land restored to at least its condition before the development was carried out before occupation of the development hereby approved.

Reason:

To protect playing fields/sports facilities from damage, loss or availability of use.

CIRCULATED SCHEDULE NO. 36/13 – 06 SEPTEMBER 2013

App No.:	PK13/2450/F	Applicant:	Mr & Mrs Richard NicholsFirst Friends Mangotsfield Ltd.
Site:	Bridge House Bridge Road Kingswood Bristol South Gloucestershire	Date Reg:	9th July 2013
Proposal:	Change of Use of land and buildings from Class B1 to Day Nursery (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended)	Parish:	None
Map Ref:	365963 175174	Ward:	Rodway
Application Category:	Minor	Target Date:	29th August 2013



© South Gloucestershire Council 2007.all rights reserved.

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of a letter of objection from a local resident.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission to change the use of the existing building to form a children's nursery. Other than minor alterations to the external layout of the site to create designated parking spaces and dropping off facilities and an outside landscaped garden, it is not proposed to change the exterior of the building. The Nursery would have the potential to accommodate up to 42 children and the proposed hours of operation are 08.00hrs – 18.00hrs Mon-Fri with no opening on Saturdays or Sundays.
- 1.2 The application site relates to large detached building set within substantial grounds. The building was used as an office in the past and currently vacant.
- 1.3 During the course of the application, the applicant submitted a revised block plan showing a wider vehicular access and a potential pedestrian access along Bridge Road and the location of the proposed cycle parking at the rear of the building.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
L1	Landscape Protection and Enhancement
EP1	Environmental Pollution
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy
E3	Employment Development within the Urban Area
E4	Safeguarded Employment Areas
LC4	Proposals for Educational and Community Facilities Within the Existing Urban Area and Defined Settlement Boundaries

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

CS1	High Quality Design
CS5	Locality of Development

- 2.3 Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 K287/21 Installation of portakabin as temporary office accommodation. Approved 11.12.95
- 3.2 P99/4008A Display of illuminated and non-illuminated fascia and hoarding sign. Approved 24.02.99
- 3.3 PK11/3242/ADV Display of 1 no. non-illuminated pole mounted sign. (Retrospective) 15.12.11
- 3.4 PK12/1072/ADV Display of 6 no. non-illuminated sail banners, 4 no. non-illuminated post mounted signs, 2 no. non-illuminated A frame banner signs (retrospective) and the display of 8 no. non-illuminated wall mounted signs. Refused 01.05.12
- 3.5 PK12/2716/ADV Display of 6 no. non-illuminated sail banners, 4 no. non-illuminated post mounted signs, 2 no. non-illuminated A frame banner signs (retrospective). Refused 15.03.13
- 3.6 PK12/2901/F Change of use of land and part of building from Industrial and Officer to display and sale of motor vehicles (currently being considered)

4. CONSULTATION RESPONSES

- 4.1 Town/Parish Council
The area is unparished
- 4.2 Other Consultees
Sustainable Transport: No objection subject to conditions
Highway Engineer: No comment
Environmental Protection: No adverse comment

Early Years and Schools: Support the proposal. The Nursery was rated 'outstanding' in their latest Ofsted inspection and the group received praise for their support to children who have special educational needs and/or disabilities. There is already a demand for additional pre-school nursery places in the area and we project an increase population of pre-school aged children in future years. From September 2013 there will be a new entitlement for up to 20% of two-year-old children from low-income households to receive free nursery places; this will rise to up to 40% of two-year-old children from September 2014 onwards. The new entitlement will further increase demand for places and there is a need to expand the early years sector significantly over the next 2 years.

Other Representations

- 4.3 Local Residents

One objection letter has been received from a local resident and 14 letters of support.

The main concerns are:

- Access gate onto Bridge Road does not allow the driver a view of traffic and pedestrians, and this is a 'walk to school' route.
- The new fence will be to the edge of the grass verge and which would cause an obstruction to traffic viewing.
- The rear fence, which is about 1 metre high, does not allow sufficient protection for children.
- Where are parents/guardians meant to park whilst dropping off and picking up their children. It is dangerous with double and single yellows, frequently parked artics and HGVs plus the car transporters parks opposite this site when delivering vehicles to Cooks.
- There is not enough protection for children on this site.

Reasons for supports:

- The nursery is an extremely well run business
- Will give a lot of benefit to children and families
- The proposal is the most practical application to this site
- This is an outstanding nursery, currently have an 'Outstanding' Ofsted report
- Will make the area more attractive when building given a makeover and garden landscaped.
- Shortfall of quality child care in Bristol
- Great location, accessible for families in all directions
- It has good space inside and out
- Excellent accessibility and onsite parking, close to the Ring Road
- Lead to local employment
- There is no suitable nursery within walking distance of Kings Forest Primary for young children
- Support the proposal provided that any advertising is keep in Bridge Road

5.1 Principle of Development

The authorised use of the building is for B1 office use and in this respect, the acceptance of a business use on this site has already been established. The benefits of providing a day nursery adds weight in favour of the proposed development given the need to promote economic development and growth. The site lies within the existing urban area and by virtue of Policy LC4 of the South Gloucestershire Local Plan (Adopted), the proposed change of use is considered acceptable in principle, subject to compliance with the following criteria :-

- A. Proposals are located on sites, which are or will be, highly accessible on foot or bicycle: and
- B. Development would not prejudice residential amenities: and

- C. Development would not have unacceptable environmental or transportation effects: and
- D. Development would not give rise to unacceptable levels of on-street parking to the detriment of the amenities of the surrounding area and highway safety.

These criteria are discussed in the following paragraphs. Furthermore Policy D1 of the South Gloucestershire Local Plan (Adopted) 2006 and Policy CS1 of the South Gloucestershire Core Strategy seek to secure good quality design in new development.

5.2 Design Issues

The application site is a large detached office building. No substantial works, other than general renovation and updating, are required to the building to facilitate the conversion so the existing appearance of the building would remain the same.

The application would create a landscaped garden and designated parking and drop-off facilities. These external alterations will improve the appearance of the site from the public realm and will not cause any harm upon the street scene or character of the area. The scheme would therefore comply with Policy D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Core Strategy Submission Draft Dec. 2010.

5.3 Impact Upon Residential Amenity

The site lies in a primary employment area of Kingswood and there is residential area to the south west of the site.

The existing authorised use of the building is for B1 (office) purposes and the site is situated within an employment area. Given the authorised use of the building and the location of the site, the occupants of the neighbouring dwellings would be likely already having experience a certain level of disturbance from the traffic using these roads and accessing the existing site. Although the building is currently vacant, vehicles associated with the authorised B1 use already accessed the car park to the north of the building. The proposed hours of use are 08.00hrs – 18.00hrs Monday to Friday, which are not considered to be excessive for a Day Nursery and could be controlled by condition; there would be no working on Saturdays or Sundays.

The application includes the creation of a landscaped garden outside to the west of the building and it is accepted that noise from children could potentially impact upon existing levels of residential amenity. Due to the considerable distance from the front elevation of the residential properties along Station Road, it is considered that the proposed use would not cause significant noise and disturbance upon the neighbouring properties to warrant a refusal of this application.

Officers therefore impose a condition to limit the opening hours of the site in order to protect the amenity of the surrounding residential properties.

5.4 Sustainable Transport

Council Highway Officer has acknowledged the local resident's concerns regarding the highway safety of the proposal.

A material consideration in the determination of this scheme is the current authorised B1 use of the site. In view of the current commercial use there are no highway objections to the principle of the proposed application.

The proposed nursery will provide places for up to potential 42 children. The site is situated within an established urban area, therefore is highly accessible on foot or bicycle.

The Councils Highway Officers initially had some concerns regarding the details of the proposal. In order to address the concerns, the applicant submitted a revised proposal, which would widen the access on Bridge Road to min 4.1 metres, create potential pedestrian entrance, and install 2 metres high metal fence (instead of timber fence) along Bridge Road.

In addition, the applicant confirmed that the existing vegetation would be cut back and kept below a height of 0.9 metres, and only children's garden area would be screened with solid panel fencing. Sheffield cycle stands will be provided within the car park area.

Officers acknowledged the resident's concerns and considered that the details of the revised proposal would be acceptable. Therefore, Highway Officer raises no objection provided that a number of conditions imposed to seek further details of the visibility splays and the proposed cycle parking.

5.5 Other issues

A concern has been raised regarding the safety of the children due to the low height fence. Officers therefore impose a condition to seek further details of the boundary treatment around the site to address the issues.

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 planning permission be granted subject to the following conditions.

Contact Officer: Olivia Tresise

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 use hereby permitted shall not be open to customers outside the following times: 08.00hrs to 18.00hrs Monday to Friday with no opening on Saturday or Sunday.

Reason

In the interests of residential amenity in accordance with the requirements of Policy LC4 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the first use of the building as a children nursery hereby permitted, details of the visibility shall be submitted to and approved in writing by the Local Planning Authority. The work shall be strictly carried out in accordance with the approved details.

Reason

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

4. Prior to the first use of the building as a children nursery hereby permitted, details of proposed cycle parking for visitors shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

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

5. The existing vegetation along the Bridge Road shall be kept below 0.9 metres above ground level at all times.

Reason

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

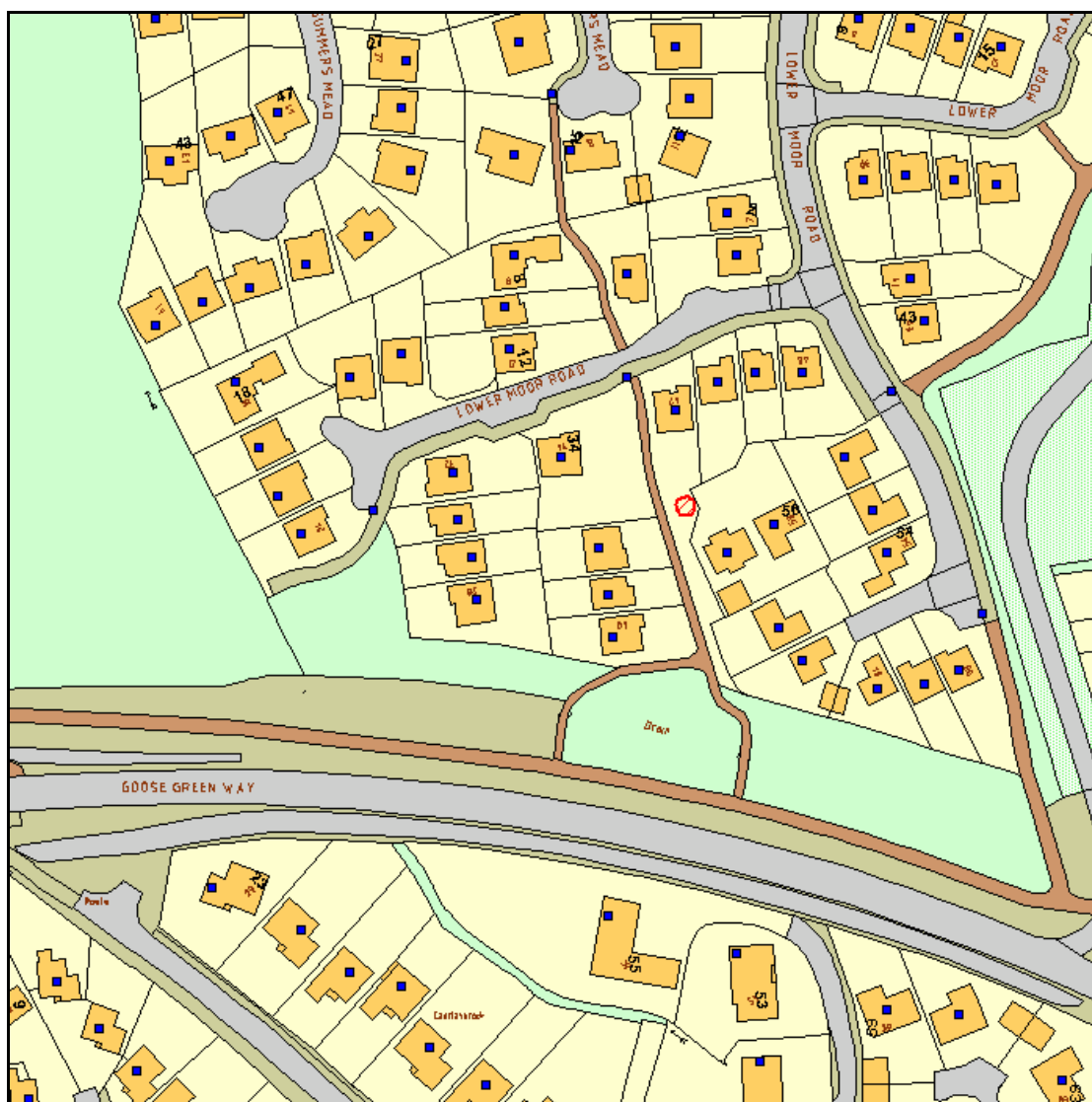
6. Prior to the first use of the building as a children nursery hereby permitted, details of proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the amenity of the occupiers and to accord with Policies D1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PK13/2656/TRE	Applicant:	Mr Phil Dye
Site:	Land Adj. To 58 Lower Moor Road Yate Bristol South Gloucestershire BS37 7PQ	Date Reg:	23rd July 2013
Proposal:	Works to 1no. Oak tree to prune to previous points covered by Tree Preservation Order SGTPO 16/04 dated 12 January 2005.	Parish:	Yate Town Council
Map Ref:	371338 183763	Ward:	Yate North
Application Category:		Target Date:	12th September 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2656/TRE

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been placed on the Circulated Schedule in accordance with the Council constitution as it is on behalf of South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application seeks consent for works to 1no. Oak tree to prune to previous points covered by Tree Preservation Order SGTPO 16/04 dated 12 January 2005.
- 1.2 The trees are located alongside a Public Right of Way adjacent to 58 Lower Moor Road, Yate, BS37 7PQ.

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 P97/1383/T: Works to Oak Tree included within the Northavon District Council (Goose Green Farm Yate) TPO 1987. Decision date 08.05.1997. **Approval of Tree Works.**

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No objection.
- 4.2 Council Tree Officer
No objection.

Other Representations

- 4.3 Local Residents
No comments received.

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 trees, which makes a significant contribution to the character and visual amenity of the area.
- 5.2 The tree concerned stands close to public footpath LYA/52/30 that follows the tarmac path to the west of 58 Lower Moor Road.

- 5.3 The Council Tree Officer has examined the tree, and considers the proposed works to be good arboricultural management.

6. CONCLUSION

- 6.1 The works are in line with good arboricultural practice and are conducive to the long term health of the tree.

7. RECOMMENDATION

- 7.1 It is recommended that permission for these works be GRANTED subject to the conditions on the decision notice.

Contact Officer: Christopher Roe
Tel. No. 01454 863427

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. 36/13 – 6 SEPTEMBER 2013

App No.:	PK13/2667/ADV	Applicant:	Cadman Bommel UK Ltd
Site:	Marshall Way Roundabout Longwell Green South Gloucestershire BS30 7ES	Date Reg:	25th July 2013
Proposal:	Display of 4no. non-illuminated post mounted signs on roundabout.	Parish:	Oldland Parish Council
Map Ref:	365558 172007	Ward:	Longwell Green
Application Category:	Minor	Target Date:	16th September 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2667/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as representations have been made by the Parish Council and a local resident which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks permission for the display of 4no. non-illuminated post-mounted signs.
- 1.2 The application relates to a roundabout situated in Longwell Green on the A4174 Ring Road from Hicks Gate to the M32. The roundabout serves Marsham Way and the Longwell Green leisure complex. Although the application form refers to the 'Marsham Way' roundabout it is noted that the roundabout identified on the plans is more commonly referred to as the 'Kingsfield Roundabout'.
- 1.3 During the course of the application revised plans were submitted in response to Officer comments in order to reduce the size and height of the proposed signs.
- 1.4 The application is one of five applications forming part of a wider scheme to allow companies to advertise on roundabouts in South Gloucestershire.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007

3. RELEVANT PLANNING HISTORY

- 3.1 There is no planning history relevant to this application on this roundabout. It is however noted that similar signs have been approved previously in the locality. The application reference is as follows:
- 3.2 PK06/3521/ADV – (Roundabout at Marsham Way/Craven Way/Aldermoor Way) - Display of 4 no. non illuminated advertising panels. Approved 12th January 2007.

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
The Parish Council objects in the strongest terms to the increase in clutter on roundabouts that will create a distraction for drivers.
- 4.2 Transport Officer
No objection to revised elevations – precedent set by existing signs along the same section of the Ring Road.

Other Representations

4.3 Local Residents

One letter of objection has been received from a local resident. The comments are summarised as follows:

- The proposal as submitted would constitute a hazard to road users.
- If there are to be adverts on roundabouts they should be modest, no more than A2 in size, designed in a muted standardised form, say gold lettering on black background and positioned below the blue arrow roundel, not in the eye line of the driver.
- It should not be a customised advert.
- Sign clutter detracts from the visual amenity value of the planting.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements that will clearly have an appreciable impact on a building or their surroundings should be subject to the Local Planning Authorities detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

5.2 Public Safety

The proposed 4no. advertisements would be located on a Ring Road roundabout with one advert located at each junction point. The pertinent issue is therefore the impact of the proposed signage of highway safety.

5.3 In response to Officer comments the proposed signage has been reduced in size and height in order to remain in line with existing signage in similar locations on roundabouts in South Gloucestershire. The revised signs would have a panel size of 0.5m by 1m, and would have a maximum height of 0.8m. It is noted on this specific roundabout there are no existing signs, however signs were approved on the adjacent roundabout (Marsham Way/Craven Way/Aldermoor Way) under application ref. PK06/3521/ADV, and similar signage is already in place on Ring Road roundabouts in South Gloucestershire. Although it is noted that this roundabout does not have any existing signage: as a result of the precedent set by existing signs in similar locations in the area the Transportation DC Officer has not raised an objection to the proposal. The proposed signage would not materially differ from the existing signage present in similar locations. Although concerns relating to highway safety and the potential distraction of the signs has been noted it is highlighted that there is no evidence to suggest that the signs have an appreciable impact on highway safety. There is therefore no sustained highway objection to the proposed signs.

5.4 Visual Amenity

The application proposes 4no. non-illuminated signs, which have a maximum dimension of 0.5m by 1m and a maximum height of 0.8m. The application site

consists of a roundabout located on the A4174 Ring Road, adjacent to Gallagher Retail Park and the Longwell Green leisure complex. The roundabout is laid to grass with central planting and has existing directional signage. The proposed signage is similar to the existing roundabout signage elsewhere in South Gloucestershire. Due to the relatively large scale of the roundabout and the character of the surrounding area it is considered that the proposed signage would not detract from the character of the roundabout, the planting, or the local area. It is therefore considered that the proposed signage, by virtue of scale, would not have a detrimental effect on visual amenity and is therefore in accordance with guidance contained within the NPPF. Furthermore the signs have been considered cumulatively and it is considered that the proposal would not cumulatively affect the visual amenity of the local area.

5.5 Residential Amenity

The signs would be situated an appreciable distance from the surrounding residential properties and as such raise no concern in terms of residential amenity.

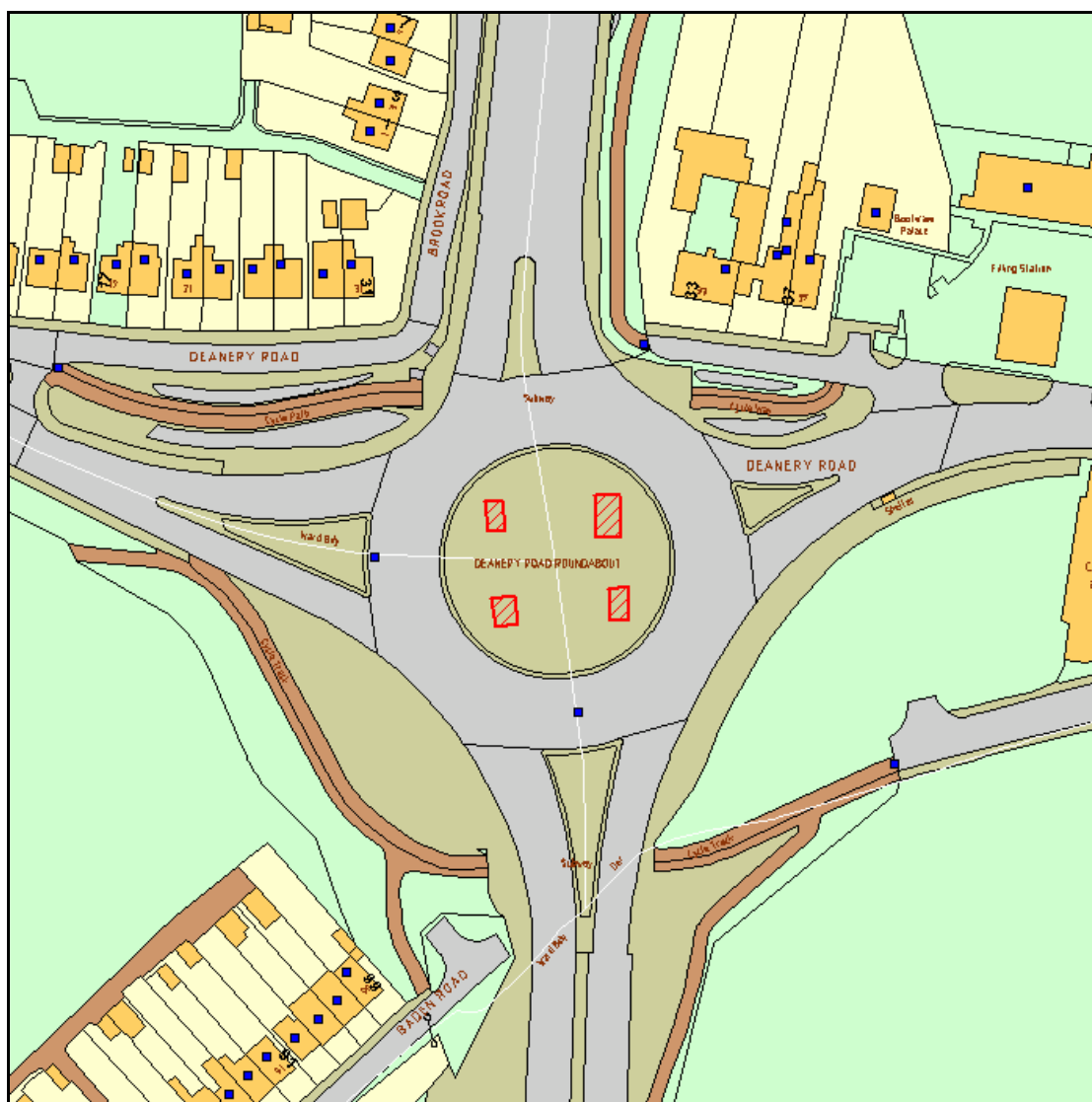
6. RECOMMENDATION

6.1 **No Objection** to the proposed advertisements.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CIRCULATED SCHEDULE NO. 36/13 – 06 SEPTEMBER 2013

App No.:	PK13/2724/ADV	Applicant:	Mr Mark CadmanBommel UK Ltd
Site:	Deanery Road Roundabout Kingswood Bristol South Gloucestershire BS15 9JA	Date Reg:	25th July 2013
Proposal:	Display of 4no. non-illuminated post mounted signs on roundabout.	Parish:	None
Map Ref:	366349 173623	Ward:	Kings Chase
Application	Minor	Target	16th September
Category:		Date:	2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PK13/2724/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination as an objection has been received contrary to the officer's recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for the display of four non-illuminated advertisements on Deanery Road Roundabout, on the A4174 Avon Ring Road.
- 1.2 At present, four advertisements are displayed on the roundabout. The proposed signage is a replacement for these signs. The proposed signs are of the same size and height, albeit of a new design and appearance.
- 1.3 Revised plans were sought to reduce the size of the proposed adverts to match those of the existing adverts on the site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
T12 Transportation

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012
CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 Although there are existing adverts on the roundabout, there is no spatial record for the application on the site.
- 3.2 Various planning history is available on this site; this mainly relates to the construction of the Avon Ring Road and the previous uses of the site.

4. CONSULTATION RESPONSES

- 4.1 Parish/Town Council
This area is unparished
- 4.2 Sustainable Transport
No objection: Revised plans show that the proposed signs have the same proportions as the existing signs.

Other Representations

4.3 Local Residents

One comment from a South Gloucestershire resident has been received. This comment raises objection on the following grounds:

- Adverts on roundabouts are distracting for drivers
- The proposed adverts are a hazard to road users
- Adverts create clutter and distract from visual amenity

5. ANALYSIS OF PROPOSAL

5.1 This application seeks advertisement consent for four adverts on a roundabout on the ring road.

5.2 Principle of Development

Guidance within the National Planning Policy Framework states that advertisements should only be controlled in the interests of amenity, public safety and cumulative impact. Design and design quality is assessed in terms of visual amenity and cumulative impact using policy D1 of the Local Plan. Public safety is assessed using policy T12 to ensure that the signage is not detrimental to highway safety or presents a traffic hazard.

5.3 Design and Amenity

The proposed signs will be pole mounted 0.3m above the ground level. The sign itself would measure 0.5m high by 1m wide and would have a blue border incorporating a community message and the Council logo. A white area would be available within the border for sponsorship adverts. This area would measure 0.43m high by 0.97m wide.

5.4 The overall design of the proposed signs are simple in character and appearance and a modern, streamlined, replacement to the existing signs. The surrounding area is dominated by the Avon Ring Road; the proposed signs are not considered to have a detrimental impact on the character of the area.

5.5 It is considered that the proposed signage will have a detrimental impact on the locality or have an adverse cumulative impact.

5.6 Public Safety

Located on a roundabout, public safety and the safety on road users is an important consideration. As there are existing signs on the roundabout, the principle of this sort of advert is established. In assessing public safety, a comparison must be made between the impact of the existing signage and the impact of the proposed signage.

5.7 The proposed signs are the same size and proportion and positions as the existing signs. It is not considered that the proposed signs would have a harmful impact on public safety and therefore no objection is raised.

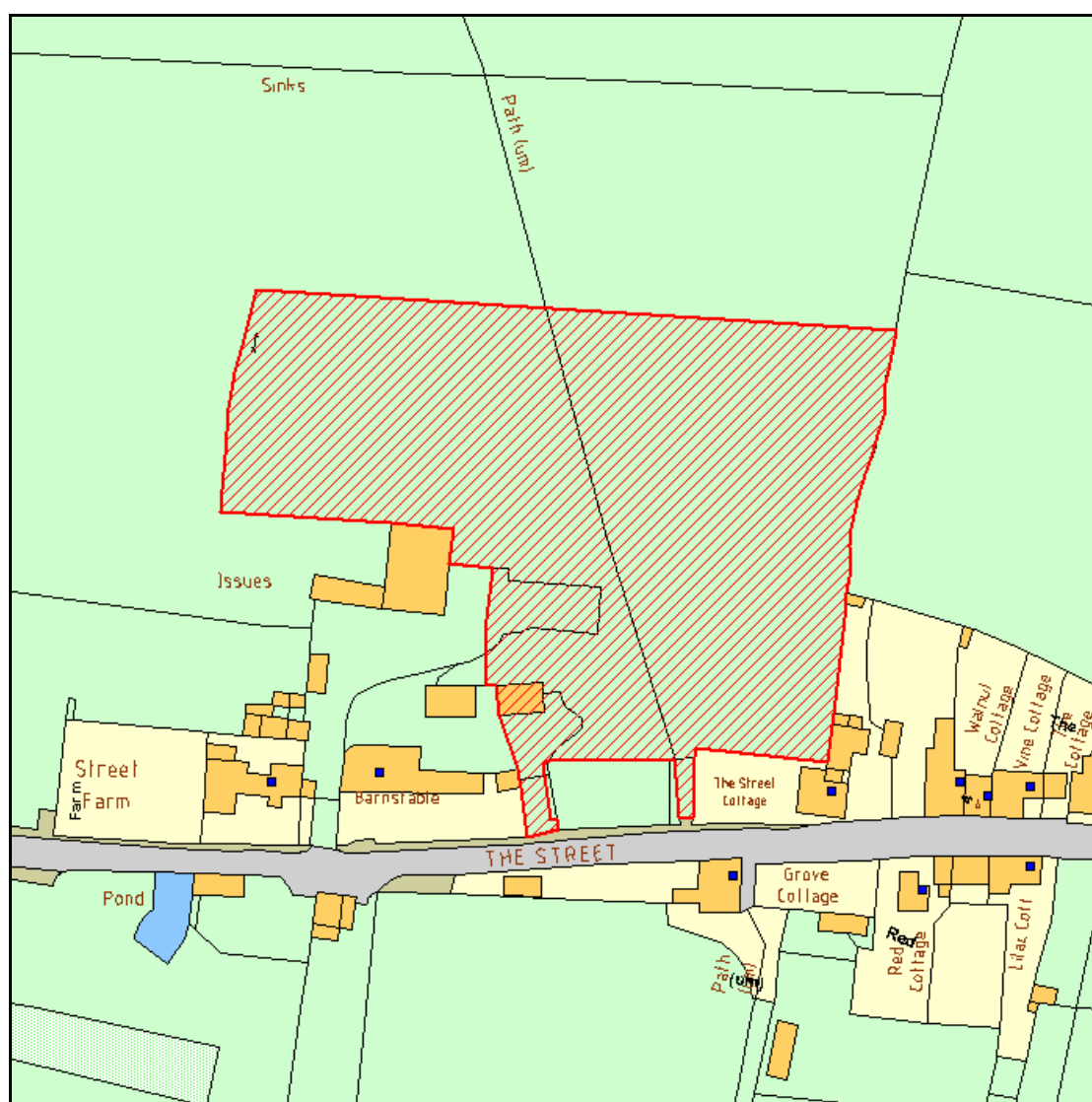
6. RECOMMENDATION

6.1 It is recommend that this application be APPROVED.

Contact Officer: Griffith Bunce
Tel. No. 01454 863438

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PT13/1386/F	Applicant:	Mrs K Lamb
Site:	Barnstable The Street Alveston Bristol South Gloucestershire	Date Reg:	31st May 2013
Proposal:	Change of Use of land to land for the keeping of horses to facilitate erection of stable block and associated works (Part retrospective)	Parish:	Alveston Parish Council
Map Ref:	363742 188050	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	23rd July 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT13/1386/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following concerns raised by Alveston Parish Council and a local resident; the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks a full planning permission to change the use of a 0.96ha (2.37 acres) area of agricultural land to an equine use and also to erect an associated stable block housing three stables, a tack room and a feed store. A building similar to that applied for has in fact already been erected on the site, the original intention being that it would be used in conjunction with the applicant's unauthorised Dog Care Business (the Council's Enforcement Officer is aware of the situation). In this respect the application is in part retrospective. The proposed stable building has dimensions as follows: 41.2m long x 12.3m wide with eaves set at 2.4m and roof ridge at 5.5m. The building has been constructed of timber with a tiled roof. The current authorised use of the land is for agriculture and the field is currently laid to pasture. It is intended to use the site for personal social use only. Vehicular access would be via an existing driveway off The Street.
- 1.2 Barnstable is the former threshing barn to Street Farm, which dates from the seventeenth century; the building is Grade II Listed. The barn was converted to a separate residence around 10 years ago. To the east of the barn is a further traditional stone building. There are also a number of new structures within the curtilage of Barnstable, including a detached stone garage alongside which is a mobile home used in conjunction with the Dog Care Business. The site lies to the north of The Street in open countryside and within the Bristol/Bath Green Belt.
- 1.3 Planning permission PT07/0464/F was previously granted for the erection of a stable block and change of use of the land for the keeping of horses, albeit that the stable was to be built of stone and located further to the north.
- 1.4 It should be noted that the as-built building differs from that applied for and shown on the submitted plans so if this application is approved, further works will be required to ensure that the building is in accordance with the approved plans. These works would not however be very extensive, relating mainly to doors, windows and internal stud walls.
- 2.1 National Guidance
The National Planning Policy Framework (NPPF) March 2012
Planning (listed Buildings and Conservation Areas) Act 1990.
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) 6th January 2006
D1 - Design
L1 - Landscape Protection and Enhancement
L4 - Forest of Avon

- L9 - Species Protection
- L13 - Listed Buildings
- L17 & L18 - The Water Environment
- GB1 - Development within the Green Belt
- EP1 - Environmental Pollution
- EP2 - Flood Risk and Development
- E10 - Horse related development
- T12 - Transportation
- LC5 - Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary
- LC12 - Recreational Routes

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

- CS1 - High Quality Design
- CS34 - Rural Areas

2.4 Supplementary Planning Guidance

- The South Gloucestershire Design Checklist (SPD) – Adopted August 2007
- Development in the Green Belt SPD - Adopted June 2007.
- South Gloucestershire Biodiversity Action Plan

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT07/0464/F - Erection of domestic stables and change of use of land for the keeping of horses.
Approved 8 March 2007
- 3.2 PT13/0214/F - Change of use of land for the keeping of horses to dog day care facility. (Retrospective). Erection of two-storey building and creation of new driveway.
Withdrawn 25 March 2013

4. **CONSULTATION RESPONSES**

- 4.1 Alveston Parish Council
Object on the grounds that the application is unclear. The Council is unable to associate the application with the current use.
- 4.2 Other Consultees including internal consultees of the Council.
 - Sustainable Transport
No objection.
 - Wessex Water
No response
 - British Horse Society
No response

Highway Drainage

No comment

PROW

No objection

The Open Spaces Society

No response

Conservation Officer

Concerns about views from The Street, which need to be addressed.

Ecology

There are no ecological constraints to granting planning permission. A Condition should be attached relating to an ecological and landscape planting plan.

Tree Officer

No objection

Historic Environment

No objection

Other Representations

4.3 Local Residents/ Land Owners

2no. responses were received from local residents; one in support and one objecting. The concerns raised by the objector can be summarised as follows:

- There are no changes other than the removal of the stair.
- There is a first floor plan with no means of access.
- Horses have not been kept on the site.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF has recently superseded various PPS's and PPG's, not least PPG2 – Green Belts and PPS7 – Sustainable Development in the Countryside, and carries a general presumption in favour of sustainable development. Para.2 of the NPPF makes it clear that applications for planning permission must be determined in accordance with the development plan and this includes the Local Plan. Para 12 states that the NPPF does not change the statutory status of the development plan as the starting point for decision-making. Proposed development that conflicts with an up-to-date development plan should be refused unless material considerations indicate otherwise. At para. 211 the NPPF states that for the purposes of decision-taking, the policies in the Local Plan should not be considered out-of-date simply because they were adopted prior to the publication of the NPPF.

- 5.2 In this case the relevant Local Plan is The South Gloucestershire Local Plan, which was adopted Jan 6th 2006. The Council considers that the Local Plan

policies referred to in this report provide a robust and adequately up to date basis for the determination of the application.

- 5.3 The South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications – Sept. 2012 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 still only be afforded limited weight.
- 5.4 Policy LC5 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006, states that proposals for outdoor sports and recreation outside the urban area and defined settlement boundaries will be permitted, subject to a number of criteria being met.
- 5.5 Furthermore Policy E10 of the South Gloucestershire Local Plan reinforces the view that *‘proposals for horse related development such as stables .. will be permitted outside the urban boundaries of settlements’*, subject to the following criteria being met:
- A. Development would not have unacceptable environmental effects; and
 - B. Development would not prejudice the amenities of neighbouring residential occupiers; and
 - C. Adequate provision is made for vehicular access, parking and manoeuvring and would not give rise to traffic conditions to the detriment of highway safety; and
 - D. Safe and convenient access to bridleways and riding ways is available to riders; and
 - E. There are no existing suitable underused buildings available and capable of conversion; and
 - F. The design of buildings, the size of the site and the number of horses to be accommodated has proper regard to the safety and comfort of horses.

The analysis of the proposal in relation to these criteria is considered below.

- 5.6 Impact on the Openness of The Green Belt and Visual Amenity of the Rural Landscape
- Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits ‘essential’ facilities for outdoor sport and recreation within the Green Belt and the supporting text to this policy lists ‘small stables’ as such an example. (It should be noted however that for the same criterion in the NPPF the word ‘essential’ is replaced with the word ‘appropriate’). Furthermore changes of use of land are permitted that would not have a materially greater impact than the present authorised use on the openness of the Green Belt. Officers are satisfied that in this case the proposal is not inappropriate in the Green Belt and is therefore by definition not harmful to the openness of the Green Belt or the purposes of including land in it. The fact that a stable block of similar proportions was previously approved on this site and in a similar position is a material consideration of significant weight.

- 5.7 The intention is that no more than 3 horses would be kept on the site at any one time and this could be restricted by condition. The general guidelines are that each horse should have between 1-1.5 acres of land; in this case the field is 2.37 acres, which falls below this standard, however an additional .675ha (1.67 acres) of grazing land is also available to the applicant. The countryside surrounding the application site comprises a patchwork of fields enclosed by hedgerows and there are equestrian uses in the vicinity of the site. Whilst it is acknowledged that an over-intensification of such uses can result in harm to the landscape character, this can be avoided if such developments are tightly controlled by conditions.
- 5.8 Officers consider that it is inevitable that the owners of horses will require fields in the countryside for stabling and grazing purposes. It is officer experience that many such owners live within the urban areas, so fields on the periphery of towns and villages are often where a concentration of equine uses are to be found. This does however have advantages from a sustainability point of view, as trip distance is reduced the closer people live to their sites.
- 5.9 The application site is relatively well enclosed by high hedgerows and existing buildings. The site was previously the site of a silage clamp and a stable block of similar proportions was previously approved on the site. The stable block would not be conspicuous from the A38 but would be visible from the PROW, which run through the field to the east. Viewed however against the back-drop of the existing rural buildings, the proposed stable would not look out of place in this rural locality. Subject therefore to a comprehensive raft of conditions to control the operation of the site for the stabling and keeping of horses, officers are satisfied that on balance the proposal would not have a significant adverse impact on the character or visual amenity of the Green Belt or landscape in general.
- 5.10 Transportation Issues
The agent has confirmed that the field would be used for the recreational keeping of horses and not for livery use; given the sites location however, this use would need to be secured by condition. Horses could currently be grazed in the field and some traffic would inevitably be associated with the current authorised use of the field for agricultural uses.
- 5.11 Access to the field is provided by an existing access off The Street. There is adequate space for vehicles to turn and exit onto the access track and hence onto The Street in forward gear.
- 5.12 Subject to conditions to restrict the number of horses and prevent any commercial use, Criterion C of Policy E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 is satisfied and there are no highway objections.
- 5.13 Environmental Effects and Drainage Issues
The site is not the subject of flooding. The erection of loose jumps and fences and use of portable buildings or trailers could be strictly controlled by conditions.

- 5.14 The disposal of foul waste should be undertaken in accordance with the MAFF (now DEFRA) Code of Good Agricultural Practice for the Protection of Water and would be the subject of Environment Agency controls. Any burning of waste manure would be controlled by Environmental Health legislation. Criterion A of Policy E10 is therefore satisfied.
- 5.15 Impact Upon Residential Amenity
The nearest residential properties lie along The Street but there would be a satisfactory distance from the proposed stable block. There would therefore be no significant adverse impact on residential amenity.
- 5.16 Ecology
The site consists of improved grassland and hedgerows. The site is not covered by any statutory or non-statutory nature conservation designations. The field could already be used for grazing purposes. The proposal can however directly contribute towards the Biodiversity Action Plan by planting new lengths of species-rich hedges of mixed native shrub species (plan – hedges and field margins; bullfinch; song thrush) as well as managing existing hedgerows sympathetically for wildlife. This should be included within an ecological and landscape planting plan for the scheme, to form the basis of an appropriately worded planning Condition. Subject to this condition, it is therefore considered that there would be no adverse impact upon the ecology of the area.
- 5.17 Suitable Alternative Buildings
There are no suitable alternative buildings on the site that could be used as stables.
- 5.18 Welfare of the Horses
The stables are considered to be an appropriate size and design for the keeping of horses; the dimensions conform to the British Horse Society standards. The horses would be exercised within the field and as The Street is a recreational route, it is suitable for both walkers and horse riding. It is not proposed to erect any permanent jumps or new fencing on the site.
- 5.19 Conservation Issues
The stable block lies within the curtilage of the Listed Building and as such would have some impact on the setting of the Listed Building. To some extent the setting of the Listed Building has already been compromised by the presence of the mobile home(s) that are currently used in conjunction with the unauthorised Dog Care Business. The applicant has indicated an intention to re-locate this business and this application provides the opportunity to impose a condition to secure the removal of the unsightly mobile homes. Furthermore, officers consider that a section of screen fence, that has been erected at the end of the drive, adjacent to the stone garage, should be replaced with a stone wall and the applicant has agreed to do this; this again can be secured by an appropriate condition. Given these matters of mitigation, officers consider that on balance the setting of the Listed Building would not be significantly affected by 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 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 change of use 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 outstanding works to the stable block hereby approved, shall be completed in full accordance with the approved plans prior to the first use of the building as a stable for horses.

Reason 2

To maintain the rural character of the building in the interests of the visual amenity of the rural and Green Belt location and to accord with Policies L1 and GB1 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 3

To preserve the historic setting of the listed building, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 1

To ensure that the building is fully completed for its intended purpose in the interests of the welfare of horses and to accord with Policy E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. At no time shall the land and buildings, the subject of this permission, be used for livery, riding school or other business purposes whatsoever.

Reason 1

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

Reason 2

To protect the character and appearance of the area and the visual amenity of the Green Belt and to accord with Policies L1 and GB1 respectively of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. The number of horses kept on the site edged in red on the approved plans shall not exceed 3.

Reason 1

To protect the character and appearance of the area and the visual amenity of the Green Belt and in the interests of the welfare of the horses, to accord with Policies L1, GB1 and E10 respectively of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 2

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

5. No jumps (other than mobile jumps), fences, gates or other structures for accommodating animals and providing associated storage shall be erected on the land. Any temporary jumps and other paraphernalia shall be stored away to the side of the stable block immediately after use.

Reason

To protect the character and appearance of the area and to protect the visual amenity of the Green Belt and to accord with Policies L1, GB1 and E10 respectively of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. No more than one horse box/trailer shall be kept on the site, otherwise at no time shall other horse boxes, trailers, caravans, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses or livestock.

Reason

To protect the character and appearance of the area and to protect the visual amenity of the Green Belt and to accord with Policies L1, GB1 and E10 respectively of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

7. Prior to the first use of the stable hereby approved, full details of any external illumination shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the external illumination shall be implemented in accordance with the approved details.

Reason

To protect the character and appearance of the area and to protect the visual amenity of the Green Belt and to accord with Policies L1, GB1 and E10 respectively of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

8. At no time shall white tape be used to sub-divide the field (green tape would be acceptable).

Reason

To protect the character and appearance of the area and to protect the visual amenity of the Green Belt and to accord with Policies L1, GB1 and E10 respectively of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

9. No windows, including roof lites, other than those shown on the plans hereby approved shall be inserted at any time in the roof or elevations of the stable block hereby approved.

Reason 1

To maintain the rural character of the building in the interests of the visual amenity of the rural and Green Belt location and to preserve the setting of the nearby listed building; to accord with Policies L1 and GB1 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 2

In order to preserve the historic setting of the listed building, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

10. Within 6 months of the date of this decision, all mobile homes shall be permanently removed from the site and the land restored to garden use.

Reason 2

To preserve the historic setting of the listed building, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 1

To maintain the rural character of the building in the interests of the visual amenity of the rural and Green Belt location and to accord with Policies L1 and GB1 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

11. Within 3 months of the date of this decision, details of natural stone screen walling, to replace the existing fencing at the end of the access drive and adjacent to the stone garage, shall be submitted to and approved in writing. Thereafter the screen walling shall be erected in accordance with the details so agreed and to a timescale to be agreed with the Local Planning Authority.

Reason 1

To adequately screen the stable block from views up the driveway from The Street and to maintain the rural character of the building in the interests of the visual amenity of the rural and Green Belt location and to preserve the setting of the nearby listed building; to accord with Policies L1 and GB1 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Reason 2

To preserve the historic setting of the listed building, in accordance with section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, and national guidance set out at the NPPF and accompanying planning practice guide and Policy L13 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

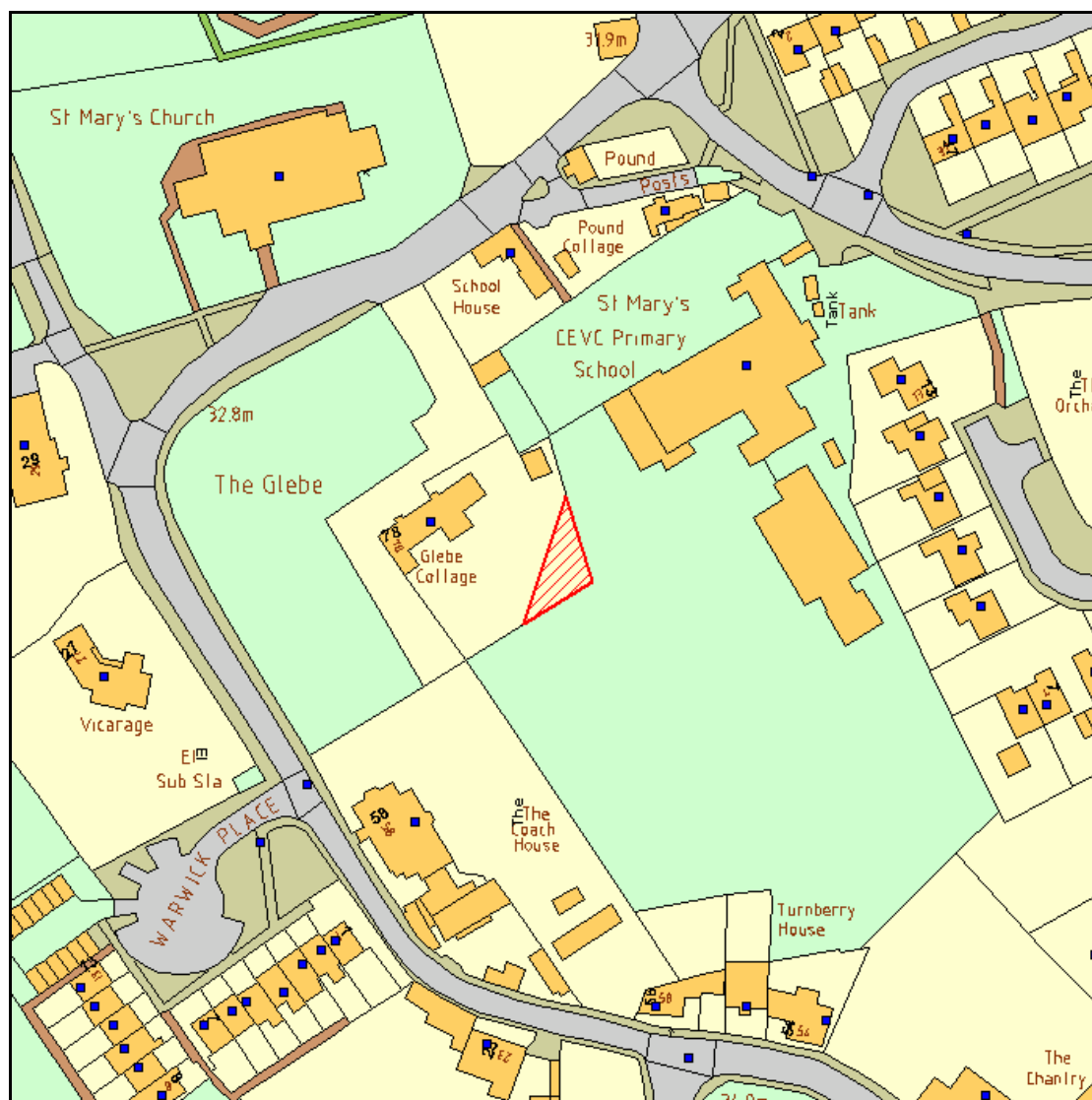
12. Within 12 months of permission being granted an ecological and landscape planting plan shall be drawn up and agreed in writing by the Local Planning Authority; the plan to include details of all new and existing hedgerows. All works are to be carried out in accordance with said plan in the next available planting season.

Reason

In the interests of protected species and to accord with Policy L9 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006; The South Gloucestershire Biodiversity Action Plan and para. 118 of The National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PT13/2691/TRE	Applicant:	Mr N Vernon
Site:	Glebe Cottage Castle Street Thornbury South Gloucestershire	Date Reg:	25th July 2013
Proposal:	Works to fell 5 no. Sycamore Trees and 1 no. Silver Birch Tree all covered by South Gloucestershire Council Provisional Tree Preservation Order 0805.	Parish:	Thornbury Town Council
Map Ref:	363432 190546	Ward:	Thornbury North
Application		Target	16th September
Category:		Date:	2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT13/2691/TRE

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule as a letter of support has been received from a local resident, contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks consent for works to fell 5no. Sycamore Trees and 1 no. Silver Birch Tree all covered by South Gloucestershire Council Provisional Tree Preservation Order 0805.
- 1.2 The trees are located within the residential curtilage of Glebe Cottage, Castle Street, Thornbury, BS35 1HQ.

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 PT13/2160/TCA: Works to remove 6 no. Sycamore trees and 1no Silver Birch tree in the Thornbury Conservation Area. Decision date 18.07.2013. **Objection.**
- 3.2 PT12/2919/TCA: Works to fell 2no. cherry trees situated within the Thornbury Conservation Area. Decision date 08.10.2012. **No objection.**
- 3.3 PT09/1334/TCA: Works to fell 6 no. Sycamore trees situated within the Thornbury Conservation Area. Decision date 11.08.2009. **Withdrawn.**

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection but suggested replacement planting should be carried out following the works.
- 4.2 Council Tree Officer
Objection on grounds of amenity provided by the trees

Other Representations

- 4.3 Local Residents
One representation of support from the Chair of Governors of the neighbouring primary school, citing the potential safety risk arising from trees damaging the boundary wall, and the heritage value of the boundary wall.

It is noted that the applicant has made representations following the Tree Officer's consultation response.

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 The trees are located in the east corner of the rear garden of Glebe Cottage, a Grade II listed building. The trees are positioned alongside the traditional stone boundary wall with the playing field of St. Mary's Primary School. The garden and walling forms the curtilage of the listed building.

The applicant has previously submitted a Trees in Conservation Area (TCA) application under reference PT13/2160/TCA in July 2013 seeking consent to fell the trees that are the subject of this application.

The TCA application determined that the trees offer high amenity value to the Conservation Area and the landscape, and accordingly met the requirement for protection under the Town and Country Planning Act 1990. As a result a group Tree Preservation Order (TPO 0805) was served on the trees.

- 5.3 The Glebe is a grassed plot of grazing land at the corner of Castle Street and Park Road in front of St. Mary's Church. It forms part of the listed curtilage of Glebe Cottage and carries out an important function in providing a tranquil and rural feel in this part of the conservation area and maintains open views to the historic church. The trees are prominent in easterly views from the public realm across The Glebe and provide a soft, natural boundary to this relatively expansive, open area.

- 5.4 In line with comments made against the previous Trees in Conservation Area application the Tree Officer considers that the trees make a valuable contribution to the landscape and objects to any proposal to remove them.

5.5 Other matters

A resident has responded in support of the proposal to remove the trees on grounds of safety. Although the trees are in close proximity to, and in one case touching, the historic wall, the wall does not show obvious signs of structural damage. As such it is not currently considered that safety concerns are to an extent that would warrant the complete removal of the trees.

6. CONCLUSION

- 6.1 It is considered that the amenity value and contribution to the landscape provided by the trees outweigh the safety concerns stated within the application.

7. RECOMMENDATION

- 7.1 That planning permission is REFUSED for the reasons set out on the decision notice.

Contact Officer: Christopher Roe
Tel. No. 01454 863427

REASONS FOR REFUSAL

1. The trees are a feature of the area which makes a positive contribution to the visual amenity of the locality. Its removal would, therefore, be contrary to the Town and Country Planning (Tree Preservation) (England) Regulations 2012.

CIRCULATED SCHEDULE NO. 36/13 – 06 SEPTEMBER 2013

App No.:	PT13/2716/ADV	Applicant:	Bommel UK Ltd
Site:	Roundabout At Junction Of Badminton Road/Culvert Avenue Yate South Gloucestershire BS37 5AF	Date Reg:	26th July 2013
Proposal:	Display of 4no. non-illuminated post mounted signs on roundabout.	Parish:	Westerleigh Parish Council
Map Ref:	369663 182498	Ward:	Westerleigh
Application Category:	Minor	Target Date:	16th September 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT13/2716/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a Member of the public.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for the display of 4no. non-illuminated post signs.
- 1.2 The application site comprises the Badminton Road/Culvert Avenue Roundabout. The area is primarily characterised by a number of large industrial buildings and a busy road.
- 1.3 Revised details have been received which have reduced the size of the signs to approximately 1 metre in width and 0.5 metres in height. The signs proposed are positioned at a height of approximately 0.3 metres from the ground. The signs comprise an aluminium face fixed to steel posts. The signs comprise a white background with advertisement space for sponsors with a blue frame at the bottom containing the Council's corporate logo and the text "in partnership with South Gloucestershire Council in white".

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisement) Regulations 2007
The Town and Country Planning Act 1990 Section 220

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/1066/ADV, display of 3no. non-illuminated signs, approval, 12/05/06.
- 3.2 PT06/2737/ADV, display of non-illuminated safety message signs with various company names and logos. A total of 36 signs spread over 9 roundabouts, refusal, upheld at appeal.

Application PT06/2737/ADV does not relate specifically to the application roundabout, however, it is still relevant to the proposal as it relates to proposals for similar scale signage on various roundabouts throughout the South Gloucestershire area.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
No comments received
- 4.2 Transportation DC Officer
No objection

Other Representations

4.3 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:

- Highway safety issues as the signs could be distracting to motorists;
- The scale and appearance of the signs should be amended so that they cause minimal distraction and it should not be a customised advert;
- Visual amenity issues caused by clutter.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Town and Country Planning (Control of Advertisement) Regulations 2007 and Section 220 of the Town and Country Planning Act relevant to the proposal indicate that the main issue for Local Planning Authorities to consider is the impact of signs on the amenity and public safety and taking into account the cumulative impacts. Advice contained in the National Planning Policy Framework relating to advertisements is also a material consideration when considering the proposal.

5.2 Amenity

The signs appear to be well built and are not unattractive in terms of appearance. The relatively low height of the signs and the fact that they will primarily be viewed against a backdrop of soft vegetation growing on the roundabout which will help reduce their visual impact. The principal appearance of the signs will change depending on the sponsors message, for which will require separate consent. Accordingly, the Local Planning Authority will be able to control any future change to the appearance of the signs.

5.3 Although the roundabout is located on the urban fringe the area is characterised by the busy Badminton Road, large commercial buildings associated with the Trading Estate and a number of vertical street furniture. It is not considered that the signs will appear adversely out of keeping in this context.

5.4 Whilst an additional sign is proposed over the previously approved application for signs on the roundabout (PT06/1066/ADV) it is not considered that the proposed signs will appear adversely cluttered to the detriment of the visual amenity of the area by reason of their scale, siting and the size of the roundabout. If consent is granted a condition is recommended that the existing signage on the roundabout is removed before the proposed signs are displayed.

5.5 Public Safety

The objections received on the basis of highway safety are noted; however, weight is given to a previous relevant advertisement application for similar scale signs on a roundabout (PT06/2737/ADV). The Planning Inspector did not

consider that distractions at a roundabout caused by similar scale signs justifies a highway reason for refusal. Weight is also given to the fact that the Highway Authority has raised no objections on the basis of highway safety. Accordingly, there are no objections on the basis of public safety.

7. RECOMMENDATION

- 7.1 Advertisement Consent is GRANTED subject to the condition in the decision notice.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

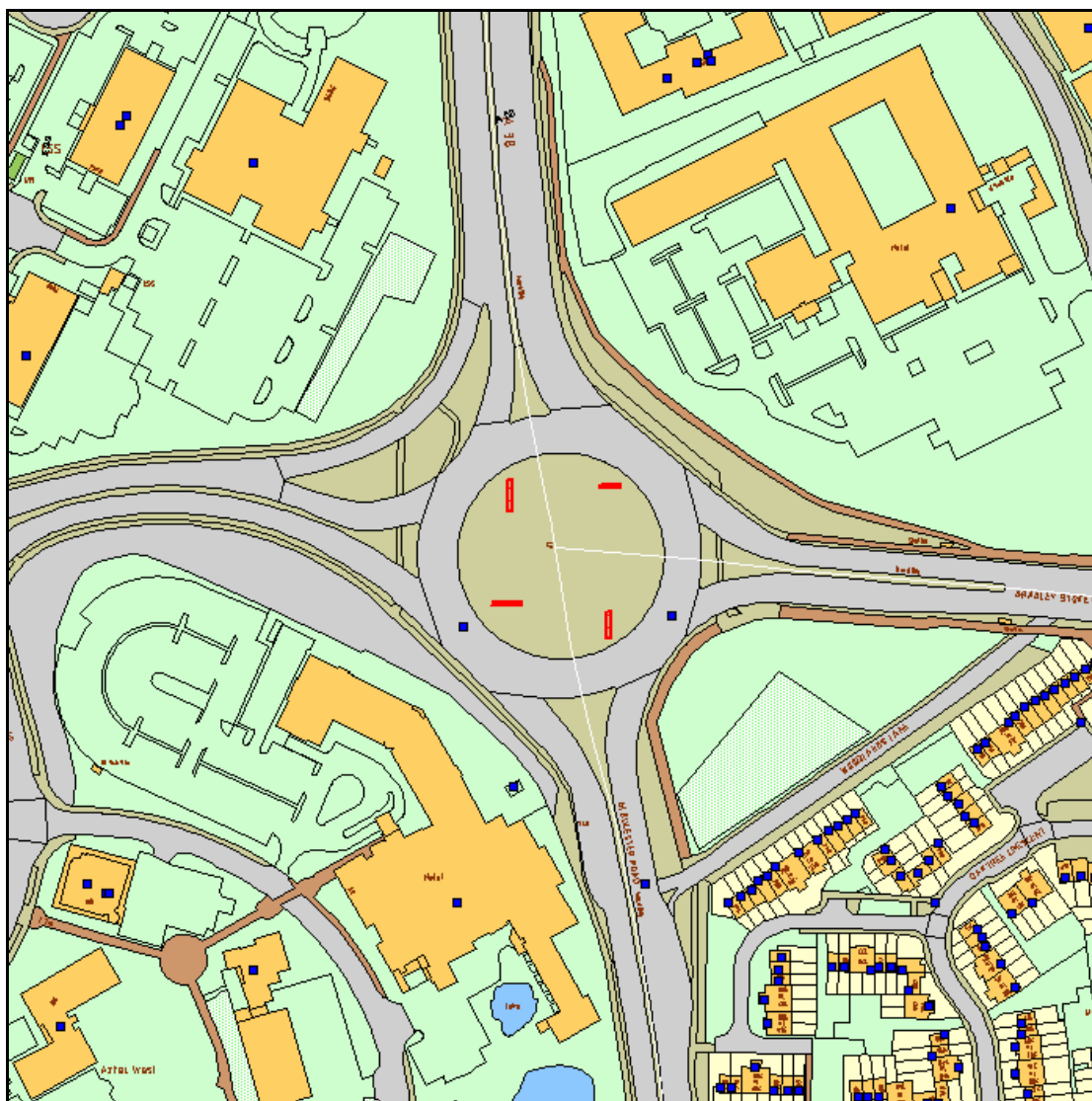
1. Prior to the display of the signs hereby approved the existing signs on the roundabout granted permission under application PT06/1066/ADV shall be permanently removed.

Reason

To ensure that the signs do not appear adversely cluttered in the interests of the visual amenity of the area and to accord with guidance contained in The Town and Country Planning (Control of Advertisement) Regulations 2007.

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PT13/2722/ADV	Applicant:	Bommel UK Ltd
Site:	Aztec West Roundabout Junction A38/Bradley Stoke Way Aztec West Almondsbury Bristol	Date Reg:	26th July 2013
Proposal:	Display of 4no. non-illuminated post mounted signs on roundabout.	Parish:	Patchway Town Council
Map Ref:	360727 182748	Ward:	Patchway
Application	Minor	Target	16th September
Category:		Date:	2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT13/2722/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a Member of the public.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for the display of 4no. non-illuminated post signs.
- 1.2 The application site comprises the Aztec West/Bradley Stoke Way Roundabout. The application roundabout is very large and the area has an open, spacious feel. It is characterised by the busy dual carriageway as well as a number of large commercial buildings. Vegetation is growing in the centre of the roundabout.
- 1.3 Revised details have been received which have reduced the size of the signs to approximately 1 metre in width and 0.5 metres in height. The signs proposed are positioned at a height of approximately 0.3 metres from the ground. The signs comprise an aluminium face fixed to steel posts. The signs comprise a white background with advertisement space for sponsors with a blue frame at the bottom containing the Council's corporate logo and the text "in partnership with South Gloucestershire Council in white".

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisement) Regulations 2007
The Town and Country Planning Act 1990 Section 220

3. RELEVANT PLANNING HISTORY

- 3.1 PT00/0072/ADV, display of 4no. non-illuminated road safety signs, approval, 17/03/00.
- 3.2 PT06/2737/ADV, display of non-illuminated safety message signs with various company names and logos. A total of 36 signs spread over 9 roundabouts, refusal, the signs at the Aztec West roundabout were allowed at appeal.

4. CONSULTATION RESPONSES

- 4.1 Patchway Town Council
No comments received
- 4.2 Transportation DC Officer
No objection

Other Representations

4.3 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:

- Highway safety issues as the signs could be distracting to motorists;
- The scale and appearance of the signs should be amended so that they cause minimal distraction and it should not be a customised advert;
- Visual amenity issues caused by clutter.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Town and Country Planning (Control of Advertisement) Regulations 2007 and Section 220 of the Town and Country Planning Act relevant to the proposal indicate that the main issue for Local Planning Authorities to consider is the impact of signs on the amenity and public safety and taking into account the cumulative impacts. Advice contained in the National Planning Policy Framework relating to advertisements is also a material consideration when considering the proposal.

5.2 Amenity

The signs appear to be well built and are not unattractive in terms of appearance. The relatively low height of the signs and the fact that they will primarily be viewed against a backdrop of soft vegetation growing on the roundabout will help reduce their visual impact. The principal appearance of the signs will change depending on the sponsors message, which will require separate consent. Accordingly, the Local Planning Authority will be able to control any future change to the appearance of the signs.

5.3 The area is characterised by the busy dual carriageway and a number of large commercial buildings associated with Aztec West; the scale and design of the signs proposed are such that they will not appear adversely obtrusive given the context.

5.4 It is not considered that the proposed signs will appear adversely cluttered to the detriment of the visual amenity of the area by reason of their scale, siting and the size of the roundabout. If consent is granted a condition is recommended that the existing signage on the roundabout is removed before the proposed signs are displayed.

5.5 Public Safety

The objections received on the basis of highway safety are noted; however, weight is given to a previous relevant advertisement application for similar scale signs on a roundabout (PT06/2737/ADV). The Planning Inspector did not consider that distractions at a roundabout caused by similar scale signs justifies a highway reason for refusal. Weight is also given to the fact that the Highway Authority has raised no objections on the basis of highway safety. Accordingly, there are no objections on the basis of public safety.

7. RECOMMENDATION

- 7.1 Advertisement Consent is GRANTED subject to the condition in the decision notice.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

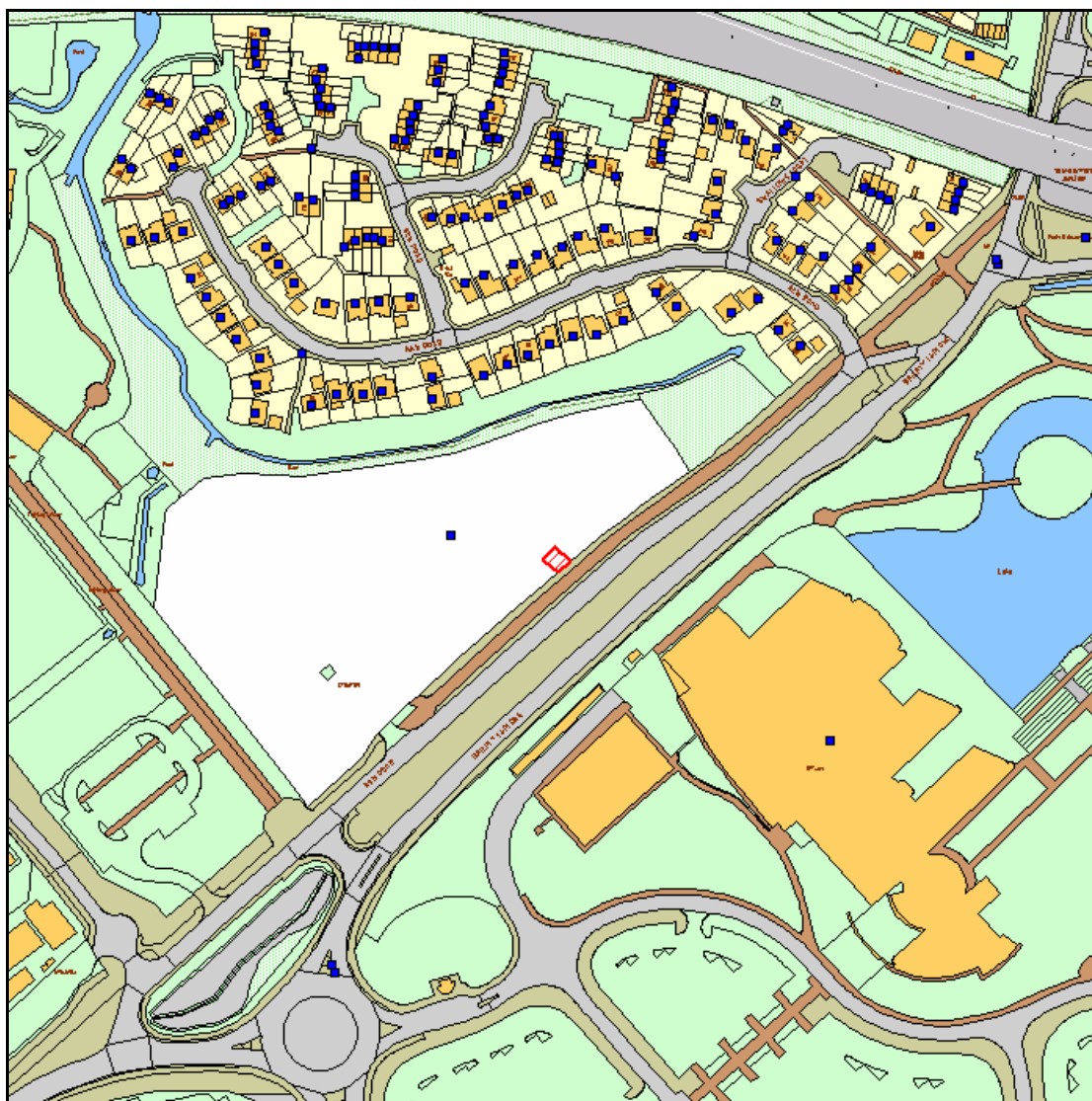
1. Prior to the display of the signs hereby approved the existing signs on the roundabout granted consent under application PT06/2737/ADV shall be permanently removed.

Reason

To ensure that the signs do not appear adversely cluttered in the interests of the visual amenity of the area and to accord with guidance contained in the Town and Country Planning (Control of Advertisement) Regulations 2007.

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PT13/2781/ADV	Applicant:	City Of Bristol College
Site:	City Of Bristol College New Road Stoke Gifford South Gloucestershire BS34 8SF	Date Reg:	30th July 2013
Proposal:	Display of 1no. non-illuminated post mounted sign.	Parish:	Stoke Gifford Parish Council
Map Ref:	361682 179308	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	19th September 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT13/2781/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as representations have been made by local residents which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks consent for the display of 1no. non-illuminated post mounted sign on an entrance to the City of Bristol College, Stoke Gifford.
- 1.2 The application has been submitted alongside application ref. PT13/2782/ADV, which seeks consent for the display of 3no. non-illuminated signs and 4no. flagpoles.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 This site has an extensive planning history. The most relevant history to this application is outlined below:
- 3.2 PT13/2782/ADV - Display of 3 no. non illuminated post mounted advertisement signs and 4 no. flagpoles. Pending Consideration.
- 3.3 PT13/0991/ADV (Abbeywood Community School) - Display of 1 no. externally illuminated static fascia sign, 4 no. non illuminated hoarding signs. Approved 7th May 2013
- 3.4 PT12/1397/F - Erection of three storey building to form Technology and Engineering Academy with landscaping, access, parking and associated works. Approved 13th September 2012.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council

No objection.

- 4.2 Transport Officer
No transportation comments

- 4.3 Local Residents
Two letters of objection have been received from local residents. The comments are summarised as follows:
- Objection to size, colour and location - why, in a residential area, does a college need a sign that is so tall and wide and with such illuminating colours. Colours used are not in keeping with a residential area. It makes it look like an entrance to an industrial estate.
 - New Road is already littered with signs.
 - No justification for such a large sign.
 - Sign is stuck out from college boundary.
 - Changes on New Road are impacting the quality of life for New Road residents – disruption from bus routes and building of two colleges.
 - There are numerous signs advertising the existing College/School including a 2.5mtr A frame sign that has been illegally attached to the lamp post just past the junction of Fox Den Rd and New Rd.
 - Most of the street furniture has far too many signs attached that are not even relevant as they are out of date in the immediate local area.
 - Would I be permitted to display a similar sized sign or flagpole at my house to name it? – I think not.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements that will clearly have an appreciable impact on a building or their surroundings should be subject to the Local Planning Authorities detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 5.2 Residential Amenity
The proposed sign would be situated an appreciable distance from any of the surrounding dwellings and as such would not prejudice residential amenity.
- 5.3 Public safety
The proposed sign has been assessed by the Council's Transport Officer and there are no objections to the proposal on grounds of public safety.
- 5.4 Visual Amenity
The application relates to an extension of the City of Bristol College site in Stoke Gifford approved under application ref. PT12/1397/F. The site is situated on the north side of New Road. The immediate locality is characterised by a mix of community (education) facilities and business use, with residential development situated to the far north and southwest. Existing signage is

evident along North Road relating to the relevant business and education uses. This stretch of North Road is not considered to have a distinct residential character and is instead characterised by a mix of land uses.

- 5.5 The proposed sign would be situated on an entrance point from New Road to the approved three storey building, and would be at an angle adjacent to proposed landscaping. The sign would be non-illuminated and post-mounted with a maximum height of 2.4 metres. The panel would be white and measure approximately 1.1 metres by 1.08 metres, with a colour logo and lettering. The overall design of the sign and the colours used is considered appropriate in the context of the site and the local area. Although large in scale the size of the sign is considered to reflect the scale of the site and the associated land use. The location of the sign is not in close proximity to any of the nearby residential developments and would not detract from the character or visual amenity of the locality.

5.6 Cumulative Impact

The proposed sign has been considered cumulatively alongside application PT13/2782/ADV and the existing signage along New Road. Due to the character and land use in the area it is considered that the signage would not have a cumulative detrimental impact on the visual amenity of the locality.

5.7 Other Matters

A number of concerns have been raised by local residents in relation to the proposed signage. Matters relating to design and character have been considered in the assessment above. Concerns raised in relation to the display of existing advertisements has been considered within the cumulative impact assessment as guided by the National Planning Policy Framework. All other matters raised relating to existing signs (i.e. whether they are displayed legally or are out of date) are not relevant to this application and as such has not been given weight in this decision. Similarly questions raised in relation to the display of adverts at alternative addresses are not relevant to this application. Each application is assessed individually based upon the characteristics and merits of the site.

6. CONCLUSION

- 6.1 It is considered that the proposed sign would not prejudice residential amenity or public safety, and would not individually or cumulatively have a detrimental impact on the visual amenity of the locality. Accordingly, in line with guidance contained within the National Planning Policy Framework, advertisement consent is granted.

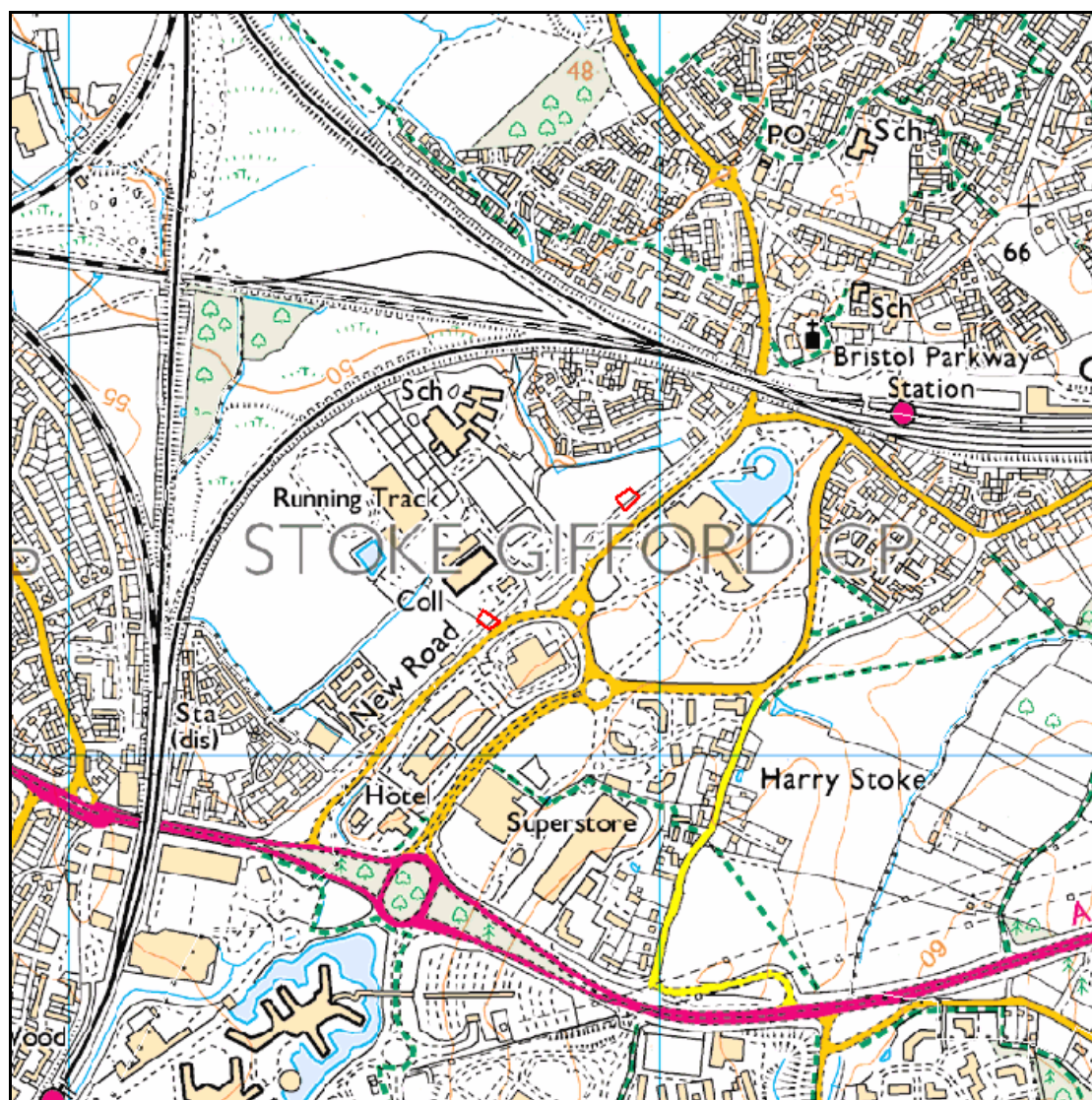
7. RECOMMENDATION

- 7.1 That the application is **APPROVED**.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CIRCULATED SCHEDULE NO. 36/13 – 6 SEPTEMBER 2013

App No.:	PT13/2782/ADV	Applicant:	City Of Bristol College
Site:	City Of Bristol College New Road Stoke Gifford South Gloucestershire BS34 8SF	Date Reg:	30th July 2013
Proposal:	Display of 3 no. non illuminated post mounted advertisement signs and 4 no. flagpoles.	Parish:	Stoke Gifford Parish Council
Map Ref:	361682 179308	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	19th September 2013



© South Gloucestershire Council 2007.all rights reserved.

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

100023410, 2008.

N.T.S.

PT13/2782/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as representations have been made by the Parish Council and local residents which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks consent for the display of 3no. non-illuminated post-mounted signs, and 4no. flagpoles. The application relates to two separate entrances to City of Bristol College, Stoke Gifford.
- 1.2 The application has been submitted alongside application ref. PT13/2781/ADV, which seeks consent for the display of 1no. non-illuminated post-mounted sign.
- 1.3 Details submitted in relation to the flagpoles are limited and as such further clarification has been sought on this matter. It has been confirmed that the flagpole would have a maximum height of 6 metres and flags used would be of standard dimensions – 1.8m by 0.9m. The specific design of the flags would change in accordance with business partner and college logos.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Design

South Gloucestershire Local Plan Core Strategy incorporating Inspector Preliminary Findings and Draft Main Modifications September 2012.
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 This site has an extensive planning history. The most relevant history to this application is outlined below:
- 3.2 PT13/2781/ADV - Display of 1no. non illuminated post mounted advertisement sign. Pending Consideration.
- 3.3 PT13/0991/ADV (Abbeywood Community School) - Display of 1 no. externally illuminated static fascia sign, 4 no. non illuminated hoarding signs. Approved 7th May 2013

- 3.4 PT12/1397/F - Erection of three storey building to form Technology and Engineering Academy with landscaping, access, parking and associated works.
Approved 13th September 2012

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objection - Excessive usage of signage within a residential area.
- 4.2 Transport Officer
No transportation comments

Other Representations

- 4.3 Local Residents
One letter of objection has been received from a local resident. The comments are summarised as follows:
- No logical reason for why flagpoles are needed.
 - The flagpoles would further spoil the local area.
 - Objection to size of signs – why do they need to be so tall and wide?
 - New Road is already littered with signs.
 - No justification for such a large sign.
 - Sign is stuck out from college boundary.
 - The college is such a big building that people will know where it is and will not need an oversized sign to tell them they have arrived at their location.
 - Changes on New Road are impacting the quality of life for New Road residents – disruption from bus routes and building of two colleges.
 - Signs should be made smaller and situated neatly along the college boundary.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements that will clearly have an appreciable impact on a building or their surroundings should be subject to the Local Planning Authorities detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 5.2 Residential Amenity
The proposed signs and flagpoles would be situated an appreciable distance from any of the surrounding dwellings and as such would not prejudice residential amenity.
- 5.3 Public safety
The proposed signs and flagpoles have been assessed by the Council's Transport Officer and there are no objections to the proposal on grounds of public safety.

5.4 Visual Amenity

The application relates to an existing College site in Stoke Gifford and associated extension approved under application ref. PT12/1397/F. The site is situated on the north side of New Road. The immediate locality is characterised by a mix of community (education) facilities and business use, with residential development situated to the far north and southwest. Existing signage is evident along North Road relating to the relevant business and education uses. Two non-illuminated post mounted signs and one flagpole is present on the entrance to the existing College site identified in circle 'A' on the submitted plans. This stretch of North Road is not considered to have a distinct residential character and is instead characterised by a mix of land uses.

- 5.5 The application proposes 3no. signs and 4no. flagpoles. Two of the proposed signs would replace the existing 2no. signs situated on the entrance identified by circle 'A' on the submitted plans. The proposed flagpoles would have a maximum height of 6 metres and would be situated adjacent to the existing single flagpole set back from this entrance. One sign (02) would be situated at an entrance to the College extension site, and would be at an angle adjacent to proposed landscaping. The post-mounted signs would be non-illuminated with a maximum height of 2.44 metres. The panel would be dark blue and measure approximately 1.1 metres by 1.1 metres, with lettering and logo detail. The overall design of the sign and the colours used is considered appropriate in the context of the site and the local area. Although large in scale the size of the signs is considered to reflect the scale of the site and the associated land use. The location of the signs is not in close proximity to any of the nearby residential developments and would not detract from the character or visual amenity of the locality. Specific details relating to the design of the flagpoles and associated flags have not been submitted with the application. However, correspondence confirms that the flagpole would have a maximum height of 6 metres and flags would be of standard size - 1.8m by 0.9m. The flags would include business logos associated with the College. The overall height of the flagpoles and size of the flags is considered appropriate in the context of the locality. As the flag details have not been identified on the submitted plans the specific dimensions will form part of a suitably worded planning condition.

5.6 Cumulative Impact

The proposed sign has been considered cumulatively alongside application PT13/2781/ADV and the existing signage along New Road. Two of the proposed signs would replace two existing signs and as such the application would result in 1no. additional sign and 4no flagpoles. Due to the character and land use in the area it is considered that the signage would not have a cumulative detrimental impact on the visual amenity of the locality.

5.7 Other Matters

A number of concerns have been raised by local residents in relation to the proposed signage. Matters relating to design and character have been considered in the assessment above. Concerns raised in relation to the display of existing advertisements has been considered within the cumulative impact assessment as guided by the National Planning Policy Framework. All other matters raised relating to existing signs (i.e. whether they are displayed legally

or are out of date) are not relevant to this application and as such has not been given weight in this decision. Similarly questions raised in relation to the display of adverts at alternative addresses are not relevant to this application. Each application is assessed individually based upon the characteristics and merits of the site.

6. CONCLUSION

- 6.1 It is considered that the proposed sign would not prejudice residential amenity or public safety, and would not individually or cumulatively have a detrimental impact on the visual amenity of the locality. Accordingly, in line with guidance contained within the National Planning Policy Framework, advertisement consent is granted.

7. RECOMMENDATION

- 7.1 That the application is **APPROVED**.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CONDITIONS

1. The flagpoles hereby approved shall not exceed 6 metres in height, and the associated flag shall not exceed two square metres.

Reason

In the interest of visual amenity and to accord with the National Planning Policy Framework (2012).