



**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. 49/13

Date to Members: 06/12/13

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

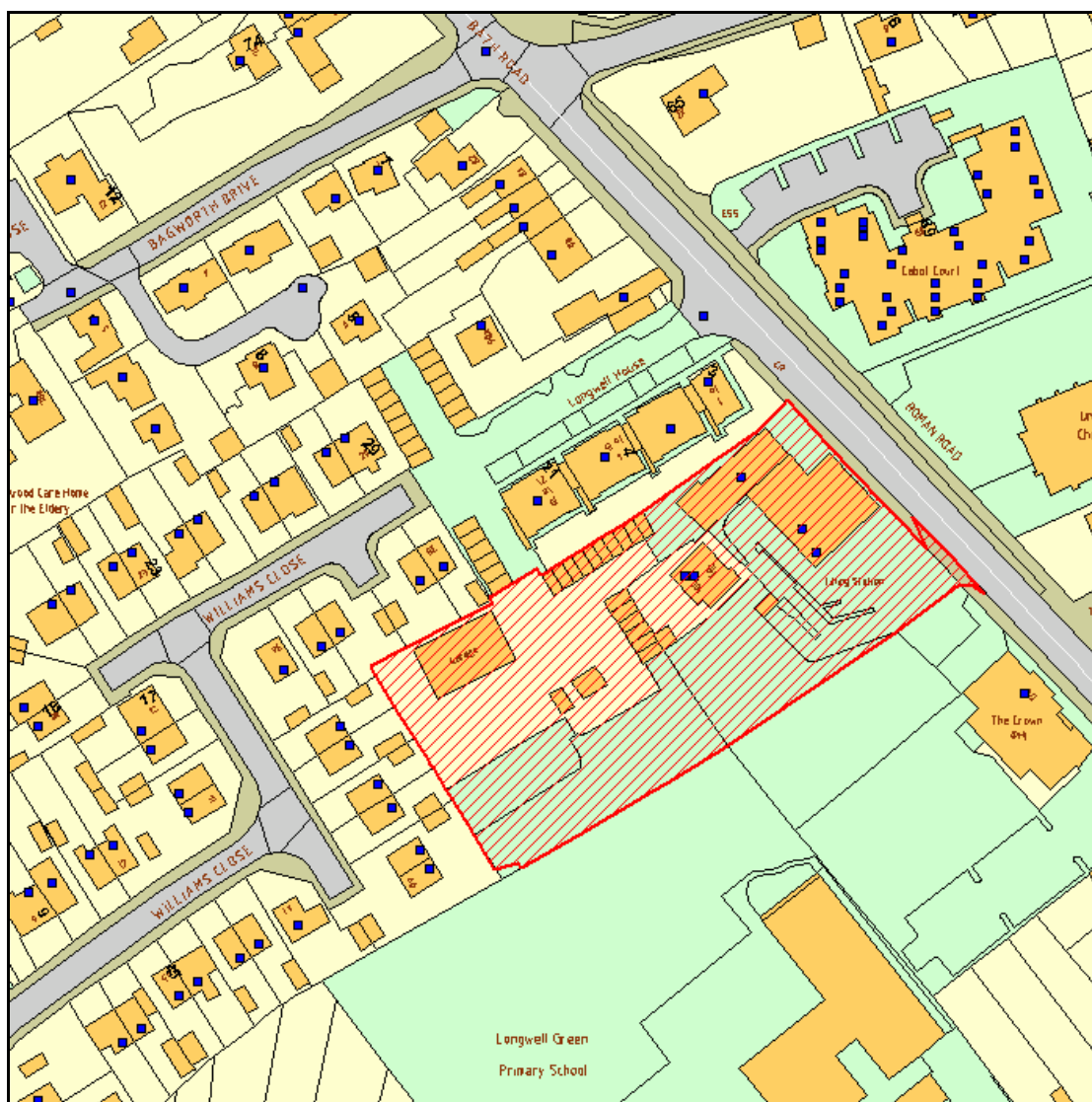
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s)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

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK13/2310/F	Approve with Conditions	Longwell Green Service Station 106 Bath Road Longwell Green South Gloucestershire BS30 9DE	Longwell Green	Hanham Abbots Parish Council
2	PK13/2792/RM	Approve with Conditions	Blackhorse Resource And Activity Centre Blackhorse Road Mangotsfield South Gloucestershire BS16 9BP	Rodway	Mangotsfield Rural Parish Council
3	PK13/3279/LB	Approve with Conditions	Brittons Farm Beach Lane Bitton South Gloucestershire BS30 6NP	Bitton	Bitton Parish Council
4	PK13/3431/F	Approve with Conditions	S I L S Housing And Support Osborne House 101 And 99 High Street Hanham South Gloucestershire BS15 3QG	Hanham	Hanham Parish Council
5	PK13/3713/F	Approve with Conditions	3A Market Place Marshfield South Gloucestershire SN14 8NP	Boyd Valley	Marshfield Parish Council
6	PK13/3805/F	Approve with Conditions	57 Pearsall Road Longwell Green South Gloucestershire BS30 9BD	Longwell Green	Hanham Abbots Parish Council
7	PK13/3838/F	Approve with Conditions	50 Oakleigh Gardens Oldland Common South Gloucestershire BS30 6RH	Bitton	Bitton Parish Council
8	PK13/3882/F	Approve with Conditions	98 North Street Downend South Gloucestershire BS16 5SF	Downend	Downend And Bromley Heath Parish Council
9	PK13/3925/F	Approve with Conditions	1 Edmund Close Downend South Gloucestershire BS16 5EJ	Downend	Downend And Bromley Heath Parish Council
10	PK13/3971/F	Approve with Conditions	2 Colliers Break Emersons Green South Gloucestershire BS16 7EE	Emersons	Mangotsfield Rural Parish Council
11	PT13/2660/F	Approve with Conditions	Washingpool Farm Main Road Easter Compton South Gloucestershire BS35 5RE		Almondsbury Parish Council
12	PT13/3354/RM	Approve with Conditions	University Of West Of England Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QY	Frenchay And Stoke Park	Stoke Gifford Parish Council
13	PT13/3908/RVC	Approve with Conditions	Cabot Court Gloucester Road North Filton South Gloucestershire BS7 0SH	Filton	Filton Town Council
14	PT13/3909/RVC	Approve with Conditions	Cabot Court Gloucester Road North Filton South Gloucestershire BS7 0SH	Filton	Filton Town Council
15	PT13/3910/RVC	Approve with Conditions	Cabot Court Gloucester Road North Filton South Gloucestershire BS7 0SH	Filton	Filton Town Council
16	PK13/2648/RM	Approve with Conditions	Parcel 2 Land At Emersons Green East South Gloucestershire BS16 7AQ		Pucklechurch Parish Council

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/2310/F	Applicant:	ALDI Stores Ltd
Site:	Longwell Green Service Station 106 Bath Road Longwell Green South Gloucestershire BS30 9DE	Date Reg:	22nd July 2013
Proposal:	Erection of a retail store (Class A1) with access, parking, landscaping and associated works.	Parish:	Hanham Abbots Parish Council
Map Ref:	365691 171137	Ward:	Longwell Green
Application Category:	Major	Target Date:	16th October 2013



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100023410, 2008.

N.T.S.

PK13/2310/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of objections from Councillor Christine Price, Hanham Abbots Parish Council and local residents; the concerns raised being contrary to the officer recommendation for approval.

1. THE PROPOSAL

- 1.1 The application site (0.56ha) is located on the south-western side of the A431 Bath Road, in the heart of Longwell Green, and comprises the former Longwell Green Service Station and Garage and most of the land associated with it. Within the site is a now unused petrol filling station building, within which was a small convenience shop (Spar); a car wash; an extensive area dedicated to used-car sales; and a garage/workshop offering servicing, repairs and MOT's. In addition there are 10no. lock-up garages at the rear of the site. A 2-storey residential property (2 flats) to the rear of the filling station provided accommodation for the manager of the filling station. Vehicular access and egress to/from the site is directly from Bath Road. The site lies within the Longwell Green Parade Local Centre and is bounded to the north by 3-storey blocks of flats i.e. Longwell House; to the rear (west) by the semi-detached residential houses along Williams Close; to the south by the playing field of Longwell Green Primary School and to the south-east by The Crown Public House and car park. A mix of residential and commercial properties (including Tesco Express) as well as All Saints Church, lie opposite the site on Bath Road.
- 1.2 Outline planning consent (PK10/3075/O) with access, siting/layout, scale and landscaping was granted in Oct. 2011 for the demolition of the existing structures within the site and the erection of a retail store (A1) and two additional smaller units for mixed A1/A2 use, with car parking and associated works; with all other matters to be the subject of a later reserved matters application.
- 1.4 Under the approved outline scheme it was proposed to erect a single-storey retail (A1) unit with 1347sq.m. GIA (gross internal area) and two smaller units for A1/A2 (shops/financial & professional services) use with a total 278sq.m. GIA. The larger unit was to be located to the back of the site with the two smaller units located to the front of the site, next to The Crown PH.
- 1.5 The height of the main store approved would be 4.88m with the floor level set 2.2m below the existing ground level at the rear of the site, in the south-west. It was proposed to use a timber crib retaining wall at the rear to allow a greater depth of landscaping to be achieved between the rear of the building and the residential properties along Williams Close.
- 1.6 There would be two vehicular access points from Bath Road, with service vehicles using the eastern access only; a height resistor would be placed on the western access to restrict access here by commercial vehicles. A service yard and loading bay with turning area, would be located in the southern corner of the site. It was proposed to provide 125 parking spaces on the site.

- 1.7 The proposed opening hours for both the Retail Store and Shop Units was to be as follows:

Retail Store: 08:00hrs – 21:00hrs Mon to Sat, 10:00hrs – 17:00hrs Sundays and Bank Holidays (6 hours opening between these hours).

Shop Units: 08:00hrs – 21:00hrs Mon to Sat, 10:00hrs – 17:00hrs Sundays and Bank Holidays

To comply with the Sunday Trading Act 1994 the retail store would trade for only 6 continual hours between 10:00hrs and 17:00hrs on Sunday and Bank Holidays.

- 1.8 Since the approval of PK10/3075/O the area of land other than that next to The Crown PH, where the two smaller retail units were approved, has changed hands and is now in the ownership of Aldi Supermarkets. The remaining land remains in the original ownership and continues to be used for car sales. Aldi have, in the interim, allowed car sales to continue from their land on an informal basis until such time that the land is developed.
- 1.9 Aldi wish to build a Discount Food Store on the site of the previously approved supermarket but to Aldi specifications; furthermore the proposed building would be larger, having a gross building area of 1835sq.m. with net Retail Sales Area of 1,254 sq.m and selling a higher proportion of comparison goods; hence the submission of this current application. Car parking would again be located to the front of the site and along the northern boundary. It is now proposed to utilise one access from Bath Road and it is intended that this access would be shared with the development on the remaining land where the two retail units were previously approved; as and when that or some other proposal comes forward.
- 1.10 The application is supported by the following documents:
- Design and Access Statement Transport Assessment
 - Planning and Retail Statement
 - Plant Noise Assessment Report
 - Transport Assessment

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework (NPPF) 27th March 2012
PPS4 – ‘ Planning for Sustainable Economic Growth’ Practice Guide (retained)

2.2 Development Plans

South Gloucestershire Local Plan : Core Strategy incorporating Inspector Main Modifications Nov. 2013.

CS1 - High Quality Design

CS5 - Location of Development

CS13 - Non-Safeguarded Economic Development Sites
CS14 - Town Centres and Retailing

South Gloucestershire Local Plan (Adopted) January 2006

D1 - Design
L1 - Landscape Protection and Enhancement
L9 - Species Protection
L17 & L18 - The Water Environment
EP1 - Environmental Pollution
EP2 - Flood Risk and Development
EP6 - Contaminated Land
T7 - Cycle Parking
T8 - Parking Standards
T12 - Transportation Development Control Policy for New Development
RT5 - Proposals for Out of Centre and Edge of Centre Retail Development
RT8 - Small Scale Retail Uses Within the Urban Areas and the boundaries of Small Settlements
RT11 - Retention of Local Shops, Parades, Village Shops and Public Houses

Minerals and Waste Local Plan Adopted May 2002

Policy 37 - Waste Reduction and Re-Use

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Check List (SPD) Adopted Aug 2007

Trees on Development Sites – (SPG) Adopted Nov. 2005.

3. RELEVANT PLANNING HISTORY

There have been numerous applications relating to this site, the most relevant being those listed below:

- 3.1 K3464/4 - Demolition of cottages nos. 108-116 (inc) Bath Road and conversion of house at no.106 Bath Rd. into 2 no. flats.
Approved 13 April 1987
- 3.2 K3464/12 - Use of land at rear of petrol filling station for the display of vehicles for sale and associated parking, relocation of bottled gas compound.
Approved 23 March 1992
- 3.3 P98/4630 - Redevelopment of filling station involving new sales building, extended canopy, new pump islands, relocated car wash, jet wash, extended vehicle sales area, and extension to workshop.
Approved 5 Jan 1999
- 3.4 PK09/5572/O - Demolition of existing building to facilitate the erection of a neighbourhood food store (Class A1) and 2no. units for restaurant and café use (Class A3) (Outline) with access and siting/layout to be determined. All other matters to be reserved.
Withdrawn 14 Jan 2010

- 3.5 PK09/057/SCR - Demolition of existing building to facilitate the erection of a neighbourhood food store (Class A1) and 2no. units for restaurant and café use (Class A3) (Outline) with access to be determined. All other matters to be reserved. (Screening for PK09/5572/O).
Environmental Impact Assessment not required 22 Oct 2009.
- 3.6 PK10/3075/O - Demolition of existing building to facilitate the erection of a retail store (Class A1) and 2no. units for mixed A1/A2 use with car parking and associated works, outline application with access, siting/layout, scale and landscaping to be determined with all other matters reserved. (Resubmission of PK09/5572/O)
Approved 14th Oct. 2011

4. CONSULTATION RESPONSES

4.1 Councillor Christine Price

The outline planning consent was for 1347sq mtrs and now the new application is for 1835sq mtrs making the store considerably bigger than was originally planned (of which I also objected to) this is unacceptable for the local residents in close proximity to this development. I see there is also a reduction in the car parking spaces, which would then no doubt result in cars parking on the already very busy Bath Road and quite possibly abusing the Church car park by vehicles parking there. So for these reasons I strongly object to this application

4.2 Hanham Abbots Parish Council

Object. The proposed development would have a detrimental affect on small local retailers who are already competing with major retailers in the area. The development would attract an increased level of traffic on an already heavily congested, busy road where the infrastructure is already unable to cope. We also have concerns over the impact on residential amenity with regard to noise pollution with the unloading of delivery vehicles and would ask that should this application be approved, then the hours of delivery be controlled, bearing in mind the close proximity of the development to residents living in Williams Close.

4.3 Oldland Parish Council

No response

Other Consultees [including internal consultees of the Council]

4.4 Wessex Water

No objections. The development may affect an existing sewer.

4.5 Police Community Safety

No response

4.6 Sustainable Transport

No highway objections to the proposal subject to the applicant entering into an appropriate legal agreement to provide the following:

Completion of a s106 legal agreement to secure the following,

- a. Financial contribution of £22,350 towards traffic management measures including introduction of 'Waiting Restriction on Bath Road and improvements to pedestrian facilities in the area,
- b. Financial contribution of £17,500 towards the continued support to the existing subsidised bus service by the Council in the area.

Highway works to be covered under s106 agreement includes;

- c. Existing vehicular accesses to the site are closed-off permanently with full-face kerbs to be installed across the old entrances and the footway levels behind the kerbs are adjusted to suit.
- d. New vehicular access serving the new development would be constructed with footway link leading into the site as shown in principal on drawing no. Sk12 rev A.
- e. Footway on Bath Road along the site frontage shall be resurfaced to the Council's specification and with approved material.

Together with conditions to secure vehicle and cycle parking and a Travel Plan.

4.7 Highway Drainage

No objection subject to a condition to secure a SUDS drainage scheme and informatives relating to surface water run-off.

4.8 Environmental Protection

No objection subject to conditions relating to noise levels, hours of delivery, and a scheme of contamination identification and remediation; and standard informatives relating to the operation of construction sites.

4.9 Landscape Officer

Policy L1 states that new developments will be permitted only where the amenity of the landscape is conserved and where possible enhanced. The application does not offer adequate planting to soften and screen the proposed building and car park in order to protect the visual amenity of the surrounding properties and does not take advantage of the opportunity to enhance the street scene.

Policy D1 states that development will only be permitted where good standards of site planning and design are achieved. It is considered that the development does not achieve this due to the limited amount of tree and shrub planting.

4.10 Ecology

No objection subject to a condition to secure a landscape and ecological management plan.

4.11 Spatial Planning Team (Comments carried over from previous application)

The loss of the Service Station is a material consideration; this needs to be weighed against the additional jobs that would be created and the other potential benefits that a food supermarket would bring to the Bath Road Local

Centre. There is no objection to a food supermarket on the site. However, a comparison* store of the scale proposed would not be consistent with the scale and function of the Local Centre and therefore contrary to South Gloucestershire Local Plan (Adopted) 6th Jan 2006 Policy RT8(D) and Core Strategy Policy CS14. An appropriate condition could be imposed to restrict the amount of comparison floor space.

**(Comparison shopping is the provision of items not obtained on a frequent basis. These include clothing, footwear household and recreational goods.)*

4.12 Hanham District Green Belt Conservation Society

No response

4.13 Economic Development Officer

I have no objection on economic development grounds. I would welcome any additional information that the proposer might be able to provide on local employment and skills policy. I would be keen to understand if the developer and occupier would engage with us on local employment and skills initiatives.

4.14 The Coal Authority

No objection subject to standard informative.

4.15 Avon Wildlife Trust

No response.

4.16 Urban Design

No objection

Other Representations

4.14 Local Residents

7 letters/e-mails of objection have been received from local residents. The concerns raised can be summarised as follows:

- Proposed Sunday opening would contravene Sunday Trading Hours.
- What boundary treatment is proposed for 32 Williams Close?
- Adverse impact on property values.
- Noise.
- Increased scale of building – overbearing impact on houses in Williams Close.
- Reduced landscaping.
- Light pollution.
- Security – gates needed at car park entrance.
- Disturbance during Construction Phase.
- What will happen to the block-work wall bounding Longwell House?
- Increased traffic congestion.
- Underpinning of Longwell House will weaken foundations.
- Adverse impact on residential amenity for occupants of Longwell House – loss of light and increased noise.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Since the previous approval PK10/3075/O the NPPF has superseded various PPS's and PPG's. The NPPF carries a general presumption in favour of sustainable economic 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 Main Modifications – Nov. 2013 has now been through its Examination in Public (EiP) stage; the Inspector has given his findings and stated that the Core Strategy is sound. The policies therein, although a material consideration, are not yet adopted but given the advanced stage the Plan has reached, can now be afforded significant weight.

5.4 The acceptance in principle of a supermarket on this site was previously established with the grant of outline consent PK10/3075/O. This approval was however granted subject to a condition (10) to limit the amount of comparison goods sold to 15% of the total gross retail floor area.

5.5 The proposal falls to be determined under Policies RT5 and RT8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, and national planning policy through the NPPF. Policies CS13 and CS14 of the South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications Nov 2013 are also material considerations. The site is considered to lie within the Longwell Green Parade, Bath Road, Local Centre as defined in fig 9.1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Table 3 of the South Gloucestershire Core Strategy

5.6 Economic development is defined in the NPPF and is considered to include retailing. The importance of the service station to the local community is a material consideration in its loss. This however needs to be weighed against the additional jobs that would be created (8 full time and 22 part-time employees compared to the existing 15 employed on the site) with the redevelopment, along with the potential for Bath Road to become a stronger Local Centre with the addition of a small supermarket. Such a store has the potential to help consolidate the Local Centre, support other local businesses and give local residents more choice by retaining some of the convenience expenditure that would otherwise go out of the area; increase the opportunity

for walking or cycling to access food shopping; and increase the potential of linked trips. Policy CS13 of the Core Strategy seeks to safeguard economic development sites by resisting the loss of these sites to non-economic development uses. As the existing and proposed uses are both economic development uses, the application is considered to conform to Policy CS13.

5.7 Outside Town Centres, Policy RT8 permits small scale proposals falling within class A1 (shops), class A2 (financial and professional services) and class A3 (food and drink) within the existing urban areas and the boundaries of settlements, as defined on the proposals map. Provided that:

- A. The development would not give rise to unacceptable levels of vehicular traffic or on-street parking to the detriment of the amenities of the surrounding area and highway safety; and**
- B. The development would not prejudice existing residential amenity; and**
- C. The character of the area would not be adversely affected; and**
- D. (In the case of proposals within a local centre) that the development would be consistent with that centre's scale and function; or;**
- E. (In the case of proposals outside of a local centre) development would improve the range of services to a local community and not harm the vitality and viability of an existing local centre.**

The scheme is assessed against these criteria in the following paragraphs. Supermarkets are considered to be self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres net retail sales area, often with car parking. The proposed supermarket would have a net retail sales area of 1,254 sq. metres i.e. well below this figure and is therefore considered to be small. Paragraph 9.8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 states that:

"There are also over 50 local centres within the urban area and larger settlements. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and laundrette."

Officers are therefore satisfied that Policy RT8 is appropriate in this case.

5.8 **A. The development would not give rise to unacceptable levels of vehicular traffic or on-street parking to the detriment of the amenities of the surrounding area and highway safety; and**

Background & Planning History

5.9 This wider site already benefits from an extant outline planning consent (PK10/3075/O) for the demolition of the existing buildings on site to facilitate the erection of one A1 class building of 1347m² GFA and two smaller A1/A2

buildings totalling 278m² GFA, with associated car parking spaces. The current proposal does not include the area to the south where the two small retail units were previously approved under PK10/3075/O.

Proposal

- 5.10 The current application seeks permission for redevelopment of the part of the site where the supermarket and car park were previously approved. The current proposal now proposes the erection of a retail store [discount food - Aldi] with a total floor area of 1835m² (an 488m² gross floor area increase compared to the original scheme as approved in 2010). The proposal also includes reducing the number of site accesses to one.

Access

- 5.11 There are currently two vehicular accesses into this site from Bath Road. As part of the scheme, it is proposed to reduce this to one access. The reduction in the number of accesses onto the A431 Bath Road is considered to be a highway safety gain. Visibility splays from the new site access on to Bath Road are acceptable.
- 5.12 Associated with the current scheme, the applicant has submitted a "Transport Statement" (TS) and this has been assessed fully by the transportation officer.

Traffic

- 5.13 The scheme is for a 'discount-food' store (i.e. Aldi). To determine anticipated traffic movements resulting from this development, the applicant's consultant has used the figures from the TRICS database, which is a standard tool for the industry to assess the impact of the development. For a "discount food" store of a 1835m² Gross Floor Area (GFA) – the peak hour traffic on Friday PM peak (between 17.00 – 18.00) would be 131 and for the Saturday Peak (between 11.00-12.00) the development is likely to generate 217 two-way vehicular movements.
- 5.14 Officers are satisfied with the traffic figures as presented and consider the applicant's Transport Statement [TS] to be acceptable.

Parking and servicing

- 5.15 According to the South Gloucestershire Council parking standards, a maximum of 135 (including disabled) parking spaces are required for this development; the applicant is proposing 96 spaces. To prove the operational parking demand for the store, the developer's highway expert has also submitted details of accumulative parking requirements for the development both for weekdays and for weekends. The information submitted suggests that the proposed parking facility is sufficient to cater for peak demand +10% in the worst weekly hour, with only 3 hours a week exceeding 90% of the proposed car park's capacity. The information provided has been tested by the officer and considered to be robust.
- 5.16 It must be noted that the Council's parking standards are maximum standards and are not to be exceeded. In respect of parking, it is concluded that the level of parking as proposed by the applicant meets the Council's Local Plan Policy T8 parking standards.

- 5.17 This site will offer the opportunity to provide for linked trips. The applicant has confirmed through this application that the site will be protected by Aldi's car park management system, called 'Parking Eye'. This system records vehicle number plates both in and out of the store's car park and automatically recognises [fines] those that over-stay the permitted time, which in this case would be 90 minutes. This system ensures that the car park generates a regular turnover of vehicles whilst not precluding linked trips.
- 5.18 A service bay has been incorporated into the design to allow the retail store to be serviced within the site. Information as submitted with the application includes details of auto-tracking and a manoeuvring area for delivery vehicles on site and it shows that service vehicles can access and egress the site entrance in forward gear.

Accessibility / sustainability

- 5.19 The site is located on a main bus route served by bus services 318, 332 and service no. 45, which links Bristol and Bath. The site is within walking distance of the Longwell Green Parade Local Centre, which includes a number of local shops and services. There is a formal pedestrian crossing (in the form of puffin crossing) on Bath Road in close proximity to the entrance and there is a bus stop immediately outside the application site. The site is therefore within a sustainable location.
- 5.20 It may be necessary to promote "waiting restrictions" (in the form of yellow lines) on Bath Road outside the application site. In this context therefore, the Council needs to implement a Traffic Regulation Order [TRO] and the cost must be met by the applicant.

Planning obligations

- 5.21 As part of the previous planning approval on this site [i.e. erection of retail units], the applicant agreed to make financial contributions towards
- 1) improvements to pedestrian's facilities and the implementation/rationalisation of "waiting restrictions" on Bath Road and
 - 2) improvements to public transport facilities in the area.

These obligations are brought forward.

In view of all the above therefore, there is no highway objection to this application subject to the following;

- 2) Completion of a s106 legal agreement to secure the following,
 - a. Financial contribution of £22,350 towards traffic management measures including the introduction of 'Waiting Restrictions' on Bath Road and improvements to pedestrian facilities in the area,
 - b. Financial contribution of £17,500 towards the continued support of the existing Council subsidised bus service in the area.

Highway works to be covered under s106 agreement includes;

- c. Existing vehicular accesses to the site are to be closed-off permanently with full-face kerbs to be installed across the old entrances and the footway levels behind the kerbs adjusted to suit.
- d. New vehicular access serving the new development would be constructed with footway link leading into the site as shown in principal on drawing no. SK12 rev A.
- e. Footway on Bath Road along the site frontage shall be resurfaced to the Council's specification and with approved material.

Together with conditions to secure vehicle and cycle parking and a Travel Plan.

5.22 B. The development would not prejudice existing residential amenity; and

- 5.23 The nearest residential properties most likely to be affected by the scheme are the houses to the rear of the site in Williams Close and the blocks of flats i.e. Longwell House adjacent to the north-western boundary of the site. There is no residential development adjacent to the south-east of the site. Given the previous authorised uses of the site, it is unlikely that the proposed uses would have any greater impact on the flats than currently occurs. The north-western part of the site would be taken up entirely by car parking areas and this is no different than was previously approved under PK10/3075/O. The side elevation of the proposed supermarket building would be set back from the north-west boundary by generally 14m and it is proposed to retain the existing low boundary wall and also erect a 1.8m fence in front of the wall, along the north-western boundary. There is no intention to underpin the foundations of Longwell House as one objector has suggested. The impact of the scheme on house values is not a material consideration in the determination of planning applications.
- 5.24 In the previously approved scheme the main retail unit was set down within the site so that the top of the unit was only 2.6m above the rear gardens of the houses in Williams Close and set approximately 8m from the garden boundary and 18m from the rear elevation of houses in Williams Close. It was also proposed to provide a fence and a belt of high vegetation along this boundary that was considered to adequately screen the development from view.
- 5.25 For the current proposal, sectional drawings have been provided to demonstrate that, in the scheme as now proposed, the rear elevation of the supermarket would be located approx. 6m from the gardens of houses in Williams Close and 16m from the rear elevations of the houses themselves. The supermarket building would be set down within the site so that the parapet of the proposed Aldi store would be only 1.17m higher than the level previously approved in the outline consent. Given that a 4m wide landscaped buffer would be retained between the store and the Williams Close garden boundaries and a 1.8m high close boarded acoustic fence erected on the boundary with these gardens and at the same ground level, officers are satisfied that the building as now proposed would not have a significantly adverse impact on the dwellings in Williams Close than that previously approved.

- 5.26 In terms of visual amenity, the existing site is something of an eyesore with its array of older buildings and expanse of the car sales lot, all of which is in full view of the houses in Williams Close and the open frontage to Bath Road. Officers consider that a modern retail unit, of the scale proposed, within an adequately landscaped setting, would be a significant visual enhancement on the current situation.
- 5.27 The issues of noise from plant, and light pollution, are discussed under the Environmental heading below. As regards disturbance from delivery lorries and cars using the car park; officers are mindful that the existing uses already generate a lot of traffic to the site.
- 5.28 The proposed opening hours of the store are 08.00hrs to 21.00hrs Mon-Sat and 10.00 to 17.00 Sundays and Bank Holidays. Sunday trading laws would no doubt restrict the actual number of hours the store could be open within the Sunday/Bank Holiday window. Officers have no objection to these hours, which are the same as those previously approved under PK10/3075/O. The manoeuvring of delivery lorries would take place within the car park and the area adjacent to the Public House and its car park where there is already a high boundary treatment of fences and established vegetation. The loading bay would be situated in the far south-eastern corner of the building rather than adjacent to the houses in Williams Close and would be accessed by a ramp. The bay, which would be insulated, would be located behind the belt of screen vegetation with its rear facing Williams Close to avoid noise break out in that direction. Whilst there is a risk of disturbance from the noise of loading/unloading and reversing beepers, this is likely to be on an intermittent basis only and the times of delivery can be controlled by condition (see Environmental section below). On balance therefore the impact on residential amenity would not be so significant as to justify refusal of planning permission and criterion B of Policy RT8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 is therefore satisfied.
- 5.29 **C. The character of the area would not be adversely affected; and**
- 5.30 The area is characterised by a mix of residential and commercial properties with the shops being concentrated mainly along Bath Road and Shellards Road with a small rank in Ellacombe Road. There is no well defined architectural vernacular and properties are mainly mid to late 20th C in age, the exception being All Saints Church directly opposite the site and the recently constructed McArthey & Stone sheltered flats on the opposite side of Bath Road. The latter is a modern design but is considerably more bulky than the buildings proposed. The blocks of flats i.e. Longwell House, to the north-west of the site are also larger in scale than the building proposed. Having regard to this mix of scale and design, officers are satisfied that the proposal would not look out of place in the Local Centre. The existing buildings/uses sprawl back into the site and the replacement of these with the proposed contemporary designed store, would enhance the character of the area. Criterion C of Policy RT8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 is therefore satisfied.
- 5.31 **D. (In the case of proposals within a local centre) that the development would be consistent with that centre's scale and function; or;**

- 5.32 The current application is specifically for a discount food store where the end user i.e. Aldi is known. Economic development has traditionally included retailing. The importance of the existing service station to the local community and its proposed loss is a material consideration in the determination of this application. This however needs to be weighed against the additional jobs that would be created (8 full time and 22 part-time) within the development, along with the potential for Bath Road to become a stronger Local Centre with the addition of a small supermarket. Such a store has the potential to help consolidate the Local Centre, support other local businesses and give local residents more choice by: retaining some of the convenience expenditure that would otherwise go out of the area; increase the opportunity for walking or cycling to access food shopping; and increase the potential for linked trips. Policy CS13 of the South Gloucestershire Core Strategy: incorporating Inspector Main Modifications Nov. 2013 seeks to safeguard economic development sites by protecting the loss of these to non-economic development uses. As the existing and proposed uses are both economic development uses, the application is considered to conform to Policy CS13.
- 5.33 Taking account of the site's distance from established Town Centres, the proposal would be more likely to draw trade from the out of centre convenience floorspace at Asda Longwell Green, the proposal would therefore not be unacceptable in terms of Policy RT5 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006. Furthermore Policy CS14 of the South Gloucestershire Core Strategy encourages convenient and accessible local shopping facilities to meet the day-to-day needs of residents and contribute to social inclusion.
- 5.34 Although the proposal focuses more specifically on the development of a discount food store, the unit still has the potential to be used for the sale of comparison goods and this presents a differing policy approach. The South. Glos Local Plan definition of a Local Centre is that it comprises a range of shops of a local nature, and the only larger shop referred to is a supermarket. A *comparison shop* of the size proposed would not be consistent with the scale and function of the Bath Road Local Centre and would be contrary to Local Plan Policy RT8(D) and Core Strategy Submission Draft Policy CS14.
- 5.35 Whilst the loss of the service station is a material consideration, this needs to be weighed against the additional jobs that would be created and the other potential benefits that a discount food store would bring to the Local Centre. There is no objection to a *discount food store* on the site, indeed the acceptance in principle of a supermarket on this site was previously established with the approval of outline consent PK10/3075/O. In order therefore to ensure that the larger unit now proposed would be used in accordance with the scale and function of the Local Centre, a condition would be imposed restricting the use of the unit to the sale of food and convenience goods with a maximum of 20% of the retail floorspace devoted to comparison goods and the applicant is prepared to accept such a condition. Subject to this condition, officers are satisfied that Criterion D of Policy RT8 is satisfied.

- 5.36 **F. (In the case of proposals outside of a local centre) development would improve the range of services to a local community and not harm the vitality and viability of an existing local centre.**
- 5.37 The site is considered to lie within a Local Centre so this criterion is not relevant in this case.
- 5.38 Design Issues
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 high quality designs in new development. The appearance of the building is contemporary and similar to many Aldi stores throughout the country. The overall layout, form, scale, height and massing of the proposal is considered to be sufficiently in-keeping with the locality.
- 5.39 Landscape Issues
Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, seeks to conserve and enhance the character, distinctiveness, quality and amenity of the landscape.
- 5.40 The site contains no landscape features or vegetation of any significance. Consequently there is no in principle landscape objection to the development of the site. The greatest visual impact would be for the residential properties in Williams Close immediately to the south-west of the site. The landscape proposals indicate a belt of shrubs and trees between the site and Williams Close. This planting would provide an effective level of visual mitigation and landscape enhancement. The existing site comprises virtually all buildings and hard-standing and given the extent of the proposed supermarket and associated parking areas, there is little scope for extensive landscaping. There would however be a degree of planting introduced in and around the car park and to the Bath Road frontage, which would enhance the appearance of the site. Subject to a condition to secure an appropriate landscape scheme, the proposal would accord with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.41 Environmental Issues
The environmental implications of the scheme must be considered, especially in terms of noise, drainage, flooding and contamination issues in accordance with Policies L17 & L18, EP1, EP2 and EP6 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.42 The Council's Drainage Engineer raises no objection to the proposal subject to a condition to secure an appropriate SUDS scheme of drainage.
- 5.43 In terms of noise, this is likely to be generated by any plant associated with the buildings, disturbance associated with the loading bay and general disturbance from traffic using the car parking areas. The plant area would be located at the southern most corner of the building but would be enclosed. The applicant is prepared to accept a condition to secure the prior submission and approval of the exact details of the enclosure and to ensure that all plant is enclosed in sound insulating material, mounted and located to minimise the transmission of

sound. A Noise Assessment Report has already been submitted, which details the existing background noise levels at the site and provides a benchmark against which noise generation can be assessed. The Council's Environmental Health Officer has recommended a condition to limit the level of noise to no greater than 33 dBA between 23.00hrs and 07.00hrs and 38 dBA at any other time when measured at the houses on Williams Close. The hours of delivery would also be restricted by condition to 07.00hrs to 22.00hrs Mon-Sat and 08.00hrs to 20.00 hrs Sunday.

- 5.44 The existing service station would need to be de-commissioned in accordance with legislation administered by the Environment Agency. Given the past uses of the site, as in the previous outline consent, an appropriate condition to ascertain the level of contamination of the site and means of mitigation should contamination be found, would be imposed.
- 5.45 Whilst there would inevitably be disturbance for local residents during the demolition and construction phases of the development, this would be on a relatively short-term basis and a standard condition to control the hours of working on the site would be imposed.
- 5.46 In accordance with the Council's waste strategy as detailed in the Waste and Minerals Local Plan, a condition to secure the submission and approval of a waste management audit would be imposed. This would ensure that as much material as possible would be re-used in the development and where material has to leave the site, it is appropriately disposed of in accordance with Policy EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy 37 of the Waste and Minerals Local Plan.
- 5.47 At this stage the details of the proposed lighting for the buildings and car park are not known but these matters can be adequately secured by way of a condition to secure the prior submission and approval of the details.
- 5.48 At this stage the exact location and means of bin storage is not known; it is however envisaged, that waste collection would be carried out by a professional contractor. Officers consider that in order to protect residential amenity and to ensure that the waste bin provision is in accordance with the Council's latest standards, that these details be secured by a condition.
- 5.49 Security Issues
Concerns have been raised about the possible anti-social uses of the car park. The Bath Road frontage would be enclosed with railings and gated to prevent access to the car park outside normal opening hours, which would be controlled by condition. A robust boundary treatment would also be secured by condition and the proposed landscaping could include prickly species to deter intruders. The lighting scheme, would also be secured by condition and would no doubt take account of security matters. Officers are therefore satisfied that the scheme adequately takes account of security and crime prevention in accordance with Policy D1(F) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5.50 Issues of Need and Impact on Local Businesses

This issue has been addressed in paras. 5.26 to 5.30 above. The planning system operates in the public interest and officers consider that healthy competition is likely to provide greater choice whilst at the same time helping to keep prices down, which is in the public interest.

5.51 A comprehensive retail study in relation to the locality has been carried out. The study concluded that the existing centre is failing to retain a very large proportion of the main food shopping expenditure, the majority of the lost expenditure being made within the out-of-centre Asda store at Longwell Green.

5.52 A survey of the Local Centre taken in Sept 2009 revealed that the centre contains the following businesses:

Comparison - Professional Sports and Fitness (Sports Shop)

Convenience - Tesco Express (with Post Office)

Service/Other - Harvester Crown PH
Besley Hill Estate Agents (A2)
Andrews Estate Agents (A2)
Anne James Estate Agents (A2)
Two Die For (Hairdressers)
Sheer Bliss Beauty Salon
Wonder Wok (A5)
Oldfields (fish and chips) (A5)
Shell PFS and Spar Shop
United Reform Church

5.53 The existing centre contains a convenience stores (Tesco) and the former garage included a Spar shop. These stores are/were largely unable to meet the needs of residents living within the catchment area for main food shopping facilities. By introducing a small supermarket, the PPS4 definition of a Local Centre would be met. This acknowledges that Local Centres typically contain a small supermarket, something which the centre currently lacks. The supermarket would provide more than a top-up shopping role, which would remain to be met by the Tesco Express, which has longer opening hours and is aimed primarily at basket and distress shopping.

5.54 The retail study demonstrates that the proposed supermarket would be compatible in terms of its size and scale to the Local Centre and it would increase the retention of the main food spending from 3% currently to around 20%. By thus clawing back trade and retaining it within the Local Centre, the vitality and viability of the Centre would be enhanced in accordance with the requirements of PPS4. Whilst the Petrol Station and Spar Shop would be lost, this would be outweighed by the overall benefits of the scheme. The function of the Local Centre aimed at primarily meeting day to day needs, which must by definition include shopping for food and convenience goods, would be extended and enhanced. This accords with the principle of promoting sustainable development.

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 Whilst it is acknowledged that the supermarket as now proposed is larger than that previously approved and with a reduced parking provision, this is considered acceptable given the nature of the sales now proposed i.e. 'Discount Food Store' and the known end user i.e. Aldi. Condition 20 would restrict both the area of retail floor space and the type and nature of goods that could be sold from the store, thus ensuring the stores' compatibility with the Local Centre. The reduced parking provision is considered justified by the trip generation associated with such stores as opposed to normal supermarkets.
- 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 (1) That authority be delegated to the Director of Planning, Transportation & Strategic Environment to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure the following:

- (i) A financial contribution of £22,350 towards traffic management measures including the introduction of 'Waiting Restrictions' on Bath Road and improvements to pedestrian facilities in the area.
- (ii) A financial contribution of £17,500 towards the continued support of the existing Council subsidised bus service in the area.

Highway works to be covered under the S106

- (iii) The existing vehicular accesses to the site are to be closed off permanently with full-face kerbs to be installed across the old entrances and the footway levels behind the kerbs adjusted to suit.
- (iv) The new vehicular access serving the new development to be constructed with a footway link leading into the site as shown on drawing no. SK12 Rev A.
- (v) The footway on Bath Road along the site frontage shall be re-surfaced to the Council's specification and with approved materials.
- (vi) A S106 monitoring fee to the value of 4% of the total contributions i.e. £1,594.

The reasons for this Agreement are:

- (i) To provide safer facilities for pedestrians and to incorporate traffic management measures having regard to Policy T12(A) and T12(E) of the South Gloucestershire Local Plan (Adopted) 6th January 2006.
 - (ii) To enhance public transport facilities within the area.
 - (iii) To enhance highway and pedestrian safety.
 - (iv) To allow adequate and safe pedestrian access to the site.
 - (v) To enhance pedestrian facilities.
 - (vi) To cover the Council's costs of monitoring the S106.
- (2) That the Head of Legal & Democratic Services be authorised to prepare and seal the agreement.
- (3) Should the S106 agreement not be completed within 6 months, that authority be delegated to the Director of Environment and Community Services to refuse the application due to the failure to complete the S106 Agreement offsetting the otherwise adverse impacts of the development.

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. Within three months of the first opening date of the store, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Travel Plan shall be implemented (maintained operational) at all times.

Reason

To promote sustainable means of travel in the interests of highway safety and the amenity of the area, to accord with Policies T12 and RT8 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3. Prior to the first use of the site for the purposes hereby approved, all car parking plus turning areas shall be provided in accordance with the submitted and approved Proposed Site Plan Nos 110435 P(1)08 Rev E received 25 Oct. 2013 and such

measures shall be maintained satisfactorily on site thereafter and used only in conjunction with the site's purpose.

Reason

In the interests of highway safety in accordance with Policies T8, T12 and RT8(A) of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. Prior to the first use of the site for the purposes hereby approved, details of staff and customers' cycle parking facilities shall be submitted to and approved in writing by the the Local Planning Authority. The approved cycle parking facilities shall then be implemented on site before the first use of the buildings for the purposes hereby approved and maintained satisfactorily thereafter.

Reason

To ensure the satisfactory provision of secure cycle parking facilities and to promote alternative uses to the car in the interests of sustainability, in accordance with Policy T7 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5. The retail store hereby approved shall not be open to customers outside of the following hours:

08:00hrs - 21:00hrs Mon to Sat, 10:00hrs - 17:00hrs Sundays and Bank Holidays.

Reason

To protect the residential amenity of neighbouring occupiers in accordance with Policy RT8((B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. No deliveries shall be taken at or despatched from the service yard of the store hereby approved outside the hours of 07:00hrs to 22:00hrs Mondays to Saturdays and 08:00hrs to 20:00hrs on Sundays and Bank Holidays.

Reason

To protect the residential amenity of neighbouring occupiers in accordance with Policy RT8((B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

7. The level of noise emitted from the plant (either within or on the building hereby approved) shall not exceed 33 dB(A) (5 minutes LAeq) between 23.00 hours and 07.00 hours and 38 dB(A) (1 hour LAeq) at any time as measured at the facade of the rear elevation of 40 Williams Close, Longwell Green or any other noise sensitive facade. The measurements and assessments shall be made in accordance with the provisions of British Standard 4142:1997.

Reason

To protect the residential amenity of neighbouring occupiers in accordance with Policy RT8((B) and EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

8. The retail unit hereby permitted shall not open to customers until details of a lighting scheme for the car park, building and servicing areas has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to neighbouring residential

properties. Such details as may be approved shall be implemented in full before the unit commences trading and shall be retained as such thereafter.

Reason

To reduce light pollution in the interests of residential amenity and the environment in general in accordance with Policies RT8(B) and EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

9. 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); 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 screen the development from adjacent property and to protect the character and appearance of the area to accord with Policies RT8/D1/L1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications Nov. 2013 and SPG Note 'Trees on Development Sites' adopted Nov 2005.

10. Development shall not begin until drainage details incorporating best management practices (SUDS) and the hydrological context of the development have been submitted to and approved by the Local Planning Authority; the scheme shall subsequently be implemented in accordance with the approved details.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Policies EP1, EP2, L17 & L18 of the South Gloucestershire Local Plan (Adopted) January 2006.

11. The hours of working on the site for the period of demolition and construction of the development hereby approved, shall be restricted to 07.30 to 18.00 Monday to Friday and 08.00 to 13.00 Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site. During the demolition and construction phases, any use of the site outside these hours shall have the prior written consent of the Local Planning Authority.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy RT8(B) of the South Gloucestershire Local Plan (Adopted) January 2006.

12. Prior to the commencement of the development and notwithstanding the information given on the approved plans, a plan indicating the positions, design, materials and type of boundary treatments to be erected/retained shall be submitted to the local planning authority for written approval. The boundary treatments shall be completed before the buildings are first occupied. The details shall include an acoustic fence to

be erected on the south-western boundary of the site, railings to be erected on the Bath Road frontage and a lockable gate/barrier at the access to the car park. The development shall be carried out in full accordance with the approved details.

Reason

In the interests of security and to protect the residential amenity of adjoining occupiers and to accord with Policies RT8 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Local Plan : Core Strategy incorporating Inspector Main Modifications Nov. 2013.

13. Prior to the commencement of the development a Waste Management Audit shall be submitted to and approved by the Local Planning Authority in writing. The Waste Management Audit shall include details of:
- (a) The volume and nature of the waste which will be generated through the demolition and/or excavation process.
 - (b) The volume of that waste which will be utilised within the site in establishing pre-construction levels, landscaping features, noise attenuation mounds etc.
 - (c) Proposals for re-cycling/recovering materials of value from the waste not used in schemes identified in (b), including as appropriate proposals for the production of secondary aggregates on the site using mobile screen plant.
 - (d) The volume of additional fill material which may be required to achieve, for example, permitted ground contours or the surcharging of land prior to construction.
 - (e) The probable destination of that waste which needs to be removed from the site and the steps that have been taken to identify a productive use for it as an alternative to landfill.
- The approved works shall subsequently be carried out in accordance with the agreed details.

Reason

To accord with the Council's adopted Waste Management Strategy, and to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 6th 2006 and Policy 37 of the South Gloucestershire Minerals and Waste Local Plan (Adopted) May 2002.

14. Prior to the commencement of the development hereby approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the Local Planning Authority (LPA):
- 1) A preliminary risk assessment which has identified:
 - a) all previous uses
 - b) potential contaminants associated with those uses
 - c) a conceptual model of the site indicating sources, pathways and receptors
 - d) potential unacceptable risks arising from contamination at the site.
 - 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the LPA. The scheme shall be implemented as approved.

Reason

To protect controlled waters in accordance with Policy EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

15. If during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until the developer has submitted, and obtained written approval from the LPA for, an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason

To protect controlled waters in accordance with Policy EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

16. All mechanical plant and equipment shall be enclosed in sound insulating material, mounted and located to minimise the transmission of structure borne sound in accordance with a scheme to be submitted to and approved by the Local Planning Authority before the retail unit hereby permitted is open for trading and thereafter maintained as such.

Reason

To mitigate against possible noise disturbance to local residents and to accord with Policies RT8 and EP1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

17. Prior to the first use of the building for the purposes hereby approved, full details of the location and type of bin storage facilities shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the bin storage shall be provided and maintained in full accordance with the details so approved.

To ensure a satisfactory method of bin storage and re-cycling in the interests of sustainability, residential amenity and the character of the area in accordance with Policies RT8, EP1 and D1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and Policy CS1 of the South Gloucestershire Local Plan: Core Strategy incorporating Inspectors Main Modifications Nov 2013.

18. There shall be no overnight parking of refrigeration lorries on the site that is the subject of this permission.

Reason

To protect the residential amenity of neighbouring occupiers in accordance with Policy RT8(B) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

19. The developer shall appoint an archaeological contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him or other archaeologist nominated by the Local Planning Authority access at all reasonable times in order to observe the excavations and record archaeological remains uncovered during the work. This work is to be carried out in accordance with the attached brief.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy L11 of the South Gloucestershire Local Plan (Adopted) January 2006.

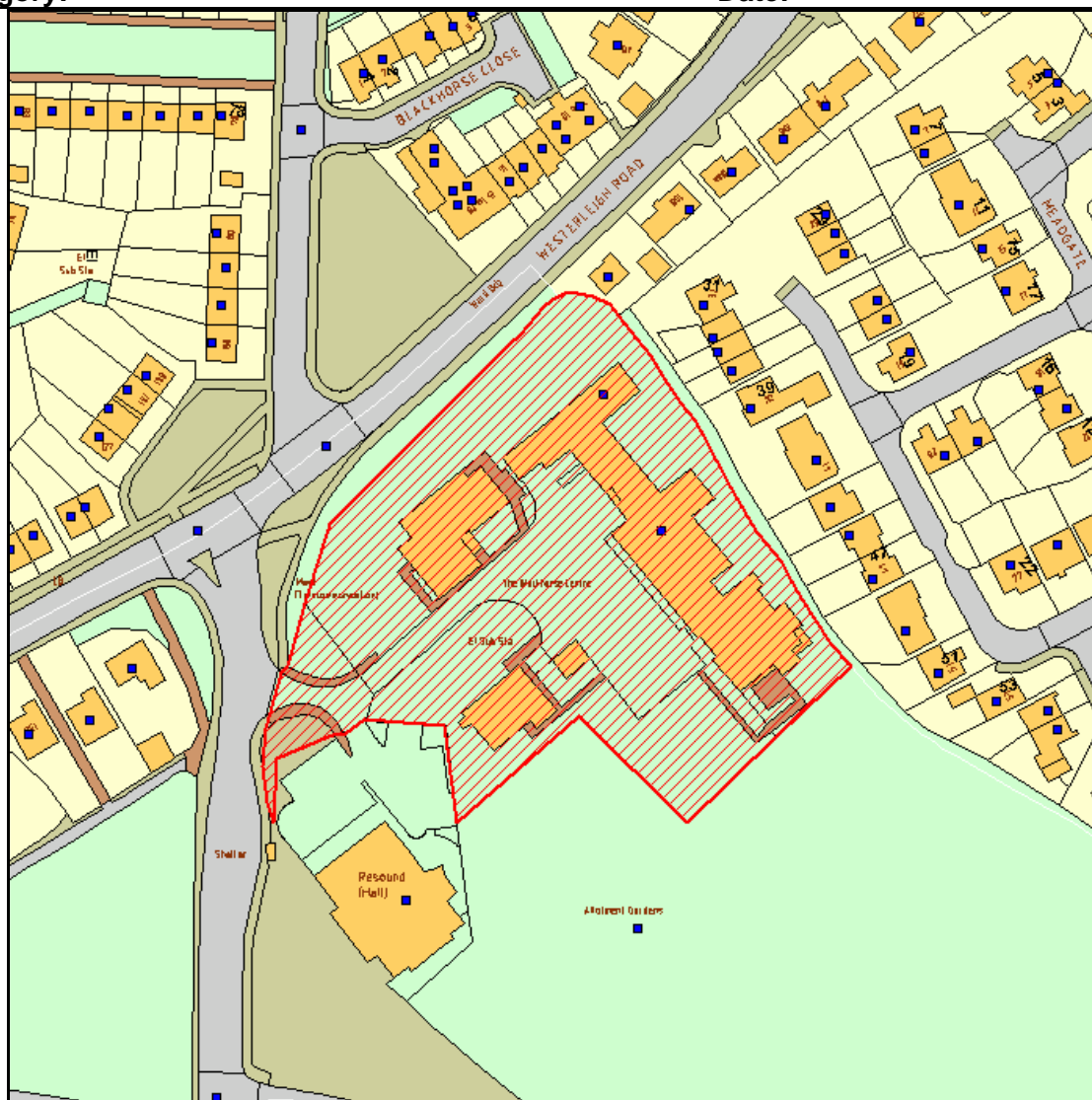
20. The development hereby approved shall be used as a Class A1 food retail store only. This shall be restricted to 'limited product line deep discount retailing', and shall be used for no other purpose falling within Class A1 of the Town and Country Planning (Use Classes) Order 1987. 'Limited product line deep discount retailing' shall be taken to mean the sale of no more than 2,000 individual product lines. No increase in the number of product lines shall be permitted until such time as details have been submitted to and approved in writing by the Local Planning Authority. The net retail floorspace of the supermarket hereby approved shall not exceed 1,254 sq.m. The proportion of retail floor area to be used for the sale of comparison goods shall not exceed 20% (251sq.m.) of the net retail floor area.

Reason

To ensure that the development would be in accordance with the scale and function of the Local Centre in accordance with Policy RT8(D) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006, Policy CS14 of The South Gloucestershire Local Plan : Core Strategy incorporating Inspector's Main Modifications Nov.2013 and PPS4 - 'Planning for Sustainable Economic Growth' - Practice Guidance.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/2792/RM	Applicant:	Cotswold Homes Ltd
Site:	Blackhorse Resource And Activity Centre Blackhorse Road Mangotsfield Bristol South Gloucestershire BS16 9BP	Date Reg:	7th August 2013
Proposal:	Demolition of day centre and erection of 31 no. dwellings with landscaping, car parking and associated works. (Approval of reserved matters to be read in conjunction with outline planning permission PK12/3018/R3O)	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366470 177474	Ward:	Rodway
Application Category:	Major	Target Date:	1st November 2013



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PK13/2792/RM

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received from four local residents and also in accordance with the scheme of delegation given that the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the demolition of the Blackhorse Day Centre and the erection of 31 no. dwellings. This application covers the reserved matters of scale, layout/siting, landscaping, means of access and appearance. The application follows application PK12/3018/R3O, which granted outline permission for the proposed scheme.
- 1.2 As previously agreed, the access to the site is shown as being from Blackhorse Road and it will be shared with the recently constructed Church and Community Centre. The 31 dwellings will comprise a mix of private housing comprising 3 and 4 bed houses and affordable housing comprising a mixture of 1 bed flats, 2, 3 and 4 bed houses. A total of 7no. garages will be provided on site with 59no. allocated parking spaces and 7no. visitor parking spaces. The layout shows a simple loop arrangement off the existing access. A 2-3 storey block of houses and apartment fronts the entrance to the site and dwellings back onto the Westerleigh Road (in accordance with the agreed Outline indicative layout plan
- 1.3 The site is bounded to the north and the west by Westerleigh Road with residential properties beyond. The site boundary to the north, west and south comprises a mix of leylandii hedging with some mature deciduous trees, four of which on the northern boundary are protected by Tree Preservation Orders (TPO). A further tree is protected by a TPO close to the south- western boundary. The north-east boundary of the site comprises a mature but partially overgrown native hedge beyond which residential properties and associated gardens sit close to the boundary. To the south of the site lie allotments.
- 1.4 Outline permission was granted on the basis of an appropriate legal agreement with the purchaser of the land to ensure that contributions are secured upon the sale of the land. These now comprise:
 - a) Provision of 11 dwellings for Affordable Housing within the development with a tenure split of 9 units for social rent and 2 units for shared ownership, all requirements as set out in Part.5.9 of the above Officer's report.
 - b) The payment of £54,706.53 as a contribution towards the cost of providing Category One Open Space in the vicinity of the development with a further £16,558 towards maintenance for 15 years thereafter.
 - c) The payment of £25,175.90 as a contribution towards the cost of providing Category two equipped children's play space in the vicinity of the development with a further £26,472.31 towards maintenance for 15 years thereafter.
 - d) The provision of £7,307.81 as a contribution towards the library service.

- e) A payment of £15,000 towards traffic management and pedestrian improvements in the immediate area.
- f) A payment of £119,878 towards the provision of 11 additional primary school places in the local area.
- g) A payment of £10,000 towards the provision/commissioning of an integral, considered programme of Public Art.
- f) A monitoring fee of 4% to ensure the provision of the above contribution

The appropriate agreements are currently being set up between the purchaser and the Council. The decision notice will be issued upon the signing of the legal agreement.

1.5 Revised plans were received by the Council to slightly change the position of openings. The changes were considered not to materially affect the overall application and were accepted by the Council.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Policy 1 Building a strong, competitive economy

Policy 6 Delivering a wide choice of high quality homes

Policy 7 Requiring good design

Policy 8 Promoting Healthy Communities

Policy 11 Conserving and Enhancing the Natural Environment

2.2 Development Plans

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

L1 Landscape Protection and Enhancement

L18 The Water Environment

EP1 Environmental Pollution

EP6 Contaminated Land

T7 Cycle Parking

T12 Transportation Development Control Policy

H2 Proposals for Residential Development within the Existing Urban Areas

H6 Affordable Housing

LC1 Provision for Built Sport, Leisure and Community Facilities (Site Allocations and Developer Contributions)

LC2 Provision for Education Facilities (Site Allocations and Developer Contributions)

LC8 Open Space and Children's Play in Conjunction with New Residential Development

2.4 South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013

CS1 High Quality Design
CS5 Location of Development
CS12 Safeguarded Areas for Economic Development
CS13 Non-Safeguarded economic development sites
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS24 Open Space Standards

- 2.5 Supplementary Planning Guidance
South Gloucestershire Design Checklist 2007
Affordable Housing SPD September 2008
South Gloucestershire SPD: Residential Parking Standards (due for adoption with the Core Strategy 2013)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK12/053/SCR – Screening opinion (Town and Country Planning – Environmental Impact Assessment) Regulations 2011. – It is not considered that the development falls within Schedule 2 and therefore an Environmental Statement is not required.
- 3.2 PK12/3018/O - Demolition of the Blackhorse Day Centre and the erection of 31 no, dwellings. All matters (scale, layout/siting, landscaping, means of access and appearance have been reserved
Approved 14.12.12

4. **CONSULTATION RESPONSES**

- 4.1 Mangotsfield Rural Parish Council

No objections subject to:

Following a recent meeting with allotment tenants, we would like to ensure that the fence between the allotment site and the proposed development is adequate enough to prevent the problems we have experienced in the past with unauthorised access on to the allotment site. We ask whether the height of the proposed fence could be extended to 1.8m and that it is changed to 'close board' fencing, rather than the proposed partially open fencing. We also understand there will be a covenant into plots 26-30 to stop residents creating access onto the allotment site.

4.2 Other Consultees [including internal consultees of the Council]

4.3 Sustainable Transport

Vehicular access will be via the existing access off Blackhorse Road leading to a shared surface road that will be built to adoptable standards.

Parking would comprise a total of 73 car parking spaces on site made up of allocated spaces, garaging and visitor places.

Conclusion - there is no objection to the principal of residential development on site; it is recommended that planning permission is made conditional to the following;

The applicant makes financial contributions of £15,000 towards traffic management and pedestrian improvements in the area.

4.4 Environmental Protection

No objection raised.

4.5 Drainage Engineers

No objection to the proposal is raised subject to a condition being attached to secure sustainable urban drainage systems and advice regarding the need to enter into an agreement to ensure the adoption of sewers.

4.6 Landscape Officer

There is no "in principle objection" raised to the landscape proposals. Comments associated with the previous application stated that any future application would have to respect the existing trees and provide sufficient room for their successful development and future management. In addition the future scheme should provide a tree constraints plan based on the proposed layout and no dig method statement as required as well as detailed landscaping proposals of the planting scheme as well as landscape management proposals for the site. This shall be secured by means of a condition.

4.7 Ecologist

The site is not covered by any statutory or non-statutory nature designations. The habitat across the site consists of modern buildings, hard-standing, trees, amenity grassland and hedges. Whilst there are records of bats in the locality, the buildings are modern, utilitarian and considered generally unsuitable as roost sites for bats, although a precautionary approach to demolition is recommended. The application should include an extended Phase 1 habitat survey, as well as an assessment of the potential of the site for use by reptiles and hedgehogs, particularly as the site adjoins allotments and domestic gardens which are recognised as providing suitable habitat for the two species. The site also has the potential to support a variety of common urban species of birds.

Whilst applications would ordinarily be expected to include supporting survey information, the well-managed state of the site and the fact that it is

predominantly hard-standing and built form means that the likelihood of the site providing suitable habitat for many of the above species is relatively low. There are no ecological constraints to granting planning permission.

Conditions should be attached relating to an extended Phase 1 habitat survey, slowworm and hedgehog.

Recommendations:

That a Condition be attached to planning permission requiring that, prior to development commencing an extended Phase 1 habitat and protected species survey is carried out and a report presented to the Council for comment. The report should also include mitigation measures should any protected or notable species be found to be present and all work should be carried out in accordance with said measures (L9);

That the following Informative Notes are attached to consent (if granted):-

- As there is always the possibility of bats being present at any time of the year, care should be taken when demolishing buildings. Roofing materials should be lifted carefully and vertically to avoid killing or injuring any bats roosting underneath. Any cladding or soffits should be removed gently. If bats are found, work should cease immediately and a suitable consultant contacted for advice before proceeding further. Please ensure that all those carrying out this work are aware of this advice.
- If nesting/breeding birds are present, to avoid any potential offences under the Wildlife & Countryside Act 1981 (as amended) or CROW Act 2000 (L9), development (including demolition of structure(s) or clearance of vegetation) should only take place outside the nesting season (generally speaking, this is between March and August inclusively, although it will vary according to seasonal temperatures).

4.8 Affordable Housing Requirements

This application PK13/2792/RM follows on from the recent approval of PK12/3018/R3O for outline planning consent for 31 dwellings on land at Blackhorse Day Centre, Blackhorse Road, Mangotsfield. No objection subject to detailed terms which are considered under Section 5.11 of this report.

4.9 Community Services

No objection to the proposed development subject to the provision for off-site open space and its future maintenance and library services as secured under the outline permission.

4.10 Children and Young People

No objection to the proposed development subject to a contribution towards the provision of 11 primary school places as secured under the outline permission.

4.11 Waste Collection

- Where block paving has been specified on the plans has consideration for the weight of the refuse collection vehicle been taken into account? The vehicle weighs 26 tonnes.
- Block paving can be pushed out of shape, by the front wheels of the collection vehicle, if it turns tightly.

Other Representations

4.12 Local Residents

Four letters have been received from a local resident. The points raised are summarised as:

- Will the leylandi trees be felled and if so what will they be replaced by?
- concerns re drainage
- understood the existing Hawthorn hedge would remain and that a fence would be erected on development side to help security and privacy
- who will maintain any remaining trees within the hedgerow
- object to side window in bedroom 2 plot 14 as it will look directly into my property

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application site is currently a redundant/vacant ex-Council building and is not allocated either in the South Gloucestershire Local Plan 2006 or the emerging Core Strategy.

Policy H2 of the South Gloucestershire Local Plan Adopted January 2006 allows for residential development within existing urban areas. The policy indicates that new development is considered acceptable in principle subject to consideration of the environmental and transportation effects and impact upon residential amenity. Furthermore provision for education, leisure, recreation and community facilities should be adequate to meet the needs arising from the proposals and where this is not the case the developer shall be required to make up the shortfall. These issues are considered in detail below. There is a requirement that development makes efficient use of the land albeit specific density requirements have been removed. The principles of good site planning are also set out in Policy D1 of the South Gloucestershire Local Plan Adopted January 2006 and Policy CS1 of the emerging Core Strategy.

Policy H2 and other policies set out in Section 2 above are considered to be fully in accord with the direction given in the National Planning Policy Framework (NPPF). The NPPF states that there is a strong presumption in favour of sustainable development and also of relevance as set out in para 17 (Core Principles) is that the effective use of land by reusing land that has been

previously developed (brownfield land) should be a priority. Elsewhere (para 58) states that developments should maximise the potential of sites to accommodate development.

Subject to consideration of the criteria set out below the proposed development is considered acceptable in principle.

In addition given the size of the site (0.78 ha) a Screening opinion (Town and Country Planning – Environmental Impact Assessment) Regulations 2011 was been undertaken. It was considered that the development did not fall within Schedule 2 and therefore an Environmental Statement was not required.

5.2 Design Issues

Policy D1 of the South Gloucestershire Local Plan (Adopted January 2006) seeks to achieve good design in all new development. Policy H2

In summary it is considered that the design of the proposed development is acceptable and in accord with Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted January 2006). Policy CS1 of the emerging Core Strategy considers design and again seeks to ensure the highest quality.

Negotiations during the course of the application have secured changes to the appearance, to bin storage and to the road design. In addition issues regarding the boundary treatment remain have also been discussed and will be secure by a condition to ensure the privacy of nearby existing neighbours and to ensure the security of the nearby allotments and create a stone wall to the important and highly visible northwest boundary adjacent to Westerleigh Road.

The previous application PK12/3018/O agreed in principle the matters of scale, layout/siting, landscaping, means of access and appearance of accommodating 31no. dwellings on the site. These are considered in detail below.

Scale

In terms of the amount of development, it is considered that the site can accommodate the 31 dwellings shown with the associated parking spaces. The general layout has changed considerably from that proposed in the outline scheme, however this new proposal is regarded as an improvement to the original three rows. A key building flanking the entrance makes an important statement.

Appearance

In terms of appearance the Design and Access Statement indicates that the buildings will be of a contemporary style. Within context the site sits within an area characterised by post-war local authority and private estate type dwellings and it is not therefore considered that there could be said to be a clearly defined style. For this reason and given the size of the site/number of possible units it is considered that the site can form its own identity. Officers have offered the following comments to guide the finer design elements:

The historic vernacular in South Gloucestershire is characterised by pennant stone, often with brick quoin detailing to window and door surrounds or

rendered dwellings almost devoid of detailing. As such the proposed architectural appearance combining render and recon stone with crisp modern detailing is welcome. Recon stone, render and tile details are required and this will be secured by condition. For information, Rebastone Keinton with 10% Brecon mix and either natural or dark grey mortar is the most effective recon product suitable to South Gloucestershire that has been utilised to date on other schemes. An occasional instance of the brick quoining to key windows in a crisp modern (possibly blue engineering brick) may add further interest to the scheme and respond to local distinctiveness objectives. Officers stated that lintels should be removed, particularly on rendered units and where retained be in a grey stone product and beige colourations to lintels and cills should be avoided. Weather boarding is also proposed. Given that the range of artificial products are now available, details are required and this will also be secured by a condition. Artificial products in brown colours that try to mimic natural timber products are rarely successful and should be avoided. Coloured (grey) window frames and doors (as opposed to white) would also enhance the quality of the scheme.

Landscaping

With respect to landscaping, Policy CS1(6) of the Core Strategy also encourages biodiversity and local food cultivation objectives as opposed to pure visual amenity. Further details are covered in the landscape section below.

Means of access

Parking is provided on-plot or within sight of each dwelling with amendments (achieved as part of the negotiation process). The design and access statement was amended to ensure that homezone/shared space principles are included as this is a Council priority.

Having regard to sustainability principles all dwellings are proposed to meet Code for Sustainable Homes Level 3 or above. The orientation of buildings allows for the possibility of solar technology. The plot sizes allow for the effective sorting and storage of waste and this will be a key requirement for the more detailed scheme.

The design principles are considered acceptable and in accord with Policy D1, H2 of the South Gloucestershire Local Plan Adopted January 2006 and Policy CS1 of the emerging Core Strategy.

5.3 Transportation

Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006 consider standards for cycle parking while Policy T12 indicates that new development will be permitted provided that the new development makes adequate, safe and appropriate provision for the transportation demands that it will create with the paramount aim of preserving highway safety and minimising the impact of motorised traffic. An updated Residential Parking Standards SPD is due for adoption with the Core Strategy in late 2013. Policy CS1 also requires that development enables people to gain access safely and

conveniently having regard to the needs of all road users with reference to pedestrians, cyclists, children, the disabled and older people.

The access to the site would be from the existing location and the internal access road will be a shared surface and will thus be built to adoptable standards. It is considered appropriate to attach a condition to the decision notice to secure full details of the site access to ensure that it is of an appropriate standard. It is considered that the internal site layout is appropriate in that it caters for emergency vehicles and service vehicle movement such as refuse vans.

With respect to parking provision, the plan submitted indicates there would be a total of 73 car parking spaces on site. This is made up of 59no. allocated parking spaces, 7no. garages and 7no. visitor spaces. The parking provision is therefore considered acceptable.

In summary subject to a condition relating to the provision of the site access to an adoptable standard and subject to a financial contribution of £15,000 towards traffic management and pedestrian improvements in the area the proposal is considered acceptable in transportation terms and in accord with Policy T7 and T12 of the South Gloucestershire Local Plan Adopted January 2006.

5.4 Landscaping

Policy L1 of the South Gloucestershire Local Plan Adopted January 2006 seeks to protect and where possible enhance the quality of the landscape.

The application contains a total of 23 trees or tree groups with the most important trees being an A1 grade Beech (T16), Beech (T3), Norway Maple (T17), Silver Maple group (G20) and an Oak (T10), adjacent to the south eastern boundary of the site.

The submitted layout for this application indicates that a significant Leylandii hedge enclosing the northern and western site boundary is to be removed. These are outside of the redline site but on highway verge. The hedgerow defining the eastern site boundary and separating the site from residential properties is shown as retained. It is considered that the loss of the Leylandii hedge along the front boundary would have a significant landscape impact as it provides a screen along Westerleigh Road. It should be noted however that these are not worthy of retention being non-native and the needs of future occupiers in terms of their impact would be a consideration. Nevertheless the leylandii are a significant feature and it is considered by officers that if they are to be removed some replacement planting will be required.

In summary therefore there is no landscape objection to the proposal however careful consideration will be need to be given to the detailed layout having regard to the close proximity of existing trees and proposed planting. The reserved matters application or full application would require the submission of a layout that respects the existing site assets i.e. the existing good quality trees and hedgerows, and provides sufficient room for their successful development

and future management. In addition a tree constraints plan based on the proposed layout and a 'no dig' method statement would be needed along with detailed landscape proposals providing a strong landscape framework for the development; a 1:200 scale planting plan with full details of size. Type and specification of all proposed planting will need to be provided. Lastly the submission of landscape management proposals for the site would be needed.

5.5 Residential Amenity

Policy H2 of the South Gloucestershire Local Plan (Adopted January 2006) states that the residential amenity of existing occupiers is to be assessed when determining applications for new residential development. Amenity is assessed in terms of whether the development would appear oppressive or overbearing when viewed from that property and this also includes whether overlooking/loss of privacy would result. The residential amenity of future occupiers of the development is also a material consideration. It should be noted that the layout and impacts are similar to the scheme that was previously approved nevertheless the report will appraise this impact in detail below.

In terms of the overall impact it is also considered that a residential use would in itself have less impact in terms of general noise and disturbance than a fully operational commercial operation on the site. A condition is recommended to restrict construction hours, given the close proximity of adjoining properties.

A letter has been received from a local resident expressing concerns regarding impact on residential amenity. Plans and discussion with the agent have confirmed that there would be no windows in the elevation of the proposed Plot 14 closest to this neighbour. Given this and the distance between the properties the residential amenity of neighbours is assured. The residential amenity of the proposed dwellings has been assessed as being acceptable and sufficient amenity space would be provided for the respective homes. As such the proposal is considered to accord with Policy.

5.6 Drainage

Policies EP1 and EP2 of the South Gloucestershire Local Plan Adopted January 2006 seek to ensure the protection of the environment from development proposals both to ensure that development is not adversely affected by the existing water environment and to ensure that new development does have an adverse impact upon that environment by reason of surface water run-off or water discharge.

Officers raise no objection to the proposal subject to a condition requiring further details to secure Sustainable Urban Drainage details (Suds)

It is noted that some local residents have raised concern regarding drainage issues. However, subject to the above conditions it is considered that the proposed development has adequately addressed drainage issues.

5.7 Ecology

Policy L9 seeks to ensure the preservation of nationally protected flora and fauna and to ensure that where necessary appropriate measures to safeguard these interests are taken. Paragraphs 109 to 125 of the NPPF are also relevant in this regard.

The site does not have any statutory or non-statutory designation. Subject to a condition to secure a Phase 1 habitat and species survey with that report including mitigation measures should any protected or notable species be found the proposal is considered acceptable in ecological terms. Informatives are also attached to the decision notice to and subject to remind any future developer of their duties and responsibilities in relation to nesting birds and bats.

5.8 Community Service Provision

Open Space provision

Using current average occupancy data and the proposed number and mix of dwellings, it is estimated that this development of 31 dwellings would generate a population increase of 68.10 people.

Policy LC8 of the Local Plan requires a minimum of 24sq.m. of POS per person where there is evidence of a local shortfall to meet the needs arising from the proposed development. This level of requirement is informed by the guidance of Fields in Trusts (FIT) (formally the National Playing Fields Association – NPFA) and Sport England. Policy LC8 also requires provision of informal open space, the requirement for informal open space is informed by the general location, the character of the locality being created and proximity to other open publicly accessible spaces.

Policy LC8 states that the Council will seek to ensure that arrangements are in place to secure the satisfactory maintenance of any open spaces and outdoor recreation facilities provided in conjunction with new development. Due to the existing shortfall in the local area the table below illustrates the Policy LC8 minimum requirements for the proposed development.

All categories of open space need to be provided for; overprovision of one type of open space does not mitigate for under-provision of another, as this would not result in the adequately balanced provision required by policy. Better design, management and maintenance of public open space can address a number of cross-cutting issues such as social inclusion, economic development, local democracy, local distinctiveness, urban regeneration, lifelong learning, health and crime prevention. Provision of a range of good quality and easily accessible open spaces is important to reduce physical inactivity.

Policy LC8 states that the Council will seek to ensure that arrangements are in place to secure the satisfactory future maintenance of any open spaces and outdoor recreation facilities provided in conjunction with new development.

The table below illustrates the Policy LC8 minimum requirements for the proposed development, where the existing quantity of open space is available to meet the needs of the future residents enhancements will be made to the quality of the existing provision.

Category of open space	Spatial requirement to comply with policy LC8	Spatial amount provided on site	Shortfall in provision	Cost of off-site enhancement	Future maintenance of off-site enhancement
Category 1 formal open space	1,157.70sq.m.	0sq.m.	1,157.70sq.m.	£54,706.53	£16,558
Category 2 equipped children's play	159sq.m.	0sq.m.	159sq.m.	£25,175.90	£26,472.31

Summary

Total contributions sought towards public open space required to serve the future residents of the proposed development:

Off-site provision/enhancement	£79,882.43
Off-site maintenance	£43,030.31
Total off-site contribution	£122,912.74

There is an existing shortfall of category 1 formal open space (pitches, courts and greens), category 2 equipped play and category 3 unequipped play. The nearest play is located 320m away (straight line distance) at Blakeney Mills. The nearest outdoor sports provision is located 200m away (straight line distance) at Sunnyside and the Common Playing Fields.

The requirement to provide these contributions by a future developer will be made known to the developer by the applicant (as a part of the sale agreement).

5.9 Library Services

The increase in population arising from this development will place additional pressure on the Library Service moving it further away from the standard for a modern library service, leading to a decrease in the quality of service overall.

Extra demand will lead to increased use of library stock, accelerate deterioration of stock, the range of stock available to borrowers will be limited due to an increased proportion of the overall stock being out on loan waiting times for library users for a range of services within the library will increase. A reduction in availability of stock and other facilities will lead to people not using the library.

The Council has adopted the Museums Libraries and Archives Council (MLA) recommended standard charge approach in the *Library Delivery Plan of 2009-2013* for use in negotiations on developer contributions. As detailed in the Library Infrastructure Delivery Plan the Council seeks £107.31 per resident based on providing 30sq.m. of gross internal floor space per 1,000 population. The local library most likely to serve the future residents of this development is Emersons Green library located within 650m, Emersons Green library serves a catchment of 21,080 users the library currently offers a public library floorspace of 21.3sq.m. per 1,000 population this is below the MLA recommended standard of 30sq.m. of public library floorspace adopted by the Council.

A contribution of £7307.81 is therefore required based upon a contribution per person of £107.31 (68.10 residents)

£107.31 per person is based on the following costs the build costs for South Gloucestershire are based on the MLA benchmark cost figures taken from the Building Cost Information service (BCIS) of the Royal Institution of Chartered Surveyors. The index is made up of new builds and extensions over the whole of England. The benchmark includes the following:

- Cost of constructing the library building, including space open the public, and back room space (e.g. office, store, toilets etc)
- Allowances for design and external works, including car parking, hard standing and landscaping
- Cost of initial equipment of the building, including IT equipment and initial book and other stock.

Aspect of work	Cost per square metre
Mean building cost for public library buildings (BCIS)	£1,624
External works: car parking, hard standing, landscaping, security fencing, signage (assume 15% of build costs)	£244
Design costs (assume 15% of building and external works costs)	£280
Fitting out costs, including initial book etc stock and ICT (88% of capital costs of £1,624)	£1,429
Total cost per sq.m.	£3,577

The cost of 30sq.m. of library provision at £3,577 per sq.m. is therefore £107,310 per 1,000 persons. The cost per person is therefore £107,310/1,000 = £107.31. These figures do not include land costs or VAT.

On this basis Officers have no objection to the proposal in this respect, subject to satisfactory completion of a S106 agreement.

Public Art

Policy LC13 indicates that in determining applications for major new development the Council will seek the contribution of an agreed percentage of the total development costs for the provision or commissioning of publicly accessible art. This is usually up to 1% of the total cost of the development. Policy CS1 also seeks to secure embedded public art within the public realm.

The Council considers the three aims of the policy to be the improvement of arts provision within South Gloucestershire; raising interest in the arts and promoting artistic activity; and most importantly the improvement of the quality of, and interest in, the built environment of South Gloucestershire

It should be noted that Policy LC13 states that such a contribution is voluntary however it is considered that the provision of public art should be included in the undertaking.

5.10 Education Services

Policy LC2 indicates that where local education provision is inadequate to meet the projected need for places arising from the future occupiers of proposals for new residential development, the Council will negotiate with developers to secure provision in scale and kind, (to accord with the tests set out in Circular 05/05), to meet these needs via an appropriate agreement.

The Department for Children & Young People calculates contributions on the basis of the number of primary pupils shown in Table 1 below. Current Department for Education cost calculators give a figure of £10,898 per additional primary pupil place, based at the Quarter 4 2011 value of the Royal Institute of Chartered Surveyors Building Cost All-In Tender Price Index.

Table 1:

	Number of bedrooms							
	Flats			Houses				
	1 or 2	3+		1	2	3	4	5+
Primary pupils per 100 dwellings	4	30		4	9	30	46	65

At primary level there is a projected deficit of places in the local area. The proposed development of 31 dwellings will generate 11 additional primary pupils according to the pupil number calculator. A contribution of £119,878 is required for additional primary provision.

There is a projected surplus of places at secondary schools in the local area. No contribution is required for additional secondary provision.

The total contribution required for additional school provision is £119,878

This advice is valid for a period of three months from the date that it is issued by the Department for Children and Young People. Should the mix of dwelling change, or should the development not proceed in the near future, the contribution would need to be reassessed. Additionally, the final amount of contribution should be calculated using DfE cost calculators current at the time of signing a Section 106 agreement, increased in accordance with any increases in the Royal Institute of Chartered Surveyors Building Cost All-In Tender Price Index.

5.11 Affordable Housing Requirements

The following requirements are based upon Policy H6 of the South Gloucestershire Local Plan, Affordable Housing SPD and the emerging Core Strategy. The Inspector's Main Modifications November 2013 on the Core Strategy endorsed the Council's proposals for affordable housing provision contained in CS18 and CS19. The Core Strategy is due to be adopted late 2013 and includes a reduced threshold of 10 dwellings (or 0.33 ha) in urban areas, with a threshold of 5 dwellings (or 0.2 ha) in rural areas and a requirement for 35% affordable housing. Officers will seek to maximise affordable housing provision in line with Core Strategy policy.

- 35% of dwellings to be delivered as affordable housing, as defined by the NPPF.

Based on this scheme of 31 units, Enabling will seek a total of 11 affordable units.

- A tenure split of 80% social rent and 20% intermediate housing is identified in the West of England Strategic Housing Market Assessment (SHMA) 2009.

Of those 11 affordable units, 9 of those shall be social rent and 2 shared ownership.

A range of affordable unit types to meet housing need based upon the findings from the SHMA 2009 shown below:

The applicant has confirmed which units will be affordable but has not specified which plots will be social rent and shared ownership. Housing Enabling will require the following based upon the findings of the SHMA:

Social Rent

3 x 1 bed flats	Plots 2- 4
3x 2 bed house	Plots 1, 13 & 16
2 x 3 bed house	Plots 12, 15
1 x 4 bed house	Plot 5

Social Rent

Percentage	Type	Min m2	Size
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23%	1 bed flats	46
7%	2 bed flats	67
38%	2 bed houses	75
22%	3 bed houses	85
10%	4 bed houses	106

Intermediate

Percentage	Type	Min Size m2
44%	1 bed flats	46
17%	2 bed flats	67
19%	2 bed houses	75
19%	3 bed houses	85
1%	4 bed houses	106

Intermediate

1 x 2 bed house & 1 x 3 bed house. Plots 14 and 17 are suggested as suitable for this allocation.

- The Council will seek 5% of the affordable housing to meet the wheelchair accommodation standards as set out at Appendix 4 of the Council's Affordable Housing Supplementary Planning Document.

Based on 11 affordable units there will be a requirement for 1 wheelchair unit which should be a 2 bed social rented house. To ensure the units comply with the wheelchair standard the applicant should design the units in accordance with the advice from the Council's Housing Occupation Therapist. The applicant has confirmed as part of their Affordable Housing Statement they acknowledge this requirement.

- The affordable housing is to be delivered without any public subsidy.
- 100% of initial occupants and 75% of subsequent lettings to be nominated by SGC.
- The affordable housing should be distributed across the site in clusters of no more than 6 units, unless a specific peppercotting strategy is approved by SGC.
- Design and specification criteria: All units to be built in line with the same standards as the market units (if higher) and to fully comply with the latest Homes and Communities Agency (HCA) standards applicable at the time the S.106 will be signed or 6 months prior to start on site whichever date is the latter, to include at least Level 3 of the Code for Sustainable Homes, Lifetime Homes standard, Secured by Design, and with full compliance of RP design brief.
- Delivery is preferred through a Housing Delivery Panel RP – the four West of England Unitary Authorities have set up the Housing Delivery Panel to

deliver affordable housing across the West of England. The Housing Delivery Panel will deliver affordable housing to set WoE development and management standards. The Council encourages the developer to work with a member of the Housing Delivery Panel, and in the event of the developer choosing an Affordable Housing Provider from outside this panel then the same WoE development and management standards will need to be adhered to.

- Phasing - the affordable housing should be built at the same time as the rest of the housing on site in line with agreed triggers as per S.106 agreement, with a detailed assessment on a site by site basis. Where development will proceed over more than one phase, the amount, type and tenure of the affordable housing in each phase will be set out in the affordable housing masterplan schedule, to be submitted for approval by the Council before determination of the first residential Reserved Matters application.
- The Council will define affordability outputs in the S.106 agreement, without any further information regarding sales values the affordability standards are as follows:
 - social rents to be set at target rents
 - shared ownership: no more than 40% of the market value will be payable by the purchaser The annual rent on the equity retained by the RP/AHP should be no more than 1% of the unsold equity.
 - service charges will be capped at an appropriate level to ensure that the affordable housing is affordable
- Social rented accommodation to be retained as affordable housing in perpetuity. Right to Acquire does not apply where no public subsidy is provided.
- Any capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, on the basis that the subsidy increases by any capital appreciation on that subsidy.

5.12 Planning Obligations

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

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and

- c) fairly and reasonably related in scale and kind to the development.

In this instance, it is considered that the planning obligations requested were required to provide a suite of measures to mitigate the impacts from the development and were consistent with the CIL Regulations (Regulation 122).

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 authority be delegated to the Director of Environment and Community Services to grant permission subject to the imposition of appropriate conditions and subject to the conditions set out below that the applicant first voluntarily enters into an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
 - a) The payment of £54,706.53 as a contribution towards the cost of providing Category One Open Space in the vicinity of the development with a further £16,558 towards maintenance for 15 years thereafter.
 - b) The payment of £25,175.90 as a contribution towards the cost of providing Category two equipped children's play space in the vicinity of the development with a further £26,472.31 towards maintenance for 15 years thereafter.
 - c) The provision of a total of 11 affordable housing units with a tenure split of 80% social rent and 205 intermediate housing and all other requirements as set out in paragraph 5.11 of the above report.
 - d) The provision of £7,307.81 as a contribution towards the library service.
 - e) A payment of £15,000 towards traffic management and pedestrian improvements in the immediate area.
 - f) A payment of £119.878 towards the provision of 11 additional primary school places in the local area.

g) A payment of £10,000 towards the provision/commissioning of an integral, considered programme of Public Art.

h) A monitoring fee of 4% to ensure the provision of the above contribution

7.2 That the Head of Legal and Democratic Services be authorised to prepare and seal the Unilateral Undertaking.

7.3 Should the Unilateral Undertaking not be completed within 6 months of the date of determination then the application be refused or returned to the Circulated Schedule for further consideration on this basis.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. Prior to the commencement of development an extended Phase 1 habitat and protected species survey shall be carried out and a report presented to the Council for comment. The report should also include mitigation measures should any protected or notable species be found to be present and all work should be carried out in accordance with the said measures

Reason

To protect the wildlife and the ecological interests of the site, in accordance with Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

. Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and existing hedgerows, and details of any to be retained, together with measures for their protection during the course of the development and details of how they will be protected and maintained for the next five years; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area and in the interests of the long term health of the trees and hedges and to accord with Policies H4, D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to occupation of any dwelling on site, the parking facilities shall be provided in accordance with the submitted and approved plan Site Layout Plan 477 - 02 (Rev C) and subsequently maintained satisfactorily thereafter.

Reason

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

6. All garages on the site shall be constructed with minimum internal dimensions of 3m wide by 6m long and they shall be used solely for parking purposes associated with the dwelling 477 02 (Rev C) Site Layout plan

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

7. No development shall commence until a construction management plan has been first submitted to and approved in writing by the Local Planning Authority. The plan shall include details of a method of construction vehicle wheel washing during implementation of the development, delivery times and construction hours, details of the method of accessing the site for construction purposes, method of removal of spoil and soil is to be removed. The development shall be implemented in accordance with the approved plan.

Reason

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

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

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

9. Sample panels of stonework for the boundary wall, demonstrating the colour, texture, pointing and coping shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. 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.

10. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F, G), or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the future and neighbouring occupiers and to accord with Policy D1, H2, and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.: PK13/3279/LB
Site: Brittons Farm Beach Lane Bitton
 South Gloucestershire BS30 6NP

Applicant: Mrs Helen Cobb
Date Reg: 25th October 2013

Proposal: Replacement of timber sliding door with
 timber bi-fold glazed doors, installation
 of timber shutters and underfloor
 heating to outbuilding.

Parish: Bitton Parish
 Council

Map Ref: 370604 170743

Application Minor

Category:

Ward: Bitton
Target 17th December
Date: 2013



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PK13/3279/LB

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as a representation has been received from the Parish Council, which is contrary to the Officer's recommendation.

1. THE PROPOSAL

1.1 The application seeks listed building consent for internal and external alterations to an outbuilding situated within the curtilage of Grade II listed Brittons Farm. The full extent of the proposed works are as follows:

- Replace panelled sliding timber door with glazed bi-fold doors.
- Install under-floor heating and a rubber texture floor covering.
- Install window shutters to 2No. windows as approved in previous applications.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990

3. RELEVANT PLANNING HISTORY

3.1 This site has an extensive planning history. The most relevant history associated with this application is outlined below:

3.2 PK13/0928/LB - Internal alterations to include installation of 1no. wood burning stove. Internal and external alterations to outbuilding to include installation of 3no. rooflights, and installation of internal partition walls. Approved 13th May 2013

3.3 PK12/0398/LB - Internal works to main dwelling to include retention of replacement of modern stone flooring in lounge with natural limestone and installation of solid partition on second floor. Retention of internal works to outbuilding to include installation of en-suite, creation of new door opening and 3no. rear rooflights. Withdrawn 3rd May 2012

3.4 PK11/3744/F - Change of use from ancillary residential to mixed use 3no. Bed and Breakfast rooms and 1 no. Holiday Let (Sui Generis). (Retrospective). Approved 16th February 2012.

3.5 PK08/3070/LB - Internal alterations and insertion of new doors and windows to facilitate the conversion of existing garage and store to form garage and games room. Erection of 1.3m high stone wall. Approved 23rd January 2009.

3.6 PK08/3039/LB - Internal alterations and insertion of 'arrow slit' window to south elevation, and rooflights to northern and southern roof pitch. Approved 23rd January 2009

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors objected to this application. There appeared from the plans to be no access into this space/room from the rest of the building and its future purpose was not indicated in any way. If this is to become another accommodation unit than this is not made clear and Councillors queried if an application for planning permission was required in order that other aspects could be considered. The plans give no indication as to the present flooring in this space/room and how/if it might be affected by the installation of underfloor heating.

4.2 Conservation Officer

No objections subject to the finish of the proposed hardwood timber doors being agreed via condition

Other Representations

4.3 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990. The issue to be resolved is the impact of the proposed works on the Listed Building.

5.2 Description of Site

Brittons Farm is described as late seventeenth century/early eighteenth century. It is built in the local gabled vernacular with rubble Lias stone. To the front elevation are stone ovolo mullion windows, weathered strings over the window heads, drip moulds to the attics and distinctive high stone relieving arches. The central front door opening has an arched head and moulded frame, with a seventeenth century studded door with strap hinges. To the north of the front of the building is a projecting attached former barn, which is now converted to form part of the dwelling. This is understood to date from the nineteenth century.

5.3 The building subject to this application is an existing ancillary outbuilding/garage. The building was subject to a previous listed building application PK08/3070/LB for internal alterations and the installation of windows and modern timber doors. The building is part of a cluster of ancillary outbuildings and B&B accommodation associated with Brittons Farm

5.4 Analysis of Proposal

The works proposed include the replacement of modern timber doors with glazed bi-folding doors, the installation of an under-floor heating system and the installation of new internal window shutters. The existing floor is described in the design and access statement as 'exposed concrete slab'. The proposal is to install under floor heating and finish with a rubber texture floor covering. The works do not involve the removal of any historic fabric.

The glazed doors would correspond to those installed in the conversion of the other agricultural buildings on the site, and subject to finish would be acceptable. This will be secured through the use of a condition. The proposed works are not considered to impact the historic fabric of the building and therefore subject to a condition relating to the door finish there are no objections to the proposed works on conservation grounds.

5.5 Other Matters

Concern has been raised that the building may be used for purposes outside the remit of its lawful use. The Brittons Farm site consists of mixed use residential with 3no. B&B rooms and 1no. holiday let. The building subject to this application is understood to function as an ancillary residential building. This application is a listed building application only. Officers do not have any reason to believe that the building would be used for purposes outside the remit of the lawful use of the site and as such do not raise any concern in relation to this matter. Any future change of use would need to be considered as a full application.

6. **CONCLUSION**

- 6.1 The recommendation to grant Listed Building Consent has been made having regard to Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and government guidance contained within the National Planning Policy Framework.

7. **RECOMMENDATION**

- 7.1 That Listed Building Consent is **GRANTED** subject to the conditions on the decision notice.

Contact Officer: **Sarah Fordham**
Tel. No. **01454 865207**

CONDITIONS

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

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

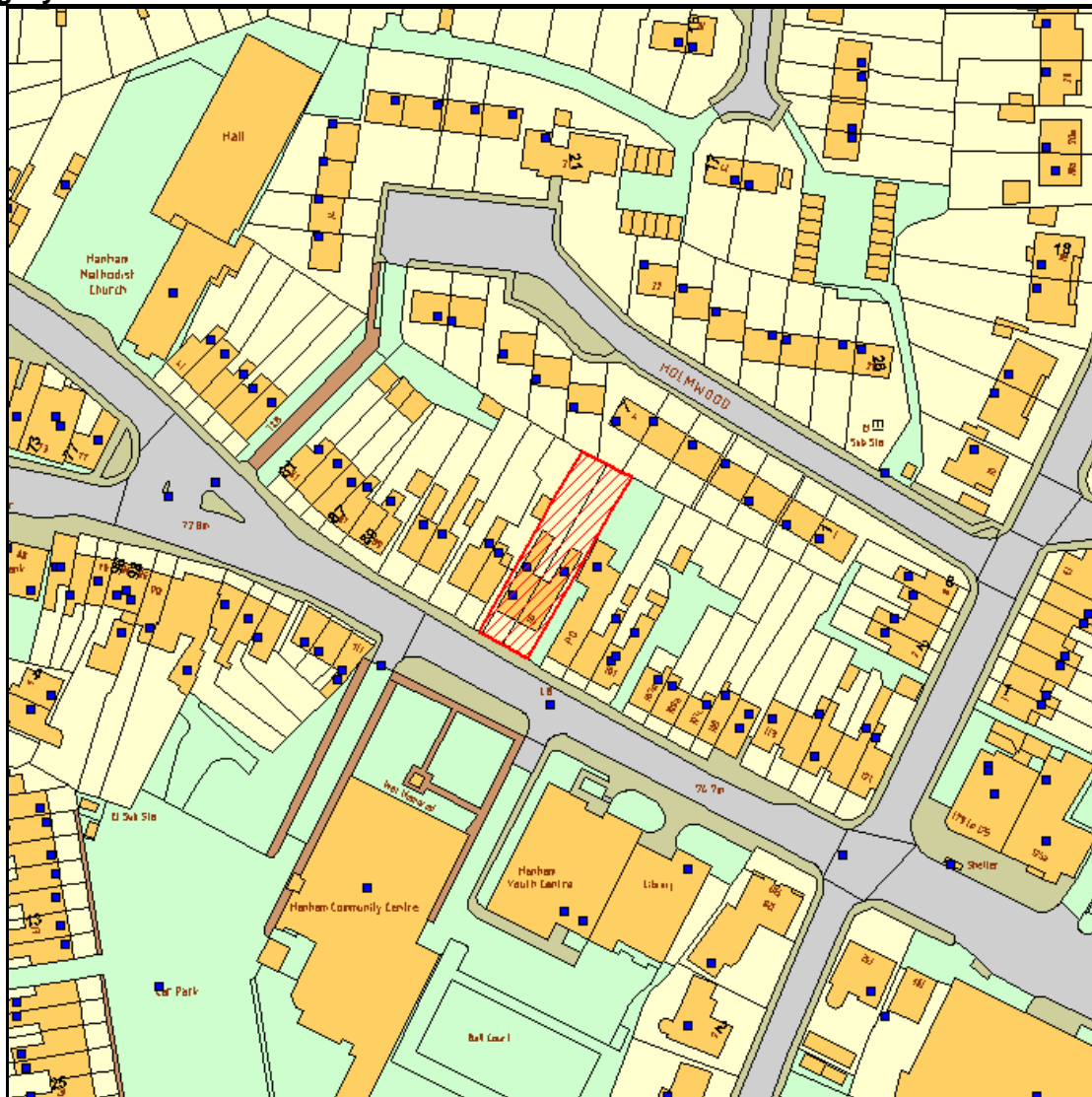
2. Prior to the commencement of development the finish details of the hardwood timber doors shall be submitted to and agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/3431/F	Applicant:	Supported Independent Living Schemes
Site:	S I L S Housing And Support Osborne House 101 And 99 High Street Hanham South Gloucestershire BS15 3QG	Date Reg:	25th October 2013
Proposal:	Change of use from office accommodation to (Class B1a) to 8 no. individual flats (Class C3) as defined in the Town and Country Planning Act (Use Classes) Order 1987 (as amended)	Parish:	Hanham Parish Council
Map Ref:	364353 172297	Ward:	Hanham
Application Category:	Minor	Target Date:	17th December 2013



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PK13/3431/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of one letter of objection from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the change of use of No's 99 and 101 High Street, Hanham from offices (class B1) to 8no. residential units (class C3).
- 1.2 The properties are a pair of two storey semi-detached dwellings which are currently being used as office accommodation. The site is located on the northern side of High Street, Hanham within the town centre and is bound to the north and north west by residential properties and a post office to the south east.

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 High Quality Design
 - RT1 Development in Town Centres
 - T12 Transportation for New Development
 - H2 Residential Development within the Urban Area
South Gloucestershire Local Plan Core Strategy incorporating Inspectors Main Modifications November 2013
 - CS1 High Quality Design
 - CS5 Location of Development
 - CS15 Distribution of Housing
 - CS16 Housing Density
 - CS17 Housing Diversity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist – August 2007
South Gloucestershire Residential Parking Standards (approved for development management purposes March 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/2604/F (No. 101) Conversion of 1no. dwelling to 5no. self contained flats to be used as sheltered housing with associated wardens accommodation (retrospective)
Approved October 2002
- 3.2 PK03/0010/ADV (No.99) Conversion of 1no. dwelling to 2no. self contained units to be used as sheltered accommodation with associated staff room (Retrospective)

Approved April 2003

- 3.3 PK07/3530/F (No. 101) Conversion of storeroom to form 1no. bedsit.
Approved May 2008
- 3.4 PK09/5227/F (No. 101) Change of use from residential (Class C3) to
Office use (Class B1)
Approved October 2009
- 3.5 PK10/0026/F (No's 99 and 101) Erection of two storey rear extension
Approved February 2011

CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
No objections
- 4.2 Sustainable Transport
No objections

Other Representations

- 4.3 Local Residents
Two letters have been received from neighbouring residents raising the following concerns:
- Experienced unsocial behaviour from past residents
 - Shared access has been blocked by staff in the past
 - In the past turning vehicles have used neighbouring property
 - Gate between 99 and 101 needs to be blocked to stop trespass onto neighbouring property
 - Question the level disruption that will be experienced during construction.
 - Question the parking facilities, as parking on the road is considered hazardous.
 - Neighbouring driveways are continuously being blocked by visitors to the post office and youth club.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The South Gloucestershire Core Strategy was submitted for Examination in March 2011. Following several stages of examination, the Core Strategy is now expected to be adopted in the coming weeks, as such the Core Strategy carries considerable weight at this stage.

With regard to the current application, there are no significant differences between the relevant adopted Local Plan policies and the emerging Core Strategy.

Policy H2 of the South Gloucestershire Local Plan is supportive in principle of proposals for residential development within the urban area, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity, highway safety and an appropriate density of development is achieved. Policy RT1 supports development proposals within local centres, which do not detract from the overall vitality and viability of the centre. In terms of transportation and highway safety policy T12 is of relevance.

5.2 Visual amenity

Policy D1 of the Local Plan requires all new development to be well-designed. No changes to the external fabric of the building are proposed and given that the properties were originally constructed as dwellings, it is considered that the change of use back to residential would be inkeeping with the character of the buildings. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.3 Residential Amenity

The pair of semi detached properties are situated opposite the War Memorial on the High Street and are bound to the north west and to the rear by neighbouring residential properties with a post office located to the south east. No new openings are proposed, as such it is not considered that the proposal would result in any overlooking or loss of privacy over and above the existing situation. The proposal would create no additional volume to the existing building and as such the proposed development would not prejudice the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, overshadowing or overbearing/bulky development.

The rear protrusions would result in the ground floor kitchen window in no.101 facing the ground floor kitchen window of no.99. A boundary fence between the properties would be sufficient to ensure the amenity of the future occupiers.

Policy H2 outlines that the provision of amenity space is an important criteria, however this is in relation to family housing. It is not considered that there would be any expectation that private amenity space would be provided for one bedroom flats as these would be unlikely to attract families. Shared amenity space is provided to the rear of the properties however much of this would be taken up by parking, cycle parking and bin storage. In this instance, given the size of the units in combination with the fact that the area is a dense urban location, the lack of private amenity space is considered acceptable. A management condition would however be attached to any permission to ensure that the shared garden and parking area is well maintained. Overall the impact on residential amenity is subsequently deemed acceptable.

5.5 Parking and Highway Safety

The application is seeking consent to change the existing offices at No's 99 and 101 High Street Hanham into 8no. self contained flats. In assessing the impact

of the proposal with regard to parking and highway safety, it is important to note that the two offices combined currently employ 17 full time members of staff and 5 part time members of staff.

The proposal would provide residential development in a location within the existing town centre, walking distance to a good range of facilities including shops and transport links. The site is considered to be situated in a highly sustainable location furthermore, there is a large public car park situated on the opposite side of the road.

Two off street parking places are proposed to the rear of No. 99 and one to the rear of No.101 which can be accessed via the shared driveway with No. 97 high Street. The site would be located close to a wide range of amenities and public transport routes and given the scale of the units it is feasible that the future occupiers could live without the need of a private car. On this basis the proposal is considered not to result in any significant highway safety issues. It is however recommended that a condition is attached to any permission to ensure that 8 cycle parking spaces are provided on site.

5.6 Other Issues

Concern has been raised that there has been antisocial behaviour at the site in the past and that this could occur again if the change of use is permitted. It should be noted that if any problems arise from the future residents this would be a matter for the police.

The concern raised in respect of encroachment and loss of access are civil matters which will be addressed under non planning legislation. However, for the avoidance of doubt, three informatives would be attached to the decision notice to ensure that the applicant / agent is aware that planning permission does not grant rights to carry out works on land outside of the control of the applicant; consent must be sought from the owner of the land; and, that the Building Regulations must be complied with.

There will inevitably be some disruption during the conversion phase however this will be for a limited period only, furthermore a condition can be attached to ensure the that hours of work are restricted to protect the residential amenities of the neighbouring properties.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

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

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865428

CONDITIONS

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

Reason

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

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

Reason

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

3. The cycle storage for 8no. bicycles shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

4. The hours of working on site during the period of construction shall be restricted to Monday - Friday 07.30- 18.00, Saturday 08.00- 13.00; 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 Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The residential units hereby approved shall not be occupied until a scheme for the management of the communal landscaped areas of the development, for the life of the development has been submitted and agreed in writing by the Local Planning

Authority. The scheme should include management responsibilities and maintenance schedules and timing thereof. The development shall be carried out in accordance with the approved scheme.

Reason

To ensure a satisfactory standard of appearance and to accord with Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.: PK13/3713/F
Site: 3A Market Place Marshfield South
 Gloucestershire SN14 8NP

Applicant: Mr Chalmers
Date Reg: 25th October 2013

Proposal: Erection of detached timber garden room.

Parish: Marshfield Parish Council

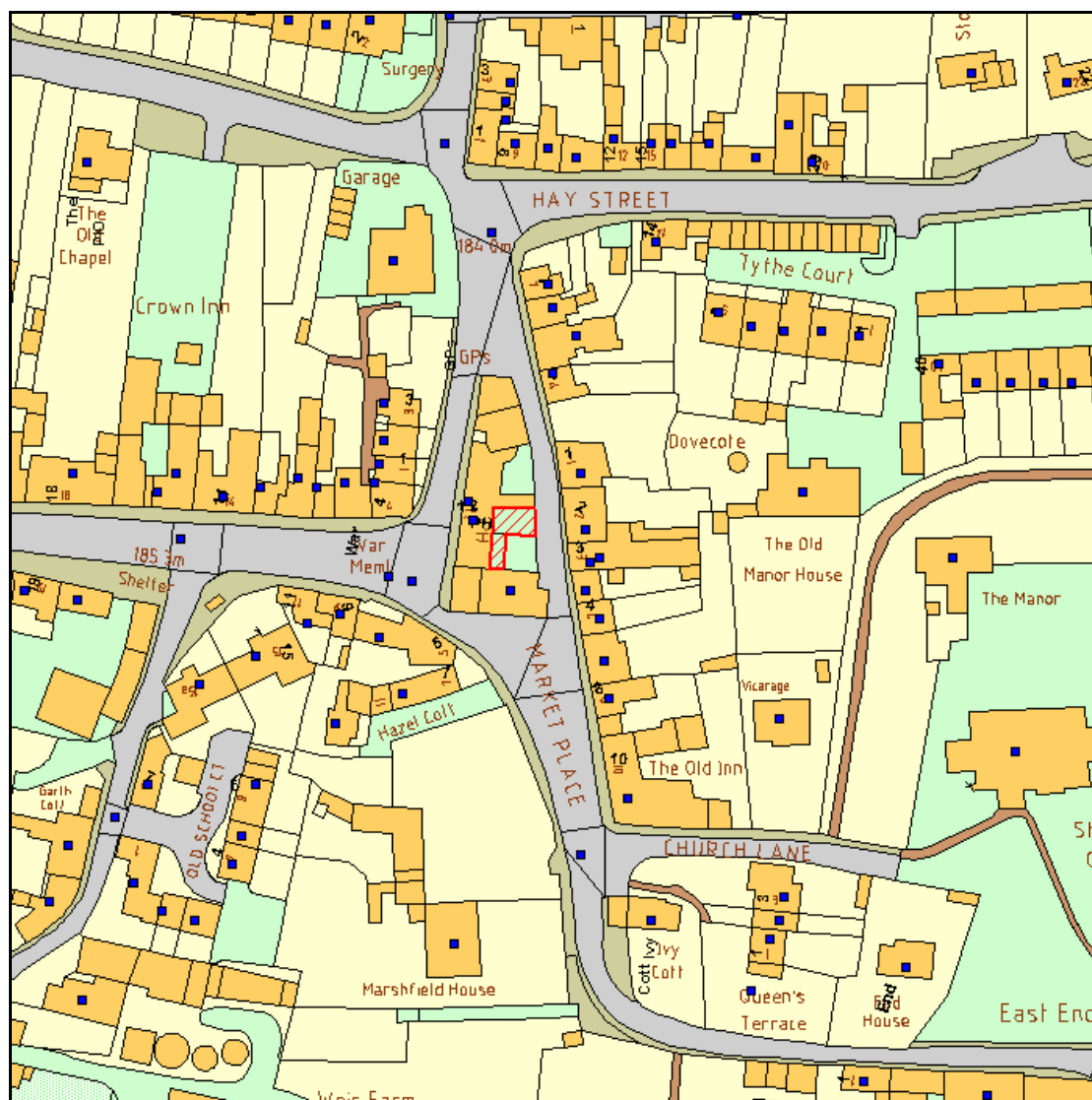
Map Ref: 378123 173717

Ward: Boyd Valley
Target 16th December

Application Householder

Date: 2013

Category:



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PK13/3713/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of one letter from a local resident raising concerns

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a garden room within the garden associated with 3a Market Place, Marshfield. The proposed garden room would measure 3.6 metres wide by 2.4 metres in depth and would have an overall height to ridge of 2.8 metres.
- 1.2 The garden is located to the rear of the Nelson Arms public house and was once the garden associated with that property. The garden is now associated with 3a Market place. The site is within the Cotswolds Area of Outstanding Natural Beauty, the Marshfield Conservation Area and within the curtilage of a listed building.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
L12 Conservation Areas
L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Main Modifications November 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 PK10/3351/LB Insertion of doorway in rear elevation
Approved February 2011

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council
No objections
- 4.2 Conservation Officer
No objections

Other Representations

4.3 Local Residents

One response from a local resident was received raising the following concerns:

- The plans show the building to measure 3600mm in height which is considered to be very high
- Plans also state the height to be 2830mm which is presumed to be the correct measurement.
- Objections would be raised if the building was 3600mm high as it would be visible above the perimeter wall.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space. The site is located within the Marshfield Conservation Area and within the curtilage of a listed building as such policies L12 and L13 are also of relevance.

5.2 Design / Visual Amenity

The proposed garden room is of an appropriate standard in design and would be inkeeping with the character of the surrounding properties. The proposal is modest in scale and would be situated within an entirely enclosed garden. As such it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling or surrounding street scene.

Concern was raised with regard to the scale of the proposal and the inaccuracy of the plans. The annotation of the plans has been amended to show that the proposed structure would measure 2.8 metres in height. As such the proposal would not be readily visible from outside the boundary wall.

5.3 Residential Amenity

The rear garden associated with No. 3a Market place is situated to the rear of the property and to the rear of The Nelson Arms public house. In 2011 an application was approved allowing alterations to facilitate a direct access from 3a to the rear garden. The proposed garden room would be situated in the north west corner of the garden and given its scale in combination with the existing boundary treatments in place, it is not considered that the proposal would have any overshadowing or overbearing effect on the neighbouring dwellings. Furthermore, it is considered that there are no issues of inter-visibility or loss of privacy. Therefore the impact on residential amenity is subsequently deemed 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 recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865428

CONDITIONS

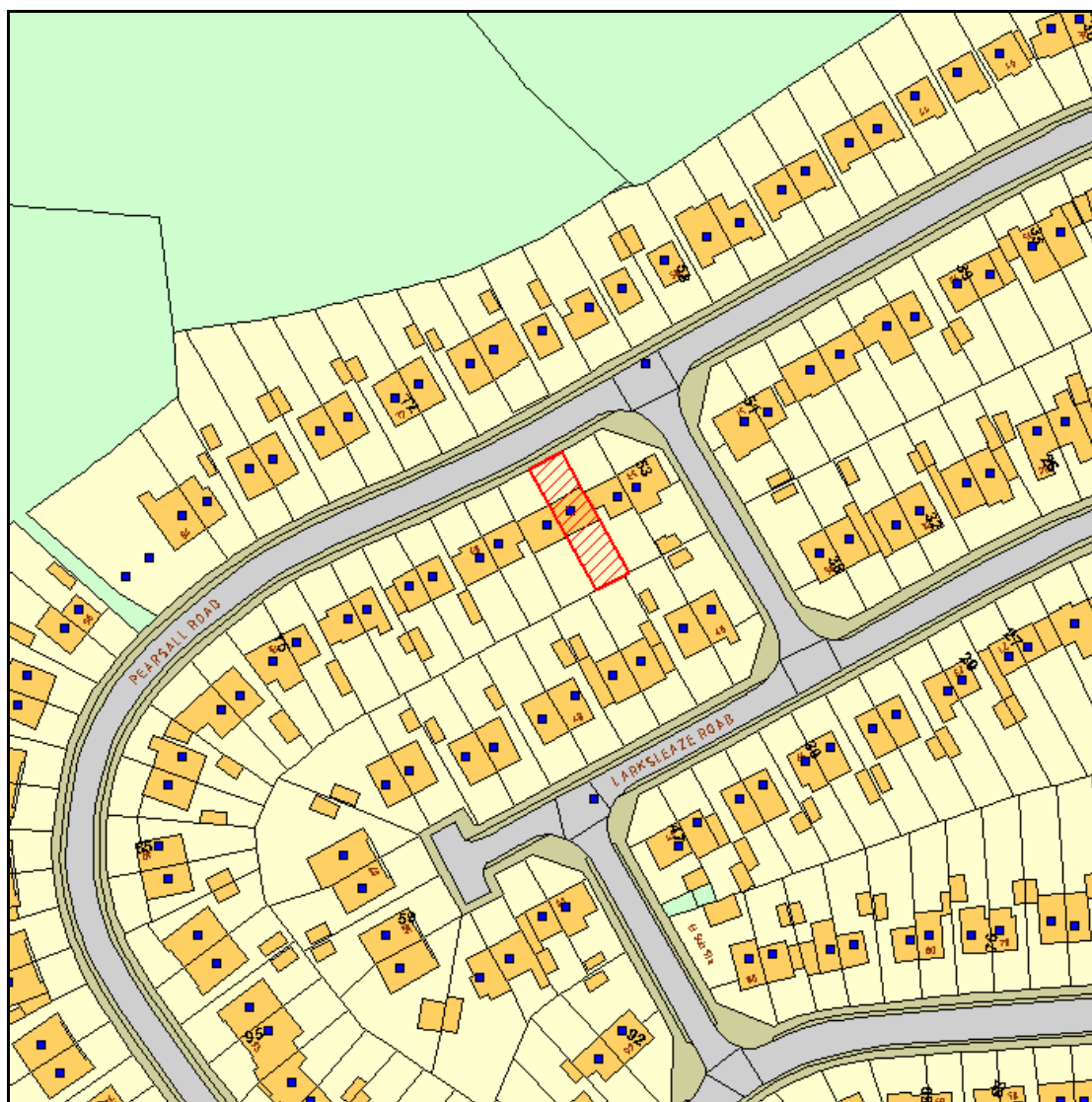
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/3805/F	Applicant:	Mrs L O'Shea
Site:	57 Pearsall Road Longwell Green South Gloucestershire BS30 9BD	Date Reg:	25th October 2013
Proposal:	Installation of replacement roof to existing garage and utility. (Amendment to previously approved scheme PK12/2281/F).	Parish:	Hanham Abbots Parish Council
Map Ref:	365413 170878	Ward:	Longwell Green
Application Category:	Householder	Target Date:	18th December 2013



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PK13/3805/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the installation of a replacement roof to an existing garage and utility room. This is an amendment to a previously approved scheme PK12/2281/F. As the development has for the most part already taken place, this application is retrospective.
- 1.2 The application site relates to a two-storey semi-detached dwelling situated within the established residential area of Longwell Green.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
 - D1 Achieving Good Design in New Development
 - H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013

CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/2281/F Installation of replacement roof to existing garage and utility
Approved 3.12.12

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
No objection
- 4.2 Other Consultees

Highway Drainage
No objection

Other Representations

4.3 Local Residents

One letter of objection has been received from a local resident, summarised as:

- tiled roof not in-keeping with other houses
- tiled roof does not reflect the plan
- wall supporting roof stands 2 feet above coping on our garage roof, back wall about 6-7 feet higher than from the original extension roof and so does the front
- impact on light and views
- wall so high creates problem in funnelling wind and rain into our covered area
- not aesthetically right

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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 D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality. Policy T12 seeks to ensure that development will have no adverse impact on highway safety and residential parking standards have been revised under supplementary planning guidance due for adoption 2013.

5.2 Design and Visual Amenity

The application site is a two-storey semi-detached dwelling with an attached garage. The driveway slopes down to the garage from the road. A previous application granted permission to replace a flat roof with a pitched roof over the garage and utility room. The roof was pitched from the front to the back. Under this application the mono-pitched roof slopes from the east to the west, attached to the dwelling at its lowest point. This is an unusual configuration as traditionally a roof would slope down and away from the dwelling it was attached to. The practicalities of water running down onto the side of the house cannot be addressed under a planning report which considers issues of overall design, scale and massing; its appropriateness would be considered by building inspectors.

A variety of garages and associated roof treatments can be seen along this road and Officers consider a refusal on the grounds of poor design would not be substantiated in an appeal situation. Consequently, in terms of design, scale, massing and materials used in the construction the proposal is considered appropriate to the host dwelling and the character of the area in general in which a variety of roof treatments to garages can be seen.

5.3 Residential Amenity

The application site is part of a row of semi-detached properties with attached garages. The road slopes from the east to the west meaning that No. 55 Pearsall Road is at a higher level than the application site.

The garages of the application site and that of No. 55 Pearsall Road are adjacent to each other with No. 55's garage having a flat roof. A small lean-to element, slightly higher than the garage roof, can be seen beyond their garage. Currently the wall dividing the two garages measures approximately 3.7 metres and the mono-pitched roof would be very slightly below this existing structure.

The side elevation of No. 55 has a first floor obscure glazed window overlooking the application site. Comments have been received with regard to loss of views and the amount of light entering the neighbouring property. The approved application PK12/2281/F has already given permission for an increase in the height of the roof to the garage and this proposal would result in the same overall height but a different roof shape. It is acknowledged that there would be changes following the development, given the orientation of the properties with their rear gardens facing southeast, however, the impact of the proposed changed roof shape would not be sufficient to warrant a refusal of the application. A right to a view is not a planning matter and therefore cannot be discussed under the remit of this report.

In conclusion, it is considered there would be no issues of overlooking or intervisibiliy resulting from the development. Changes in the light would be experienced but given the orientation of the site, the fact that the neighbour is at a raised level above that of the application site must be weighed up. On balance, the impact on residential amenity is considered to be 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 recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

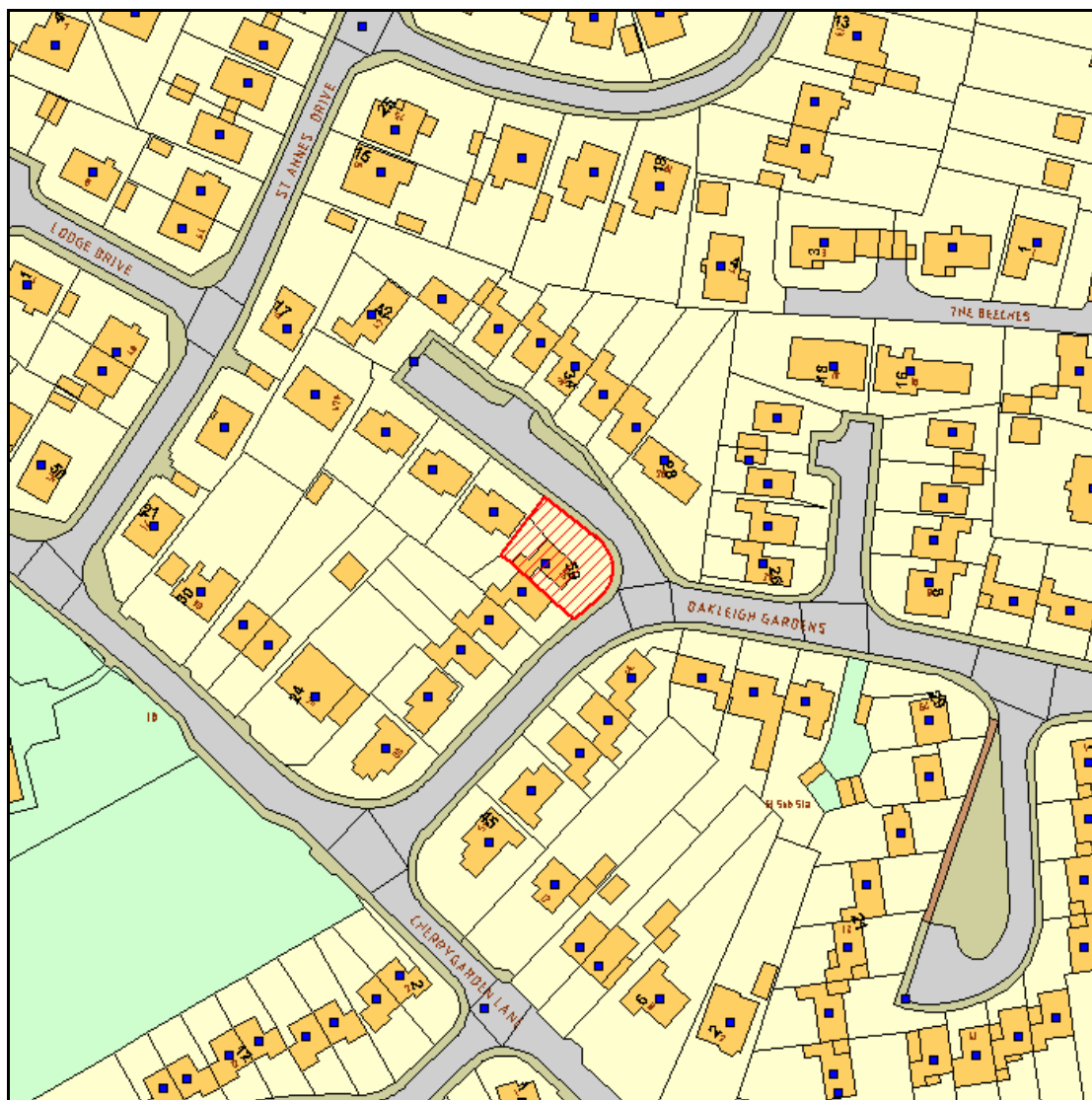
- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/3838/F	Applicant:	Mr Worlock
Site:	50 Oakleigh Gardens Oldland Common Bristol South Gloucestershire BS30 6RH	Date Reg:	22nd October 2013
Proposal:	Demolition of existing single storey side extension to facilitate the erection of a two storey side extension to provide additional living accommodation	Parish:	Bitton Parish Council
Map Ref:	367134 170807	Ward:	Bitton
Application Category:	Householder	Target Date:	13th December 2013



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PK13/3838/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as an objection to the proposed development has been received from the Parish Council. An amendment has been sought to the design of the proposed extension which goes some way to overcoming the concerns raised by the Parish. However, issues raised regarding parking and visibility would not have been abated by the amendments. It is therefore considered that the objection still stands.

The amendments has not been sent out for reconsultation as there was insufficient time to enable the application to be referred to the Circulated Schedule and be determined in the statutory timeframe. Notwithstanding this, it is not considered that any interested party would be disadvantaged by the amendment and the application will be determined through due democratic process under this Schedule.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of the existing single storey side extension and the erection of a two-storey side extension to replace it.
- 1.2 The application site is a detached c.1970s house in Oldland Common. The site is located within the existing urban area of the East Bristol Fringe and is not covered by any further statutory or non-statutory designations. The property's permitted development rights remain intact.
- 1.3 In the process of this application the proposed development has been amended to improve the resulting design. It is on these amended drawings that the application will be determined. These amendments also removed the proposed side extension, so the description of development has been amended accordingly.

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 the Existing Urban Area
- T12 Transportation
- H4 Development within Existing Residential Curtilages

South Gloucestershire Local Plan Core Strategy incorporating Inspector's Main Modifications November 2013

- CS1 High Quality Design
- CS8 Improving Accessibility

2.3 Supplementary Planning Guidance

- (a) South Gloucestershire Design Checklist (Adopted) August 2007
- (b) Residential Parking Standard (Approved for Development Management Purposes) March 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/1225/F Approve with Conditions 23/05/2005
Erection of first floor side and rear extension to provide additional living accommodation.
- 3.2 K4435/1 Approval of Full Planning 02/07/1990
Single storey side extension
- 3.3 K4435 Withdrawn
Erection of two metre high fence

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
Objection: 'The proposed garage will extend well beyond the existing building line. Being on a corner, it is not clear if this could obstruct the view of drivers pulling out from the cul-de-sac. The appearance of the proposed side elevation, with its multiple roofs, would detract from the street scene. It is not clear from the plans how the proposed garage would be accessed which, being on a corner, may give cause for concern. If a hard-surfaced drive is proposed then this too could adversely affect the street scene at this particular location.'
- 4.2 Drainage
No comment
- 4.3 Transport
No objection subject to the provision of two off-street parking spaces that accord with the *Residential Parking Standard*.
- 4.4 Tree Officer
None received

Other Representations

- 4.5 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of a two-storey side extension at a property in Oldland Common.

5.2 Principle of Development

The extension and alteration of existing residential properties is supported in principle by policy H4 of the Local Plan. This policy permits such development, subject to an assessment of design, amenity and transport. Therefore, the proposal is acceptable in principle but will be determined according to the analysis set out below.

- 5.3 It should be noted that a first floor side extension over the existing single storey extension has previously been permitted in 2005 although never implemented.

5.4 Design

The design of the proposed side extension respects the design and appearance of the existing house in terms of scale and proportion. The extension is set back from the front elevation so as to appear subservient. The materials proposed as suitable and reflect those used on the house and elsewhere in the vicinity.

- 5.5 A slightly odd roof pitch is proposed. Whilst this is not considered to be high quality design, it is not considered (in its own right) to warrant refusal of the proposal on design. As, in all other respects in terms of design, the proposal is acceptable, on balance the proposed roof structure is acceptable.

- 5.6 A condition will be attached to ensure that the materials used in the external surfaces of the extension match those used on the dwelling as existing.

- 5.7 Comments have been received that state the development would have a detrimental impact on the streetscene. The proposed development will create an L shaped property on a larger than average corner plot. Within the immediate vicinity of the application site there are a range of properties that have the gable end facing the street and those where the ridge faces the street. The creation of a property of this form is not considered to have an adverse impact on the character or appearance of the area or streetscene. The roofs referred to in the Parish Council's comments have been omitted by the revision to the application.

5.8 Amenity

Development should not prejudice residential amenity. This should be considered in terms of the amenity to the application site and the amenity of all nearby occupiers.

- 5.9 The proposed extension will not affect the residential amenity offered to the application site. Adequate private amenity space would be retained in the form of the unaltered rear garden. The extension is to the side of the existing house on a piece of the site that is currently under used.

- 5.10 Whilst this is an open area in terms of policy L5, it offers little amenity contribution to the locality and its loss would not be detrimental.

- 5.11 New windows are proposed at the first floor level in the front and rear elevations. These windows overlook existing public areas and will not therefore

impinge upon the amenities of any nearby occupier. The orientation of the site and the layout of the built form means that the development will not be overbearing or cause any overshadowing.

5.12 The proposed development does not prejudice residential amenity.

5.13 Transport

The impact of the proposed development on transportation is assessed in terms of the provision of adequate off-street parking. No additional bedrooms are proposed as part of the development and the property will remain as a four-bed dwelling.

5.14 To accord with the residential parking standard a property of this size would need to provide two off-street parking spaces. The existing garage would be retained and a new garage provided. In addition to this, parking can be provided within the curtilage of the dwelling. It is therefore considered that sufficient parking could be provided at the property.

5.15 A condition will therefore be attached that required the provision of parking spaces within the curtilage prior to the first occupation of the extension. This will ensure that there is no impact on highway safety.

5.16 The proposed extension does not compromise the existing visibility. The site is open to the front and vehicles would be travelling at low speed on their approach to the junction on this residential street.

5.17 Oakleigh Gardens is an unclassified road, and as such, an access to the site could be created without the need for planning permission. It is assumed that the site would be accessed from the existing driveway, however, if at a later date the owner wishes to create an additional access this is beyond the scope of planning control.

5.18 Furthermore, the surface material of the driveway is also beyond the scope of this planning application. A hard surface can be installed at the property under permitted development rights between the house and the highway provided that certain requirements are met. Any hardstanding (should it exceed 5m²) would either need to be constructed of a porous material or surface water should be directed to a permeable area within the curtilage of the property. If this is not the case then a planning application would be required.

5.19 Trees

A silver birch tree is located in the front garden which is to be felled. The tree has been subject to works in the past. It is not a mature specimen and is misshapen. It is not considered worthy of protection.

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 the policies listed above. It is considered that the proposal meets an acceptable standard of site planning and design. The development will not have a prejudicial impact on residential amenity or highway safety.
- 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. Prior to the first occupation of the extension hereby permitted, two parking spaces (measuring a minimum of 2.4 metres by 4.8 metres) will be provided within the curtilage of the dwelling and retained hereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 and the Residential Parking Standard (Approved for Development Management Purposes) March 2013.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/3882/F	Applicant:	Mr T Bohanna
Site:	98 North Street Downend Bristol South Gloucestershire BS16 5SF	Date Reg:	7th November 2013
Proposal:	Alteration of existing roofline of rear extension to form additional living accommodation	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365068 176503	Ward:	Downend
Application Category:	Householder	Target Date:	30th December 2013



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PK13/3882/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received, contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission to alter the existing roofline to erect a single storey rear extension on a smaller footprint than the existing single storey extension that would be demolished. The extension is proposed for the enclosed rear garden of a two storey, semi-detached, stone house.
- 1.2 The single storey rear extension at present is 2 metres high to eaves and 3.3 metres to ridge. It is proposed to replace it with a flat roofed extension, lit by a lantern arrangement in the roof, to a height of 3.3 metres.

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 House extensions

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013
CS1 High Quality Design

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No reply received
- 4.2 Other Consultees
Technical Services
No objection

Other Representations

- 4.3 Local Residents
One objection was received stating that the extension would block sunlight to bedroom window and garden.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the policies listed above, in the light of all material considerations. The issues to be resolved are the impact of the proposal on visual amenity and existing levels of residential amenity.

5.2 Design/ Visual Amenity

In comparison with the existing single storey rear extension, this proposal is considered to be more in keeping with the Victorian/Edwardian age of the dwelling in terms of scale and detailing, with the parapet wall and downpipes. The proposed render finish would be more appropriate on the flat roofed extension than stone and will help to differentiate it from the host dwelling. It is noted that the impact on visual amenity will be largely confined to the rear garden location and private views of that garden. For that reason, it is considered unreasonable to impose a condition that the downpipes should be of cast iron, but this is recommended through an informative on the decision notice. The proposal is considered to accord with policy D1 of the adopted Local Plan.

5.3 Residential Amenity

The boundary treatment between the two sides of the semi is a 2 metre high wall. The existing eaves level is the same height as that and the height at the boundary is 3 metres at present, with the roof sloping down into the site's garden. Therefore, the impact of the proposal at the boundary, with the same roof height is neutral. However, the depth of the projection of the proposed extension would be shorted than that at present and therefore it is considered that the proposal would have a lesser effect than the existing situation on the adjoining property. As a result, it is considered that the proposal would have a marginal positive effect on existing levels of residential amenity and accords with policy H4 in that regard.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is approved.

Contact Officer: Chris Gosling
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/3925/F	Applicant:	Mr Bryan Hopkins
Site:	1 Edmund Close Downend South Gloucestershire BS16 5EJ	Date Reg:	28th October 2013
Proposal:	Erection of 1 no. dwelling with access, garage and parking and bin/cycle store.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364664 176667	Ward:	Downend
Application Category:	Minor	Target Date:	18th December 2013



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PK13/3925/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following objection from five local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of 1no. dwelling with access, garage and parking and bin/cycle store. The application site is situated within the established residential area of Downend.
- 1.2 The application site is situated at the entrance to a cul-de-sac of properties off Croombes Hill. The area is characterised by a variety of two-storey and single storey properties, detached and semi-detached and differing in age and style. The proposal would be for a small 3no. bed detached two-storey dwelling with an attached garage and off-street parking.

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 Design in New Development
L1	Landscape Protection and Enhancement
L5	Open Areas within the Existing Urban areas and Defined Settlements
EP1	Environmental Pollution
EP2	Flood Risk and Development
L17&18	The Water Environment
H2	Residential Development within Urban Areas
H4	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T7	Cycle Parking
T12	Transportation Development Control

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013

CS1	High Quality Design
CS5	Location of Development
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS9	Landscape

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Trees on Development Site (Adopted 2005)

3. RELEVANT PLANNING HISTORY

3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Downend And Bromley Heath Parish Council Parish Council
No comment

4.2 Other Consultees

Highway Drainage

No objection subject to informatives and conditions

Sustainable Transport

No objection subject to conditions

Environmental Protection

No objection subject to informative

Other Representations

4.3 Local Residents

Five local residents have written with concerns:

- concerns about access and parking
- ownership grass verge at entrance to cul-de-sac
- telephone service cabinet located on grass verge - concerns regarding disruption
- proposed parking would intrude on our privacy
- how will foul drainage be connected to main sewer
- hours of working are too long for a residential area
- no recommendation as to management of site traffic

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H2 of the South Gloucestershire Local Plan states residential development will be permitted within existing urban areas provided that it does not prejudice residential amenity, the maximum density is compatible with the site, the site is not subject to unacceptable levels of noise disturbance, air pollution, smell, dust or contamination and the provision for education, leisure, recreation and other community facilities is adequate to meet the needs arising from the proposals. Policy H4 is supportive in principle of proposals for new dwellings within existing residential curtilages, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. Policy D1 of the Local Plan requires all new development to be well designed and along with other criteria, respect and enhance the character, distinctiveness and amenity of both the site and locality. Policy T12 identifies factors relating to parking, access and highway safety that must be taken into account. Since the previous approved application the Council has a new

Residential Parking Standards SPD, due for adoption with the Core Strategy later this year which advises on minimum parking standards. Policy L1 relates to landscape protection.

The application is deemed to accord with the principle of development.

5.2 Design and Visual Amenity

The proposed 1no. dwelling would be of a simple design with a single garage attached to its north elevation. It would have dark brown coloured facing brickwork to the lower half with cream coloured smooth render finish above. Brown roof tiles and white uPVC windows and doors would be used. In addition a series of solar panels would be located on the east roofline, facing Edmund Close. The proposed dwelling would have its main set of windows in the east and south elevations. The proposal would differ in design from the rest of the semi-detached dwellings on Edmund Close, but would be read as an individual property flanking the entrance to the cul-de-sac. This would not be an unusual situation as the property directly opposite the proposed dwelling is a single storey bungalow, albeit facing out onto Croombes Hill. In terms of its overall design, scale, massing and materials the proposed single dwelling is deemed acceptable and would be appropriate and in-keeping with the area.

- 5.3 The site is adjacent to a piece of land currently not enclosed by the retaining garden wall of No. 1 Edmund Close. This piece of land is bisected by a public footway leading into the Close. Historically both pieces of land have been maintained in terms of the grass being cut by the Council. However, Land Registry documents, included with the application, show that the piece of grass closest to the application site is within the ownership of No. 1 Edmund Close. The proposal would therefore be built on land entirely within the ownership of the applicant. It is the intention of the applicant to remove the wall and reduce the level of the land to that of street level, thereby negating the need for a retaining wall at this juncture. In addition a BT service box is located adjacent to the existing retaining wall and on the grassed area within the ownership of the applicant. It is understood that through negotiations with BT, the box will remain in situ and a boundary will go around the box meaning it will remain outside the curtilage of the proposed dwelling. As the cables are under the footway and the box will not be moved, service to the residents of Edmund Close, and other users, will not be affected.

5.4 Character of the Area

Edmund Close is a small cul-de-sac off Croombes Hill. The area immediately around the application site is of a mixed character in terms of the style, size, design, age and materials used in the nearby properties. Along Croombes Hill it is noted that the greys in the houses and walls are strong features but the proposed dwelling has been designed to reflect the more modern development and the palette of colours and materials of Edmund Close. As such the proposed two-storey detached property of browns and creams is deemed acceptable.

5.5 Density

The site is currently the residential garden associated with No. 1 Edmund Close. It is therefore, considered suitable only for a single dwellinghouse which

would ultimately allow for a modest garden for both the new property and that of the host dwelling. Historically dwellings in the area benefited from large gardens but as can be seen in Edmund Close, gardens in this more modern cul-de-sac vary in size. As such the proposal is appropriate for the size of its location.

5.6 Impact on Residential Amenity

Criterion D attached to Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits development where it :

‘would not prejudice the retention of adequate private amenity space and adequate private amenity space is provided for any new separately occupied dwelling’

5.7 Closest neighbour to the west are located at No. 28 Croombes Hill. This property is situated some metres below the proposed new dwelling and other than a door and ground floor obscure window to the kitchen, no other openings are proposed in the west elevation. The properties would be separated by an existing fence of approximately 1.8 metres in height situated within the application site and as such there are no issues of intervisibility or overlooking for this neighbour. Neighbours to the east are situated at an elevated position and side-on to the application site. Planting currently screens this single storey property and given this existing distance and boundary treatment the impact on residential amenity for this neighbour is assured.

5.8 A comment has been received from a concerned neighbour regarding privacy issues resulting from the new parking space being created to the front of the existing dwelling. Officers consider that given the existing situation of relatively shallow front gardens in close proximity to the highway, the creation of a new parking space to the front of the existing dwelling would not create issues impacting on the residential amenity of these neighbours of such a degree as to warrant the refusal of the application.

5.9 Given the above the proposal is considered that the residential amenity of future occupiers of both the application site and nearby neighbours would be assured.

5.10 Sustainable Transport

The proposed dwelling would be a 3no. bed property with an attached garage. Following comments from the Highway Engineer provision for one off street parking space and the appropriate sized single garage have been shown. In addition, the sub-standard off street parking space serving the existing dwelling was noted. A new off-street parking space would therefore be created to the front of No. 1 Edmund Close to serve the property. As such the proposal is deemed to comply with new residential parking standards and there is no objection on highway grounds.

Other matters

5.11 Affordable Housing

The proposal for 1no. house falls below the Council's threshold for affordable housing provision in urban areas.

5.12 Education

The proposal for 1no. house falls below the Council's threshold for Education provision.

5.13 Community Service

The proposal for 1no. house falls below the Council's threshold for contributions to community services

5.14 **Noise, dust , smell, pollution**

The site itself is not currently subject to excessive levels of noise, pollution, smell, dust or contamination. A condition relating to hours and methods of work will apply during the period of demolition/construction to protect the amenity of local residents. Neighbours have commented on the inadequacy of the provision put forward by colleagues in Environmental Protection. However, these are the standard hours suggested for such development and as such are considered appropriate.

5.15 **Community Facilities and Sustainability**

The proposed dwellinghouse will be close to education, leisure and recreation facilities. It would also be close to public transport links and cycle routes. Considering these issues it is judged that the proposal would constitute a sustainable form of development.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That the application be **APPROVED** subject to the conditions

Contact Officer: **Anne Joseph**
Tel. No. **01454 863788**

CONDITIONS

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

Reason

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

2.
 1. Any existing buildings on site should be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health & Safety Executive.
 2. Where the site is adjacent to residential or business premises, heavy plant, noisy equipment or operations and deliveries, should not take place outside the hours of;

Monday - Friday.....7.30 – 18.00
Saturday.....8.00 – 13.00.
No noisy activities on Sundays or Bank Holidays.
 3. All plant and equipment should be suitably chosen, sited, operated and serviced so as to minimise noise, vibration, fumes and dust. Best practical means should be employed to minimise potential nuisance to neighbouring properties. All plant should be turned off when not in use.
 4. Pneumatic tools should be fitted with an integral silencer and/or purpose made muffler, which is maintained in good repair.
 5. In periods of dry weather, dust control measures should be employed including wheel washing and damping down. Any stockpiles of materials which are likely to give rise to windblown dust, shall be sheeted, wetted or so located as to minimise any potential nuisance.
 6. Where the site is adjacent to residential or business premises, bonfires should be avoided, and all waste materials should be removed from site and suitably disposed of. At no time should any material that is likely to produce dark/black smoke be burnt (eg. Plastics, rubber, treated wood, bitumen etc)
 7. Radio noise should not be audible at the boundary of the nearest neighbouring property.
 8. Any temporary oil storage tanks should be safely and securely sited so as to prevent pollution in the events of spills or leakage. It is also strongly recommended that any oil storage tank should be surrounded by an impervious oil/watertight bund having a capacity of at least 110% of the tank.
 9. Neighbouring residential premises should be advised of any unavoidable late night or early morning working which may cause disturbance. Any such works should be notified to the Environmental Services Department on (01454) 868001 prior to commencement.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with

Policy D1,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.
A detailed development layout showing surface water and SUDS proposals is required as part of this submission.

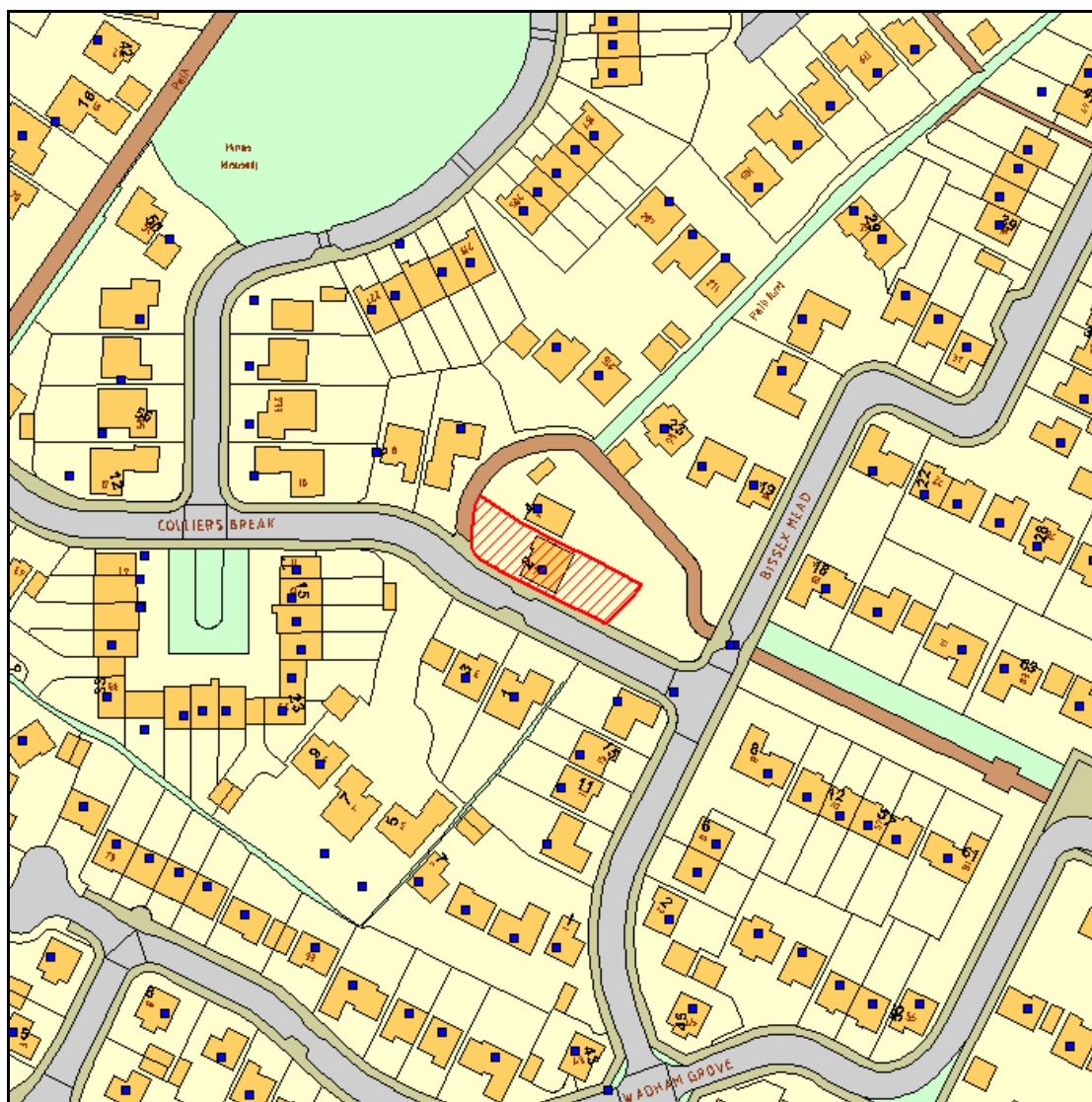
Reason: To comply with South Gloucestershire Local Plan (Adopted) January 2006 Policies L17, L18, EP1, EP2 and National Planning Policy Framework

4. Appropriate permeable design and construction of proposed and replacement dwelling frontage paving/tarmac exceeding 5 square metres in area is a requirement to ensure surface water run-off is retained at source. Use of permeable surfacing is required or rainfall to be directed to a permeable soakage area (provided it does not cause flooding of adjacent property) within the curtilage of the dwelling.

Reason: To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan (Adopted) January 2006 Policy L17, L18, EP1, EP2 and Town and Country Planning Order 2008 (No 2362) Class F.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PK13/3971/F	Applicant:	Mr Tregale
Site:	2 Colliers Break Emersons Green Bristol South Gloucestershire BS16 7EE	Date Reg:	4th November 2013
Proposal:	Erection of single storey rear extension and first floor side extension over existing garage to form additional living accommodation	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366806 176300	Ward:	Emersons Green
Application Category:	Householder	Target Date:	26th December 2013



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PK13/3971/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the circulated schedule due to the receipt of one letter of objection from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a rear extension and first floor side extension at 2 Colliers Break, Emersons Green. The proposed rear extension measures 3.6 metres wide by 3.5 metres in depth and would have an overall height to ridge of 3.4 metres. The proposed first floor side extension would measure 2.6 metres wide by 8 metres in depth with a height to ridge of 7.1 metres.
- 1.2 The property is a two storey detached dwelling and is located within a residential area of Emersons Green.

2. POLICY CONTEXT

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

South Gloucestershire Local Plan Core Strategy incorporating Inspectors Main Modifications November 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Residential Parking Standards, approved for development management purposes March 2013.

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objections subject to the side window being obscurely glazed.
- 4.2 Public Rights of Way
No objections subject to the attachment of a standard informative.

Other Representations

4.3 Local Residents

One letter of objection has been received from a neighbouring resident raising the following concerns:

- Concern regarding access to property during construction phase.
- Access to property next door must be maintained at all times not just for general use but in case of an emergency
- No objections to single storey rear extension
- First floor extension would block light to neighbouring ensuite and rear conservatory
- Rear conservatory of neighbouring property is not shown on the plans
- Will effect evening sunlight in rear garden of neighbouring dwelling
- Effect on house value
- Working hours would need to be monitored as it is a residential area.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design / Visual Amenity

The extensions would be located to the rear and side of the property. The extensions are of an appropriate standard in design and reflect the character of the main dwelling house and surrounding properties. The extensions are cumulatively considered to be of a reasonable scale and it is considered that the proposals are of modest size in comparison to the bulk of the main dwelling and are suitably subservient to it. This is especially the case given that the side extension would have a lower ridge height than the main ridge. The extensions incorporate materials to match those of the main dwelling, assisting the successful integration of the extensions with the host dwelling.

The surrounding houses are of various designs and several extensions have taken place in the past, as such it is considered that the proposal would not be harmful to the character and appearance of the principal dwelling and street scene.

5.3 Residential Amenity

The proposed first floor extension would be located approximately 1 metre from the boundary with No. 4 Colliers Break. This neighbouring property is set significantly forward of the application site and as such the proposed first floor extension would project approximately 3.5 metres beyond the main rear elevation of No. 4. This neighbouring property has an existing rear conservatory which isn't shown on the submitted plans but was observed when the site visit was carried out.

Concern has been raised by the neighbouring residents that the proposal would result in loss of light to rear rooms and the rear garden of their property. The proposal is located a metre away from the boundary with the neighbouring property and approximately 2 metres away from the dwelling. Whilst it is accepted that some additional over shadowing will occur in the late afternoon, early evening, it is not considered that a refusal reasons based on overshadowing or loss of light could be substantiated or justified at appeal. This is especially the case given the orientation of the properties, which results in No. 4 already being overshadowed by No. 2 and the fact that the proposal would have an eaves height to match the main house and a lower ridge height.

Whilst it is accepted that the proposal would project approximately 3.5 metres beyond the main rear elevation of No. 4 Colliers Break given that the extension would be located 1 metre away from the boundary between the properties in combination with the fact that the extension would follow the depth and height of the existing dwelling and would have a roof that hips away from the neighbouring property, it is not considered that the proposal would result in any overbearing impact.

The proposed first floor extension would include the addition of two new first floor windows, one on the front and one on the rear, both of which would serve bedrooms. Given the location of these windows, it is not considered that the proposal would result in any significant increase in overlooking over and above the existing first floor windows. Furthermore, it is considered that there are no issues of inter-visibility.

The proposed rear extension is set away from the boundary with the neighbouring dwellings. As such, given that the scale and location of the extension, in combination with the existing boundary treatments in place, it is not considered that this aspect of the proposal has any overshadowing or overbearing effect on the neighbouring dwellings.

Sufficient garden space remains to serve the property. Therefore the impact on residential amenity is subsequently deemed acceptable.

5.4 Parking and Highway Safety

The application is proposing to increase the number of bedrooms within the property from three to four. The proposal would not effect the existing attached garage furthermore, there is ample space within the curtilage to park additional cars as such it is considered that the proposal is in accordance with the guidance set out within the South Gloucestershire Residential Parking Standards (approved for development management purposes March 2013).

5.5 Public Rights of Way

The proposed development is considered unlikely to affect the nearest public footpath, ref. PMR20/10, which is also listed as adopted footway, which runs adjacent to the western boundary of the property. As such there are no objections to the proposal. An informative would be attached to ensure that the applicant is aware of the footpath and standard limitations regarding rights of way and development.

5.6 Other Issues

With regard to the comments submitted by Mangotsfield Rural Parish Council, stating that there are no objections subject to the side window being obscurely glazed. It should be noted that no new side elevations windows are proposed. There is an existing ground floor wc window on the side elevation adjacent to No. 4 Colliers Break, which is not effected by the proposal. Side elevation doors are proposed in the single storey rear extension, however this aspect of the proposal is single storey and set away from the boundary with the neighbouring property, which is defined by a 2 metre high fence, as such there can be no objections to the installation of plain glass in this location.

Concern has been raised regarding the access to the neighbouring property and the hours of construction. Informatives can be attached to ensure the applicant is aware that permission does not grant rights to carry out works on land outside of the control of the applicant and that consent must be sought from the owner of the land. Furthermore a condition can be attached to ensure the hours of construction are reasonable for a residential area.

With regard to the concern raised that the proposal may effect the value of the neighbouring property, it should be noted that the perceived impact on property value is not a material planning consideration.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application be approved subject to the conditions outlined on the decision notice.

Contact Officer: Kirstie Henshaw
Tel. No. 01454 865428

CONDITIONS

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

Reason

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

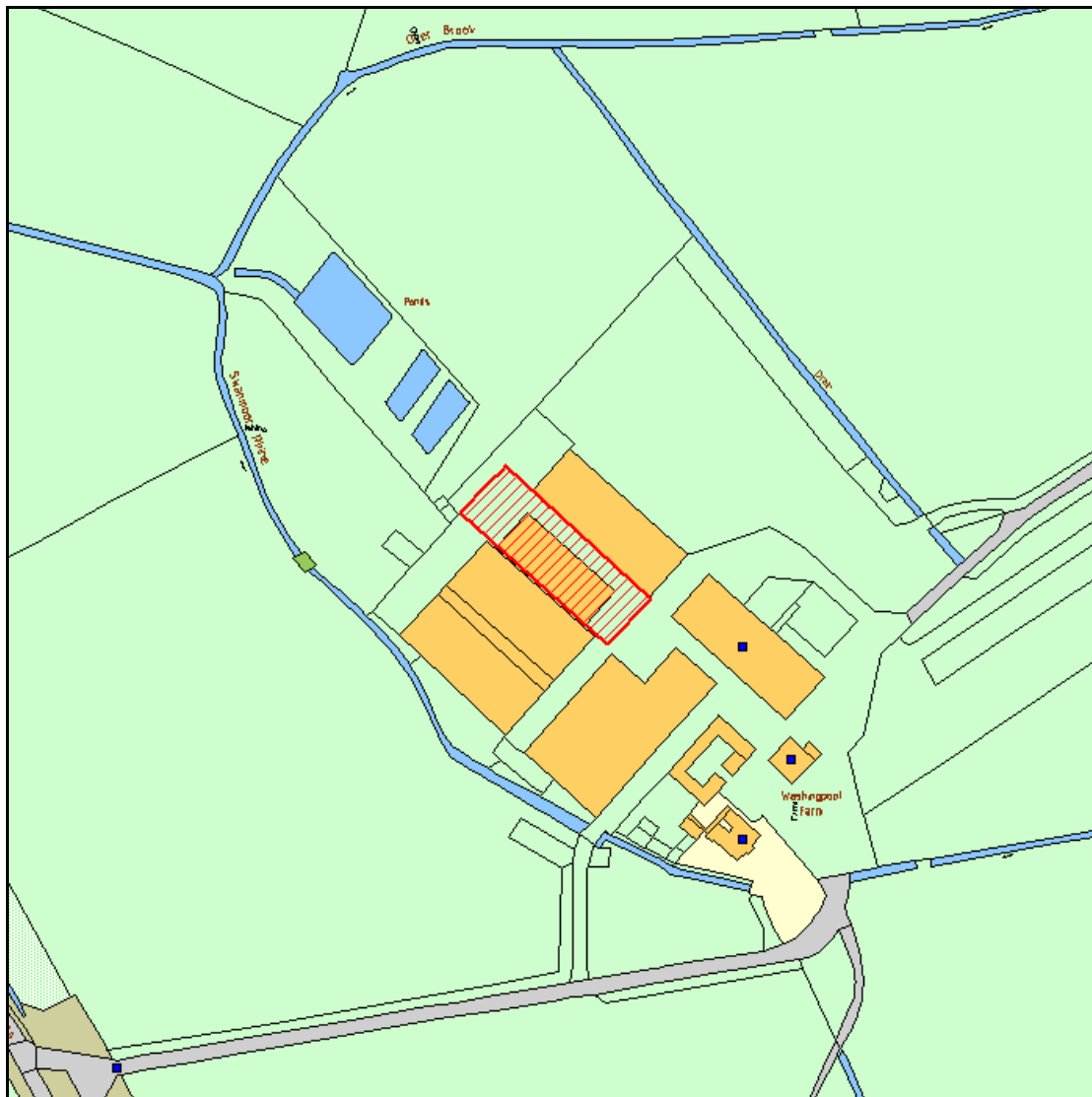
2. The hours of working on site during the period of construction shall be restricted to Monday - Friday 07.30 - 18.00, Saturday 08.00 - 13.00, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use 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 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PT13/2660/F	Applicant:	Mr K R Sherrell
Site:	Washingpool Farm Main Road Easter Compton South Gloucestershire BS35 5RE	Date Reg:	24th July 2013
Proposal:	Change of use of livestock holding pens to storage use (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended).	Parish:	Almondsbury Parish Council
Map Ref:	357035 183173	Ward:	
Application Category:	Minor	Target Date:	13th September 2013



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PT13/2660/F

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 contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of livestock holding pens to storage use (Use Class B8) as defined in the Town and Country Planning (Use Classes) Order 1985 (as amended).
- 1.2 The application building is a linear pitched roof structure with Yorkshire boarding and blockwork walls and a fibre cement roof with a floor area of approximately 904 square metres. It is located within the former farmyard and is surrounded by other large linear agricultural style buildings. The building forms part of Washingpool Farm, which is located on the eastern side of Washingpool Hill within the open Green Belt outside of any defined settlement boundary and within Flood Zone 3. The site is accessed via a long driveway off Washingpool Hill.

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 a Good Standard of Design in New Development
GB1 Development in the Green Belt
EP2 Flood Risk and Development
E6 Employment Development in the Countryside
E7 Conversion and Re-Use of Rural Buildings
T12 Transportation Development Control Policy for New Development
T8 Parking Standards
L1 Landscape Protection and Enhancements

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Development in the Green Belt SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/0014/F, Continued use of existing buildings and land for Agricultural Market Sales and to include car boot sales and up to 6 no. private events per year (sui generis), approval, 04/03/13.

- 3.2 PT05/2227/F, Use of existing building for agricultural market sales in conjunction with planning permission PT03/2055/RVC, approval, 11/01/06.
- 3.3 PT03/2055/RVC, Continued use of existing building and land for agricultural sales. Relaxation of Condition (2) attached to planning permission PT02/2513/F dated 20 September 2002 limiting the number of days for livestock market to take place to 50 in any calendar year, approval, 25/10/04.
- 3.4 PT03/3647/F, Change of use of existing agricultural building to storage use (Class B8). (As defined in the Town and Country Planning (Use Classes) Order 1987), approval, 31/08/04.
- 3.5 PT02/2513/F, Continued use of existing buildings and land & change of use of further existing building for livestock and agricultural sales. Relaxation of Condition (3) of planning permission PT01/2401/F (The livestock market hereby authorised shall not take place on more than 35 days in any calendar year), approval, 20/09/02.
- 3.6 PT01/2410/F, Change of use of existing buildings and land for livestock and agricultural sales. Erection of portacabin office, approval, 06/03/02.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No objection
- 4.2 Listed Building Officer
No objection
- 4.3 Environmental Protection
No adverse comments
- 4.4 Landscape Officer
No objection
- 4.5 Drainage Officer
No objection
- 4.6 Transportation DC Officer
No objection

Other Representations

- 4.7 Local Residents
One letter of objection has been received from a member of the public. The member of the public states the following:

We do not need additional vehicular movement through Easter Compton, along the B4055. We already have problem with the existing traffic from Ibstock Lorries, Bristol Golf Club, Hollywood Tower, The Wild Place, traffic cutting through from Almondsbury along Over Lane in order to avoid the Interchange,

traffic from Wales via the coast road and up through Pilning and the B4055, traffic for the Sales and car boot sales at WashingPool Farm, as well as the potential from "The Wave" and WestGate Development". I oppose this application, please, no more extra traffic through our village.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Planning policy GB1 of the South Gloucestershire Local Plan (adopted January 2006 states that within the defined Green Belt planning permission will only be given for the change of use of land or existing buildings where: it would not have a materially greater impact than the present authorised use on the openness of the Green Belt and would not conflict with the purpose of including land in it; the buildings are of permanent construction and are capable of conversion without major or complete reconstruction; the form, bulk and general design of the buildings are in keeping with their surroundings.

The only external alterations proposed to the building are the painting of existing steel columns to the main frame; the replacement of existing timber boarding to the upper half of the walls with colour coated insulated steel cladding Oliver Green colour to be fixed to existing rails; the enclosure of the existing open south-eastern side elevation of the building; and the installation of roller shutter doors to external openings. Given that no significant extension to the building is proposed it is not considered that there will be a materially greater impact on the openness of the Green Belt than the existing situation. In addition, whilst it is noted that external alterations are required to convert the building, the existing roof and framework structure of the building will not be altered; as such, it is considered that the alterations proposed do not represent major or complete reconstruction. It is considered that the building is permanent and structurally sound. The scale, form and appearance of the application building reflects other agricultural style buildings within the application site and it is considered that it is not adversely out of keeping with the character of the area.

Planning policies E6 and E7 of the South Gloucestershire Local Plan (adopted January 2006 allow for the principle of new employment uses in the open countryside and outside defined settlement boundaries through the conversion and re-use of existing rural buildings. Matters relating to whether the building is permanent and capable of conversion without major or complete reconstruction have already been considered. Accordingly, the impact of any alterations or extensions on the character of the area and landscape (policies D1 and E7 of the Local Plan); the effect on the residential amenity of neighbouring occupiers (policies E6 and E7 of the Local Plan); the environmental effects (policy E6 of the Local Plan); and the transportation effects (policies E6, T8 and T12 of the Local Plan).

5.2 Appearance/Form and Impact on the Character of the Area and Landscape

The existing scale and form of the building will not materially change. The only alterations proposed are the painting of the existing steel main frame; the replacement of existing timber boarding on the upper walls of the building with insulated steel cladding Olive Green colour and fixed to the existing sheeting

rails; the enclosure of the existing open southern end elevation; and the installation of roller shutter doors in the external openings.

- 5.3 Although the alterations proposed will give the building more of an industrial character, it is not considered that the appearance of the building will be significantly adversely out of keeping with the character of the surrounding buildings. Weight is also given to the fact that the farmyard already has a somewhat commercial character through the granting of previous planning permissions for the use of the site for agricultural sales and auctions. The application building is relatively well screened by existing built form from views from the public realm and the surrounding landscape; therefore, it is not considered that there will be a significant adverse effect on the character or visual amenity of the surrounding area and landscape.

5.4 Residential Amenity

The building is located within a complex of former agricultural buildings in a relatively isolated location. Therefore, it is not considered that there will be a significant adverse effect in terms of residential amenity.

5.5 Environmental

Given the nature of the proposed development it is not considered that there will be a significant adverse effect in terms of ecology or on trees that make a significant contribution to the character of the area.

5.6 Transportation

The Highway Authority has raised no objections to the proposed development. Notwithstanding this, the Highway Authority note that significant rat-running occurs through Easter Compton and it is considered that the locality is a sensitive corridor on the network. However, it is not considered that the proposed development will have a materially greater effect on the local highway network than the existing situation.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

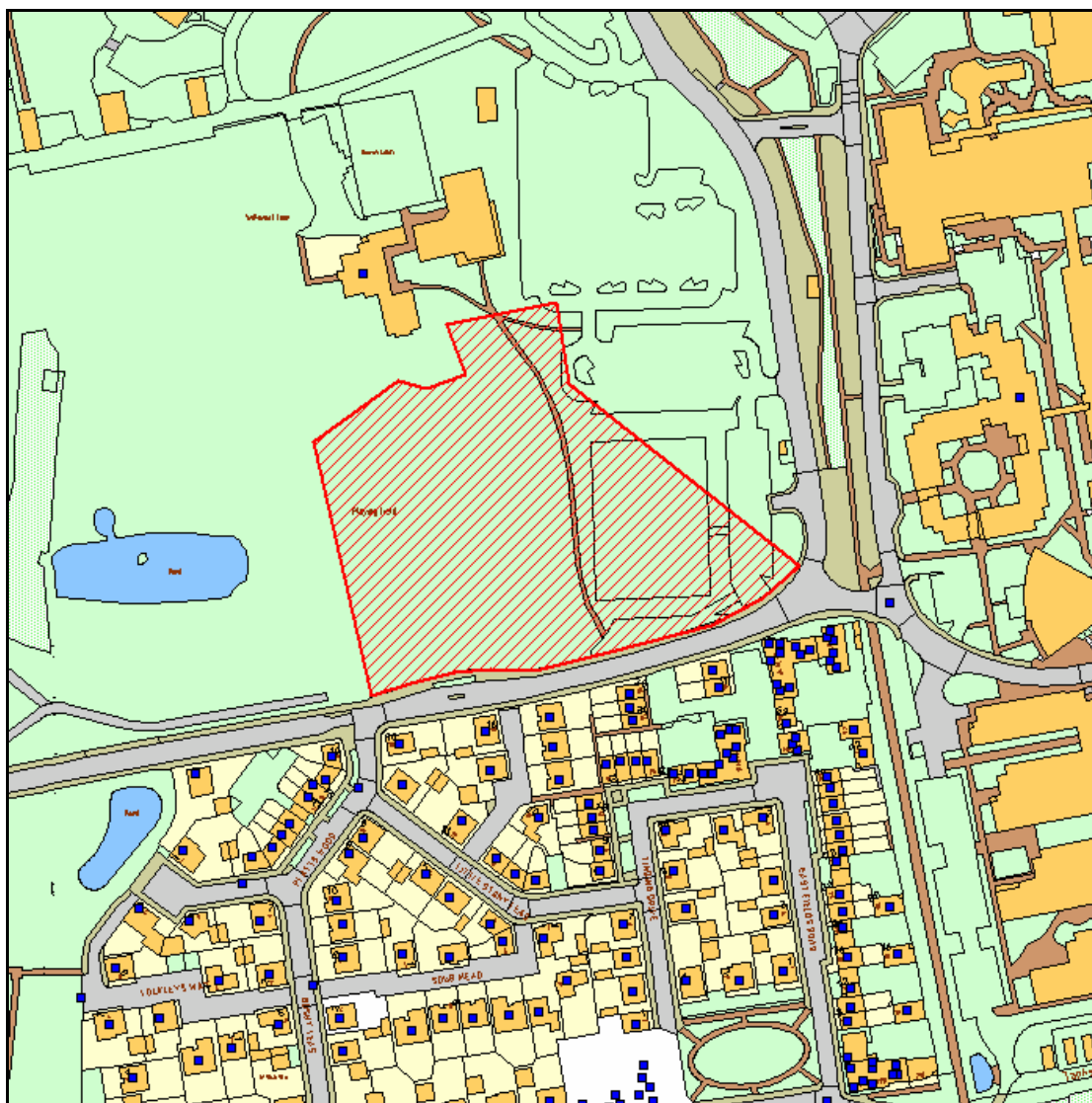
2. Notwithstanding the provisions of the Town & Country Planning (Use Classes) Order 1987 and the Town & Country Planning (General Permitted Development) Order 1995 (or an order revoking and re-enacting those Orders with or without modification) the premises shall not be used for any purpose other than that hereby authorised without the prior written consent of the Local Planning Authority.

Reason

To prevent separate uses arising which may be inappropriate or over-intensive, and to accord with Policies T12 and E6 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PT13/3354/RM	Applicant:	University of the West of England and Interserve
Site:	University Of West Of England Coldharbour Lane Stoke Gifford South Gloucestershire BS16 1QY	Date Reg:	16th September 2013
Proposal:	Erection of Student Accommodation (396 bedrooms) and Hub building with ancillary structures, associated infrastructure and landscaping. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission (PT12/3809/O).	Parish:	Stoke Gifford Parish Council
Map Ref:	362096 178158	Ward:	Frenchay & Stoke Park
Application Category:	Major	Target Date:	11th December 2013



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PT13/3354/RM

1. **THE PROPOSAL**

- 1.1 This application seeks reserved matters consent for the erection of post-graduate student accommodation to the south of Wallscourt Farm, which is a grade II listed building. The principle of the development in this location was approved at outline stage as part of the wider UWE redevelopment having been proposed as part of the endorsed concept statement for the UWE masterplan.
- 1.2 The proposed development will accommodate 396no. student rooms that will be arranged into 5no. blocks of three and four storeys in height. Through a combination of materials and fenestration, the blocks have been designed to appear as a terrace of townhouses in the interests of design and context. In recognition of the sensitivity of the site's location (i.e. the proximity to the listed farmhouse), the two blocks on the western side are to be three-storeys with the three blocks to the eastern side four-storeys in height to address what will be the new heart zone, which centres on the new transportation hub with the intention being to give the new campus a focus and 'designation point', aspects which are considered missing from the character of the campus.
- 1.3 The scale of development has also reduced since submission as have the finished floor levels due to concerns regarding the visual relationship between the proposed development and the listed farmhouse and its parkland setting.

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
- L13 Listed Buildings
- T12 Transportation Development Control Policy for New Development
- E1 Proposals for mixed use schemes including employment development

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013.

- CS1 High Quality Design
- CS4 Renewable or Low Carbon District Heat Networks
- CS7 Strategic Transport Infrastructure
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS14 Town Centres and Retail
- CS25 Communities of the North Fringe of Bristol

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Check List
UWE Concept Plan (Endorsed August 2011)
The Setting of Heritage Assets (English Heritage)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT12/3809/O - Erection of new buildings on 55.1 hectares of land for; academic, recreation, administration and support purposes (44,055m², Use Class D1); student residential and associated welfare facilities (30,790m², sui generis use); 15,200m² of mixed commercial uses, consisting of a Hotel (200 bedrooms [6,000m², Use Class D1), Restaurant/Public House/Hot Food Take-away (1,200m² Use Classes A3/A4/A5); Office/Research and Development (8,000m², Use Class B1a/B1b); associated infrastructure including provision of a new public transport hub, 2 no. decked and at grade car parks, landscaping, internal highway realignment, amendments to 2 no. adopted vehicular access points; and the demolition of 7,330m² existing buildings. Outline application with all matters reserved except access. Approved 17th June 2013.

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council
No objection

- 4.2 Other Consultees

Environment Agency
No objection

Archaeology
No objection as the mitigation associated with this development is covered under the outline application.

Other Representations

- 4.3 Local Residents
4no. consultation responses were received which expressed objection to the proposed scheme on the following summarised grounds:

- The site should be moved closer towards Wallscourt Farmhouse and so further from the residential setting of Cheswick Village;
- By building adjacent to Cheswick Village, it appears that the student building site is trying to blend in;
- The proposals will only increase noise levels from the site;
- UWE has land opposite the current student accommodation which currently has no purpose but also land at the Glenside Campus, and so this should be used instead;
- The area is a nature reserved for local wildlife;

- Increase parking from students in residential streets;
- Increase in anti-social behaviour from students

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The principle of student accommodation to the south of Wallscourt Farm and its scale parameters were established at outline stage. The outline application was also informed by a Concept Statement that identified additional student accommodation to the south of Wallscourt Farm. Both the outline application and the concept statement were subject to public consultation. The principle of the proposed scheme is therefore considered acceptable.

5.2 The following matters were reserved at outline stage:

- Layout
- Scale
- Appearance
- Landscaping

These matters will therefore be discussed along with an assessment of the impact on the setting of the grade II listed building of Wallscourt Farm along with issues of internal access and residential amenity.

5.3 Layout & Scale

As set out clearly within the Officer's report for the outline application (paragraph 5.38), there were concerns regarding the indicative siting of the student accommodation. This was mainly due to the accommodation blocks running along a significant proportion of the southern boundary and the rationale behind this was to keep the buildings away from the farmhouse as far as possible along with screening the views of the Cheswick Village development. Although the logic of this approach was understandable, as a consequence it would have significantly enclosed views and reduced the sense of openness within the parkland to a degree that was considered harmful to the historic parkland setting of the listed farmhouse. It was made therefore clear at outline stage that the indicative siting proposed needed to be reviewed at detailed stage.

5.4 To address these concerns the layout has been redesigned to cluster the buildings in a more concentrated group directly to the south of the farmhouse and as design principle, will now not project beyond the building line of the listed farmhouse's front elevation. The layout of the blocks has also been significantly improved, with the blocks centring on a couple of courtyards that will be of both landscape and amenity value. The primary concern previously expressed at outline stage has therefore been addressed, as the proposed layout will leave a greater proportion of the land to the south open which will allow for views into the site from the bus link and the residential properties opposite. Moreover, by avoiding a significant continuous frontage adjacent the bus link, the impact on the Cheswick Village residential properties opposite will also lessen.

- 5.5 With regards to scale, as noted above the scale of the development has been slightly reduced to ensure the impact on the setting of the listed farmhouse within the parameters agreed as both outline and concept statement stage. Moreover due to existing topography, the application site sits elevated in relation to the listed farmhouse and parkland. As submitted the proposed scheme would have seen the levels increase which would have left the four storey blocks closest to the farmhouse having a finished floor level of 6 metres higher than the farmhouse. The smaller blocks on the western side would also have been set higher than the farmhouse on what would appear to be a development plinth. Although the wider redevelopment proposals will eventually create a substantial built form backdrop to Wallscourt Farm in views from the west, it was considered that the siting, scale and elevated position of the closest buildings to the listed farmhouse was not acceptable, as the concern is that the buildings would become far too dominant and would visually compete with the farmhouse.
- 5.6 To address these concerns, the block closest to the farmhouse has been reduced to enable the new built form to be moved away from the farmhouse, giving more 'breathing space'. The finished floor level has also been reduced by 900mm to help reduce the massing of the building.
- 5.7 Overall in contrast to the indicative proposals set out at outline stage, the detailed layout is far more considered and would provide a far greater contained development that mitigates the impact the development would have on the parkland setting of the listed building. The revised layout would also afford its residents with greater level of amenity than previously proposed along with reducing its impact on the Cheswick Village residents to the south. Overall it is therefore considered that in terms of layout, the proposals are acceptable.
- 5.8 Appearance
Established at an early stage that the need for the buildings to be as visually recessive as possible. It had been suggested that the buildings could take their design cues from the Cheswick Village buildings in terms of materials and form, but this was considered inappropriate and in the case of the roof form, having high longitudinal roof pitches was not considered acceptable as it would have needlessly increased the scale and massing of the buildings. Following discussions with the applicant's agent, the agreed design approach was therefore to propose buildings of a simple composition with a low mono-pitched roof, which have also been kept to a minimum. As noted above, the blocks are to be broken down visually so they read as terraces of townhouses. Key to this is ensuring the elevations possess a strong sense of verticality and so the elevations will feature windows of vertical format to help reinforce the sense of vertical emphasis and arranged in a manner that enable the division sought through the elevations to be perceived. The materials have also been considered to provide the buildings with a touch of interest through contrasting render and a light greyish brick but also to recede into its context, with the elevations facing the farmhouse will be entirely brick.

- 5.9 The colour and texture of the brick has also been considered to ensure the buildings do not attempt to mock the stone elevations of the farmhouse (and thereby dilute its significance) but also not attempt to provide any stark contrast, as such an approach in this case is not considered appropriate. The objective is that the proposed buildings are seen to be as deferential as possible and a key part of this are recessive materials.
- 5.10 Landscaping
Following amendments being made to the landscape plan that will see a new tree belt planted between the new development and the farmhouse along with trees along the southern boundary to help soften views of the buildings from the bus link, it is considered that the detailed landscaping scheme is acceptable.
- 5.11 Heritage Issues
Wallscourt Farm is a grade II listed building set within what was formally agricultural land that once was part of the Duke of Beaufort's wider Stoke Gifford estate. Constructed in 1855, the farmhouse was constructed as part of the redevelopment of the site into a Model Farm set out over 600 acres of land. Along with the farmhouse, the Model Farm also consisted of a walled garden to the north of the main building and a group of substantial stone-built Model Farm buildings laid out in an elongated E-pattern.
- 5.12 The farmhouse was designed in a Victorian Gothic Picturesque style by George Godwin, a pre-eminent Victorian architect which is expressed in its central tower with steep saddleback roof, a multitude of tall octagonal chimneys steeply pitched gables and freestone dressings. The main elevation comprises of 2 gables of 2½ storeys in height and is a fine example of the Victorian Picturesque architecture where elevations were designed to achieving near symmetry by asymmetrical designs that appear superficially as symmetrical.
- 5.13 The landscape character of the site has changed significantly with the Hewlett Packard development; the intensification of the UWE campus; and more recently the development of Cheswick Village which has provided a harsh urban edge to the setting of Wallscourt Farm.
- 5.14 It has been previously considered that the changes to the landscape character justified identifying the land to the south of the farm for student accommodation at Concept Statement and then outline application stage. Care though was required to ensure the scale and siting of any development mitigated its impact on the setting of the farmhouse.
- 5.15 Along with direct tandem views, the key visual receptor sites were considered in views from the north-west towards south-east and in the views from the south-west to the north-east. In these views it was considered that the appearance of Cheswick Village and the openness of the site needed to be addressed and preserved respectively.

- 5.16 In the views from the north-west corner of the site, the proposed new development has been kept behind the building line of the farmhouse to ensure its prominence is maintained. Through the planting of tree belts between the farmhouse and the new development, as shown on the submitted 'impact CGI images', once the planting has established the trees will help filter and then screen views of the new development and Cheswick Village and will also provide an attractive border to the parkland setting, although it will be reduced in scale. Furthermore by reducing the development adjacent to the southern boundary and the subsequent landscape buffering then required to soften its appearance, some views from the south-west towards the farmhouse and its parkland setting have been retained.
- 5.17 With the scale and siting of the new buildings also amended to ensure the significance of the listed farmhouse is preserved, it is considered that although the parkland setting it currently sits in will be reduced, any negative effects felt will be off-set by the landscape enhancements that would result from the planting of tree belts to the south of the farmhouse.
- 5.18 It is therefore considered the proposed scheme will not have a detrimental impact on the setting or significance of the listed farmhouse and thus there are no objections to the proposed scheme from the Council's listed building officer.
- 5.19 Residential Amenity
As noted above, the principle of residential development in this location was established initially at Concept Statement stage and then formally through the approval of the outline application which featured student accommodation to the south of Wallscourt Farm and immediately to the north of the Cheswick Bus Link. Both stages were subject to public consultation.
- 5.20 The principle of student accommodation in this location was considered acceptable largely because of the orientation of the residential properties to the south of the bus link. As prior to the sale of the estate to UWE, due to concerns regarding security, there was to be a significant boundary running along the northern side of the buslink. Therefore as there was no intention to afford the residents of Cheswick Village with open views to the north, the houses immediately to the south of the bus link were largely orientated on a perpendicular building line.
- 5.21 The closest point between the proposed student accommodation and the nearest residential property is approximately 20 metres. This in itself is considered to be a sufficient distance to mitigated any significant inter-visibility or overlooking concerns. Moreover although the closest student blocks address or front onto the bus link, as above, bar the large block of flats on the corner, the adjacent houses are set on a perpendicular building line and thus only oblique views of the student accommodation will be visible from their habitable rooms.
- 5.22 It can also be noted that between the residential properties and the student accommodation will be the bus link and buffer planting adjacent to the northern side of the link. It is therefore considered that even at its closest point, there will be a visual and physical separation between the student accommodated and

the residential properties to the south which should help address any concerns about overbearing effects.

- 5.23 Local residents have also raised concerns about the potential for anti-social behaviour. To address this, the proposed 'Hub' building (that forms part of the development) contains a security office that will have good views of routes within the development as well as communal areas. As per the management of the student accommodation elsewhere on site, the office is staffed 24 hours a day and will be complimented by the 24 hours security presence located with the student village and the security control room. Local residents are also able to call the security control room to report any instances of anti-social behaviour.
- 5.24 It is therefore considered that there will be sufficient management mechanisms in place to ensure instances of anti-social behaviour are controlled.
- 5.25 To conclude, it is considered that the proposed student accommodation would not result in any significant harm to the existing levels of residential amenity currently enjoyed. It is acknowledged that there would be some loss or restriction of existing views, but the loss has been minimised as far as reasonably possible within the parameters of the outline approval which established the principle of development in this location.
- 5.26 Provisions to protect noise levels and control hours of construction were addressed through conditions at outline stage.
- 5.27 Transportation
There were initial concerns regarding the proposed access into the development leading off the Cheswick bus link along with the proximity of the egress to the new heartzone access roundabout. However following confirmation that the eastern end of the Cheswick Bus link is not adopted highway nor subject to any restrictive covenants, to address the concerns of the Council's Highway Officer, a number of conditions are to be applied to any consent. Consequently subject to these conditions, there is no transportation objection to the proposed scheme.

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 Reserved Matters submitted in accordance with conditions 1 & 2 of the outline planning permission (reference PT12/3809/O) dated 17th June 2013 be APPROVED subject to the following conditions:

Contact Officer: Robert Nicholson
Tel. No. 01454 863536

CONDITIONS

1. The application has been approved on the basis of the list of the following submitted documents:

Phase 1 Detailed Desk Top Study
Report of Community Involvement
Extrernal lighting Report
Sustainability Assessment
Arboricultural Report

Heritage Imapct Assessment

As all received by South Gloucestershire Council on 12 September 2013.

Site location plan (drg no.365-PL-SITE-001)

Existing site plan (drg no.365-PL-SITE-002)

Proposed site plan (drg no.365-PL-SITE-010 Rev.F)

Existing & Proposed Site Section 1 (drg no.365-PL-SITE-101 Rev.A)

Existing & Proposed Site Section 2 (drg no.365-PL-SITE-102 Rev.A)

Existing & Proposed Site Section 3 (drg no.365-PL-SITE-103 Rev.A)

Existing & Proposed Site Section 4 (drg no.365-PL-SITE-104 Rev.A)

Block A

Ground and first floor plans (drg no.365-A-PL-GA-101 Rev.A)

Second and third floor plans (drg no.365-A-PL-GA-102 Rev.B)

Roof plan: (drg no.365-A-PL-GA-103 Rev.B)

East and West Elevations (drg no.365-A-PL-GA-201 Rev.A)

North and South Elevations (drg no.365-A-PL-GA-202 Rev.A)

Block B

Ground and first floor plan (drg no.365-B-PL-GA-101)

Second and third floor plan (drg no.365-B-PL-GA-102 Rev.A)

Roof plan (drg no.365-B-PL-GA-103 Rev.B)

North and East & South West Elevation (drg no.365-B-PL-GA-201 Rev.A)

South East & North West Elevations (drg no.365-B-PL-GA-202 Rev.A)

Block C

Ground Floor plan (drg no.365-C-PL-GA-101)

First Floor Plan (drg no.365-C-PL-GA-102)

Second Floor Plan (drg no.365-C-PL-GA-103)

Third Floor Plan (drg no.365-C-PL-GA-104 Rev.A)

Roof Plan (drg no.365-C-PL-GA-105 Rev.B)

North and South Elevations (drg no.365-C-PL-GA-201 Rev.A)

East and West Elevations (drg no.365-C-PL-GA-202 Rev.A)

Block D

Ground and first floor plan (drg no.365-D-PL-GA-101)
Second & Roof plan (drg no.365-D-PL-GA-102 Rev.A)
North & South Elevations (drg no.365-D-PL-GA-201)
East and West Elevations (drg no.365-D-PL-GA-202)

Block E

Grounds and first floor plans (drg no.365-E-PL-GA-101)
Second and roof plan (drg no.365-E-PL-GA-101 Rev.A)
North and South Elevations (drg no.365-E-PL-GA-201 Rev.A)
East and West Elevations (drg no.365-E-PL-GA-202 Rev.A)

Block Hub

Ground floor plan (drg no.365-PL-GA-HUB-102) Rev.A

Roof plan (drg no.365-PL-GA-HUB-103 Rev.A)
South Elevations (A&B) (drg no.365-PL-GA-HUB-201 Rev.A)
East and West Elevations (drg no.365-PL-GA-HUB-202 Rev.A)
North Elevation (drg no.365-PL-GA-HUB-203 Rev.A)
Building Section (drg no.365-PL-GA-HUB-301 Rev.A)

Ancillary Buildings:

Proposed Bin Store (drg no.365-PL-GA-500 Rev.A)
Proposed Dog Pen (drg no.365-PL-GA-501 Rev.A)
Proposed Cycle Store -Block A plans and sections (drg no.365-PL-GA-502 Rev.A)
Proposed Cycle Store – Block A elevations (drg no.365-PL-GA-503 Rev.A)
Proposed Cycle Store – Block D – plan and section (drg no.365-PL-GA-504 Rev.A)
Proposed Cycle Store – Block D – elevations (drg no.365-PL-GA-504 Rev.A)
Proposed bin store with electrical enclosure plan/section (drg no.365-PL-GA-505 Rev.A)
Proposed bin store with electrical enclosure elevations (drg no.365-PL-GA-506 Rev.A)

Typical Rooms

Typical Study Bedroom Plan (drg no.365-PL-SR-010)
Twin Study Bedroom Plan (drg no.365-PL-SR-050)
Typical Kitchen Living Dining Plan (drg no.365-PL-SR-100)

Landscape plan (drg no.2549-101 Rev.D)

Revised Heritage Impact CGI's Rev.A

As all received by South Gloucestershire Council on 01 November 2013.

Proposed materials specification, as received by South Gloucestershire Council on 26th November 2013.

Reason

To ensure that the development is carried out in accordance with the approved plans in order to comply with the policies in the South Gloucestershire Local Plan.

2. The development shall proceed exactly in accordance with the proposed external facining and roofing materials, unless the local authority gives written consent for any deviation.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies D1, L1 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. 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 D1 & L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Notwithstanding the submitted details, prior to commencement of development revised details of the easternmost egress facility re-orientated to prevent access and right turn egress and the westernmost access facility re-orientated to prevent egress shall be submitted to and approved in writing by the Local planning Authority. Prior to first occupation of the development, the eastern most access shall be completed in all respects in accordance with the approved details and retained as such for the full use of the development hereby approved.

Reason

To ensure a satisfactory access and egress arrangement is provided in the interests of safety and in compliance with Local plan Policies D1 and T12.

5. Prior to the first occupation of the development hereby approved, an access and parking strategy for the student accommodation shall be submitted to and approved in writing by the Local planning Authority. The access and parking strategy shall thereafter be implemented and retained as such for the full use of the development hereby approved.

Reason

To ensure that student related traffic demands do not result in congestion and safety concerns contrary to Local Plan Policy T12.

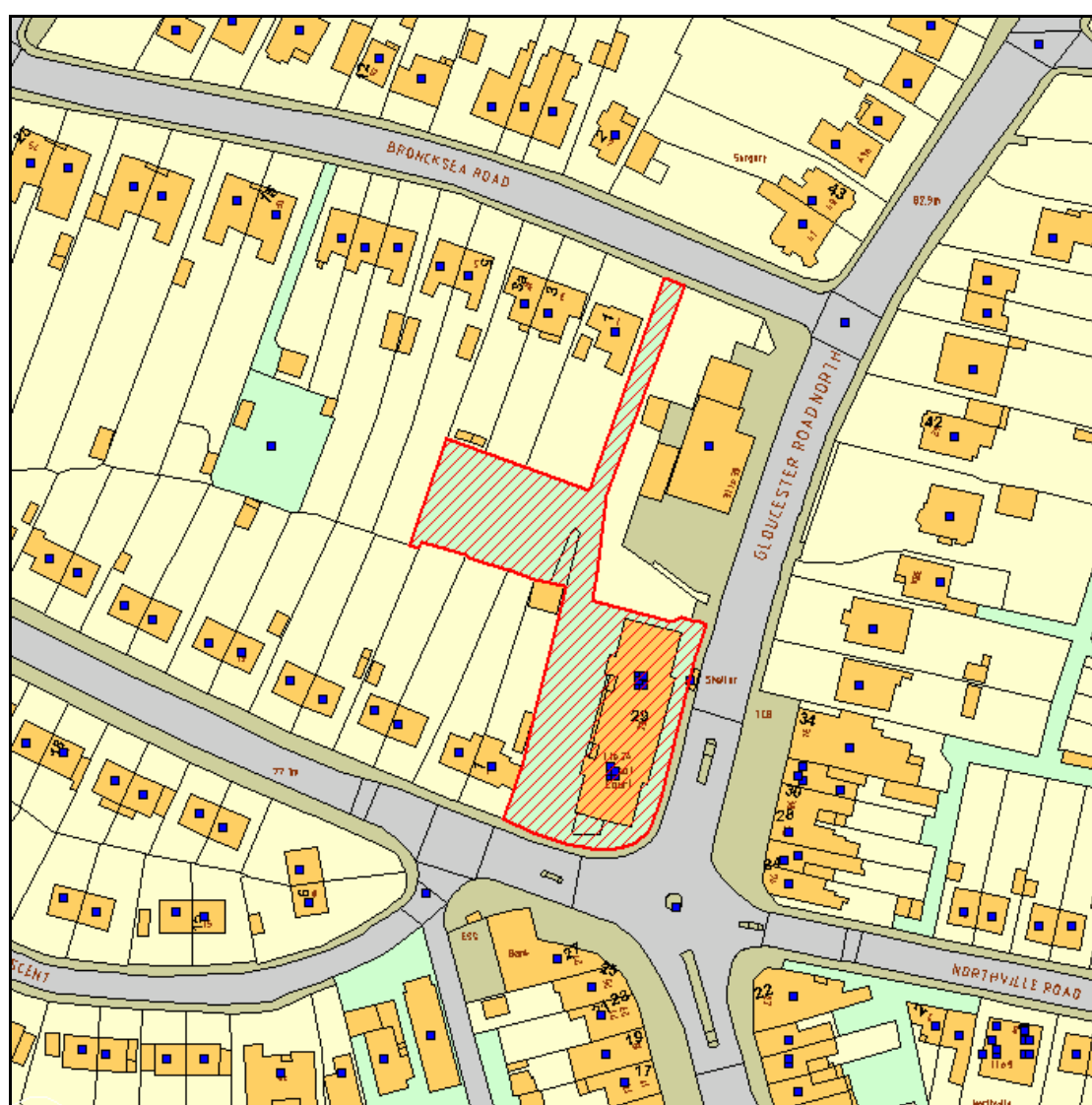
6. Prior to the first operational use of the stadium link road (Plot 4 access as approved under planning ref. PT12/3809/O), the proposed access into the development hereby approved is to be reconfigured so that access into the site is achieved via the stadium link road only.

Reason

To ensure that a satisfactory access is provided in the interests of safety and Local plan policy D1 and T12.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PT13/3908/RVC	Applicant:	Spectrum Housing Group
Site:	Cabot Court Gloucester Road North Filton Bristol South Gloucestershire BS7 0SH	Date Reg:	31st October 2013
Proposal:	Variation of condition 5 attached to planning permission P93/2567 to read, The parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01.	Parish:	Filton Town Council
Map Ref:	359865 178263	Ward:	Filton
Application Category:	Minor	Target Date:	23rd December 2013



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PT13/3908/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a neighbouring occupier contrary to the Officers recommendation.

1. THE PROPOSAL

1.1 This application seeks planning permission for the variation of condition 5 attached to planning permission P93/2567 to read *“the parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01”*.

1.2 Condition 5 attached to planning permission P93/2567 states that:

“prior to occupation of any of the units hereby approved the off-street parking and manoeuvring facilities shown on the submitted drawing (no. 110/2B) shall be provided and subsequently maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles”.

Reason

“In the interests of highway safety”.

1.2 The application site comprises the building Cabot Court and a vacant parking site where there is extant planning permission for the construction of 9no. flats. The site is located on the western side of Gloucester Road North within the established residential area of Filton.

1.3 Cabot Court is a three storey mixed use building constructed of brick covered by a hipped roof with retail (Use Class A1) on ground floor level and residential flats (Use Class C3) above. Hardstanding parking and turning areas are located directly to the rear of the building. The site where 9no. flats has been approved by virtue of application PT10/3420/EXT is an area of hard standing measuring approximately 741 square metres in area. The site abuts long linear garden curtilages on the north, south and western sides of dwellings along Broncksea Road and Braemar Avenue.

1.4 According to the applicant the variation of condition is required to regularise inconsistencies relating to parking areas at development that was approved at Site 1 (1-18 Cabot Court) and Site 2 (29 Cabot Court).

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 a Good Standard of Design in New Development

H2 Proposals for New Residential Development within the Existing Urban Area and Boundaries of Settlements
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013.

CS1 High Quality Design

CS8 Improving Accessibility

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/3420/EXT, Erection of 9 no. self contained flats with associated works. (Consent to extend time limit implementation for PT07/1953/F, approval, 28/01/11.
- 3.2 PT08/1331/F, Erection of 10 no. self contained flats with associated works, withdrawn, 04/07/08.
- 3.3 PT07/1953/F, Erection of 9 no. self contained flats with associated works, approval, 14/01/08.
- 3.4 PT07/0898/F, Installation of 2no. dormer windows to west elevation (amendment to previously approved scheme PT06/2045/F), approval, 13/04/07.
- 3.5 PT07/0072/F, Erection of 3 storey building to form 5no. one bed flats and 2no. two bed flats with associated parking, withdrawn, 14/02/07.
- 3.6 PT06/2045/F, Installation of 2 no. front and 4 no. rear dormer windows to facilitate conversion of loft space to form 2 no. additional residential units and internal works to first and second floors to increase total of units from 18 to 24. Alteration of existing vehicular access and car park, approval, 12/08/06.
- 3.7 PT01/0876/F, Erection of two buildings to form 10 flats and associated works, refusal, 15/11/01.
- 3.8 P95/2512, Erection of walls, gates and fences, withdrawn, 30/06/99.
- 3.9 P95/1244, Change of use of 2,200 square feet of floor space from retail to Careers Office (Class A1 to A2 of The Town and Country Planning (Use Classes) Order 1987), refusal, 28/04/95.
- 3.10 P95/2314, Installation of shop front, approval, 10/10/95.
- 3.11 P94/1448, Erection of three storey building to provide 4,457 square feet (414 square metres) of class A1 retail floor space on ground floor with 18 flats above. Alteration to existing vehicular and pedestrian access and construction

of associated car park and service area (to be read in conjunction with P93/2567), approval, 22/06/94.

- 3.12 P93/2567, Erection of 3 storey building to provide 4,457 square feet (414 square metres) of class a retail floor space at ground floor with 18 no. Two bedroomed flats above. Alterations to existing vehicular and pedestrian access and construction of associated car park and servicing area. (In accordance with the amended plans received by the council on 8 February 1994) (outline) and supplementary plans received by the council on 23/2/94, approval, 09/03/94.
- 3.13 P89/1790, Demolition of existing building and erection of five shops and two financial and professional service units (as defined in class A1 and class A2 of the town and country planning (use classes) order 1987) with 14 two bedroom flats above: alterations to existing vehicular and pedestrian access and construction of associated car parking and servicing facilities, approval, 21/06/89.
- 3.14 P89/1790, Demolition of existing building and erection of five shops and two financial and professional service units (as defined in class A1 and class A2 of the town and country planning (use classes) order 1987) with 14 two bedroom flats above: alterations to existing vehicular and pedestrian access and construction of associated car parking and servicing facilities, approval, 21/06/89.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection
- 4.2 Transportation Officer
No objection

Other Representations

- 4.3 Local Residents
Two letters of objection has been received from a neighbouring occupier. The following is a summary of the issues raised:
- There are drainage issues relating to the site in heavy rain. Adequate drainage needs to be installed to satisfactorily deal with surface water;
 - Adequate boundary treatment needs to be installed to ensure that cars that are left without handbrakes on do not roll down the car park into residential gardens. This has happened twice before;
 - Barriers are required to stop travellers occupying the site;
 - Reduction in parking will result in more cars parking on the street;
 - Parking issues will be exacerbated through the granting of application PT13/3456/F for the replacement of garage with 4no. shops and a café.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 73 of the Town and Country Planning Act 1990 makes provision for the carrying out of development of land without complying with conditions subject to which a previous planning permission was granted (variation of conditions). Subsection (2) of section 73 states that on such an application the Local Planning Authority shall consider only the question of the conditions subject to which planning permission should be granted. Accordingly, whilst the concerns raised by a neighbour regarding barriers to stop travellers occupying the site; adequate boundary treatment to stop cars rolling into neighbouring gardens; and drainage issues with the site; these matters cannot be considered as part of this application.

5.2 Condition no.5 of application P93/2567 required that the parking and manoeuvring facilities be provided in accordance with drawing no.110/2B. The applicant is proposing a variation to this condition to refer to a revised plan no. 13042/01 B.

5.3 Accordingly, given the provisions of subsection (2) of section 73 of the Town and Country Planning Act 1990, the only issue to consider in this application is whether the revised site plan is acceptable in transportation terms with regards to providing an adequate amount of parking and manoeuvring space.

5.4 Analyses of Proposal

Application P93/2567 relates to outline planning permission for the erection of a 3-storey building with 414 square metres of retail floor space at ground floor and 18no. 2 bedroom flats above, which was increased to 24no. flats under application PT06/2045/F. The permission PT06/2045/F also included alterations to the existing vehicular and pedestrian access and the construction of a car park and servicing area.

5.5 The revised site plan no.13042/01 B allocates 16no. parking spaces with a central loading gap immediately to the rear of the Cabot Court building and an additional 4no. parking spaces to the northwest adjacent to the approved block of flats. Accordingly, a total of 20no. parking spaces are allocated for Cabot Court for mixed retail and residential use. Cabot Court contains a total of 24no. (12no. 1 bed and 2no. 2 bed) residential units and various retail units at ground floor level. Whilst the proposed level of parking for residential premises at Cabot Court falls below the minimum provision set out in the South Gloucestershire Residential Parking Standards SPD weight is given to the fact that the site is located in a highly sustainable location, which is well served by public transport and within walking distance to services and facilities. In addition, the proposal regularises the existing parking situation at the site, and substantial weight is given to the fact that the Local Planning Authority has already accepted a reduction in parking at the site through the approval of flats on the former hard standing parking area under application PT10/3420/EXT; this previously approved consent is extant. No additional units are proposed as part of this application. Significant weight is also given to the fact that the Highway Authority has raised no objections to the proposal. Accordingly, it is

considered that the level of parking proposed is sufficient to serve the retail and residential units in the building.

- 5.3 12no. parking spaces are proposed to serve the 9no. (8 no. single bed and 1no. 2 bed) flats approved under application PT10/3420/EXT. The parking provision proposed accords with the Council's minimum residential parking standards SPD including provision of visitor parking.
- 5.4 Accordingly, given the above, there are no objections to the proposed variation of condition.
- 5.5 The development associated with application P93/2567 has clearly been completed for a considerable period of time. The majority of conditions on the original consent are 'pre-commencement' and therefore, are no longer applicable. These conditions will not be copied over to the new consent if permission is granted. Condition no.6 is still considered to be relevant and will be copied over to the new consent if permission is granted.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

- 1. The parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01B received by the Council on 5th November 2013.

Reason

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

2. There shall be no obstruction to visibility exceeding 0.9 metres in height within a 4.5 metres x 90 metres visibility splay to the north of the junction of Braemar Avenue with Gloucester Road North.

Reason

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

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PT13/3909/RVC	Applicant:	Spectrum Housing Group
Site:	Cabot Court Gloucester Road North Filton Bristol South Gloucestershire BS7 0SH	Date Reg:	31st October 2013
Proposal:	Variation of condition 6 attached to planning permission PT10/3420/EXT to read, The parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01.	Parish:	Filton Town Council
Map Ref:	359865 178263	Ward:	Filton
Application Category:	Minor	Target Date:	23rd December 2013



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PT13/3909/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a neighbouring occupier contrary to the Officers recommendation.

1. THE PROPOSAL

1.1 This application seeks planning permission for the variation of condition 6 attached to planning permission PT10/3420/EXT to read *“the parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01”*.

1.2 Condition 6 attached to planning permission PT10/3420/EXT states the following:

“The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose”.

Reason

“To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area, and to accord with policies T7, T8 and T12 of the South Gloucestershire Local Plan (adopted) January 2006”.

1.2 The application site comprises the building Cabot Court and a vacant parking site where there is extant planning permission for the construction of 9no. flats. The site is located on the western side of Gloucester Road North within the established residential area of Filton.

1.3 Cabot Court is a three storey mixed use building constructed of brick covered by a hipped roof with retail (Use Class A1) on ground floor level and residential flats (Use Class C3) above. Hardstanding parking and turning areas are located directly to the rear of the building. The site where 9no. flats has been approved by virtue of application PT10/3420/EXT is an area of hard standing measuring approximately 741 square metres in area. The site abuts long linear garden curtilages on the north, south and western sides of dwellings along Broncksea Road and Braemar Avenue.

1.4 According to the applicant the variation of condition is required to regularise inconsistencies relating to parking areas for development approved at Site 1 (1-18 Cabot Court) and Site 2 (29 Cabot Court). Associated applications PT13/3908/RVC and PT13/3910/RVC have also been received by the Local Planning Authority.

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 a Good Standard of Design in New Development
H2 Proposals for New Residential Development within the Existing Urban Area
and Boundaries of Settlements
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main
Modifications November 2013.
CS1 High Quality Design
CS8 Improving Accessibility

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/3420/EXT, Erection of 9 no. self contained flats with associated works.
(Consent to extend time limit implementation for PT07/1953/F, approval,
28/01/11.
- 3.2 PT08/1331/F, Erection of 10 no. self contained flats with associated works,
withdrawn, 04/07/08.
- 3.3 PT07/1953/F, Erection of 9 no. self contained flats with associated works,
approval, 14/01/08.
- 3.4 PT07/0898/F, Installation of 2no. dormer windows to west elevation
(amendment to previously approved scheme PT06/2045/F), approval,
13/04/07.
- 3.5 PT07/0072/F, Erection of 3 storey building to form 5no. one bed flats and 2no.
two bed flats with associated parking, withdrawn, 14/02/07.
- 3.6 PT06/2045/F, Installation of 2 no. front and 4 no. rear dormer windows to
facilitate conversion of loft space to form 2 no. additional residential units and
internal works to first and second floors to increase total of units from 18 to 24.
Alteration of existing vehicular access and car park, approval, 12/08/06.
- 3.7 PT01/0876/F, Erection of two buildings to form 10 flats and associated works,
refusal, 15/11/01.
- 3.8 P95/2512, Erection of walls, gates and fences, withdrawn, 30/06/99.
- 3.9 P95/1244, Change of use of 2,200 square feet of floor space from retail to
Careers Office (Class A1 to A2 of The Town and Country Planning (Use
Classes) Order 1987), refusal, 28/04/95.
- 3.10 P95/2314, Installation of shop front, approval, 10/10/95.

- 3.11 P94/1448, Erection of three storey building to provide 4,457 square feet (414 square metres) of class A1 retail floor space on ground floor with 18 flats above. Alteration to existing vehicular and pedestrian access and construction of associated car park and service area (to be read in conjunction with P93/2567), approval, 22/06/94.
- 3.12 P93/2567, Erection of 3 storey building to provide 4,457 square feet (414 square metres) of class a retail floor space at ground floor with 18 no. Two bedroomed flats above. Alterations to existing vehicular and pedestrian access and construction of associated car park and servicing area. (In accordance with the amended plans received by the council on 8 February 1994) (outline) and supplementary plans received by the council on 23/2/94, approval, 09/03/94.
- 3.13 P89/1790, Demolition of existing building and erection of five shops and two financial and professional service units (as defined in class A1 and class A2 of the town and country planning (use classes) order 1987) with 14 two bedroom flats above: alterations to existing vehicular and pedestrian access and construction of associated car parking and servicing facilities, approval, 21/06/89.
- 3.14 P89/1790, Demolition of existing building and erection of five shops and two financial and professional service units (as defined in class A1 and class A2 of the town and country planning (use classes) order 1987) with 14 two bedroom flats above: alterations to existing vehicular and pedestrian access and construction of associated car parking and servicing facilities, approval, 21/06/89.
- 3.15 There have been no material changes on site or in terms of policy

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection
- 4.2 Transportation Officer
No objection

Other Representations

- 4.3 Local Residents
Two letters of objection has been received from a neighbouring occupier. The following is a summary of the issues raised:

- There are drainage issues relating to the site in heavy rain. Adequate drainage needs to be installed to satisfactorily deal with surface water;
- Adequate boundary treatment needs to be installed to ensure that cars that are left without handbrakes on do not roll down the car park into residential gardens. This has happened twice before;
- Barriers are required to stop travellers occupying the site;
- Reduction in parking will result in more cars parking on the street;

- Parking issues will be exacerbated through the granting of application PT13/3456/F for the replacement of garage with 4no. shops and a café.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Section 73 of the Town and Country Planning Act 1990 makes provision for the carrying out of development of land without complying with conditions subject to which a previous planning permission was granted (variation of conditions). Subsection (2) of section 73 states that on such an application the Local Planning Authority shall consider only the question of the conditions subject to which planning permission should be granted. Accordingly, whilst the concerns raised by a neighbour regarding barriers to stop travellers occupying the site; adequate boundary treatment to stop cars rolling into neighbouring gardens; and drainage issues with the site; these matters cannot be considered as part of this application.

5.2 Condition no.6 of application PT10/3420/EXT required that the off street parking facilities on the approved plan be provided before the building is first occupied and retained thereafter.

5.3 Accordingly, given the provisions of subsection (2) of section 73 of the Town and Country Planning Act 1990, the only issue to consider in this application is whether the revised site plan is acceptable in transportation terms with regards to providing an adequate amount of parking and manoeuvring space.

5.4 Analyses of Proposal

Planning permission was granted under application PT07/1953/F for the construction of 9no. self-contained flats with associated works, and this was subsequently extended under application PT10/3420/EXT.

5.3 The revised plan demonstrates 12no. parking spaces to serve the 9no. (8 no. single bed and 1no. 2 bed) approved flats. The parking provision proposed accords with the Council's minimum residential parking standards SPD for occupiers and visitors. Substantial weight is given to the fact that the Highway Authority have raised no objections to the proposal; accordingly, there are no objections to the proposed variation of condition.

5.4 The existing conditions attached to application PT10/3420/EXT are still applicable, as the conditions have not been discharged and the development has not been implemented. The relevant conditions will be copied to the new consent if permission is granted. The revised plan submitted demonstrates an adequate amount of space for the storage of bicycles. This meets the requirements of condition 7; therefore, this condition is not required to be copied over to the new consent if permission is granted.

5.5 It is considered that at this point the proposal is not in conflict with the broad aims of planning policy. The proposal was considered against the provisions of the South Gloucestershire Local Plan (adopted) January 2006 under application PT10/3420/EXT and this is still the development plan. Officers are satisfied that there have been no material changes to the site. Accordingly, it is

recommended that the applicant is given three years to implement the scheme if permission is granted.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. The parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01B received by the Council on 5th November 2013.

Reason

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

3. No development shall take place until details of the roofing and external facing materials proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

4. The screens to the balconies shown on the submitted plans shall be erected prior to the first occupation of the units hereby permitted.

Reason

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

5. The hours of working on site during the period of construction shall be restricted to 8am to 6pm Mondays-Fridays; and 8am to 1pm on Saturdays with no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing. Development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area to accord with Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. No development shall take place until the Local Planning authority has been provided, and approved in writing, an initial design stage assessment by an accredited assessor for the Code for Sustainable Buildings and an accompanying interim certificate stating that each unit of accommodation has been designed to achieve Level 3 of the Code for Sustainable Homes (or such national measure of sustainability for house design that replaces that scheme). Each residential unit shall then be subject to a post-completion check by the assessor and issue of a final Code certificate of compliance prior to the first occupation.

Reason

To ensure the development meets the appropriate level of energy efficiency to accord with policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006; and the Design Checklist Supplementary Planning Document.

CIRCULATED SCHEDULE NO. 49/13 – 6 DECEMBER 2013

App No.:	PT13/3910/RVC	Applicant:	Spectrum Housing Group
Site:	Cabot Court Gloucester Road North Filton Bristol South Gloucestershire BS7 0SH	Date Reg:	31st October 2013
Proposal:	Variation of condition 4 attached to planning permission PT06/2045/F to read, The parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01.	Parish:	Filton Town Council
Map Ref:	359865 178263	Ward:	Filton
Application Category:	Minor	Target Date:	23rd December 2013



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PT13/3910/RVC

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from a neighbouring occupier contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the variation of condition 4 attached to planning permission PT06/2045/F to read *the parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01*.
- 1.2 Condition 4 attached to planning permission PT06/2045/F states the following:
None of the residential units shall be occupied until the parking areas shown on approved drawing 200 B have been provided and clearly demarcated and the parking areas shall thereafter be retained for the purpose.
- Reason
In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (adopted) January 2006.
- 1.2 The application site comprises the building Cabot Court and a vacant parking site where there is extant planning permission for the construction of 9no. flats under application (PT10/3420/EXT). The site is located on the western side of Gloucester Road North within the established residential area of Filton.
- 1.3 Cabot Court is a three storey mixed use building constructed of brick covered by a hipped roof with retail (Use Class A1) on ground floor level and residential flats (Use Class C3) above. Hardstanding parking and turning areas are located directly to the rear of the building. The site where 9no. flats has been approved by virtue of application PT10/3420/EXT is an area of hard standing measuring approximately 741 square metres in area. The site abuts long linear garden curtilages on the north, south and western sides of dwellings along Broncksea Road and Braemar Avenue.
- 1.4 According to the applicant the variation of condition is required to regularise inconsistencies relating to parking areas at development that was approved at Site 1 (1-18 Cabot Court) and Site 2 (29 Cabot Court).

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 a Good Standard of Design in New Development

H2 Proposals for New Residential Development within the Existing Urban Area and Boundaries of Settlements

T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan: Core Strategy incorporating Inspector Main Modifications November 2013.

CS1 High Quality Design

CS8 Improving Accessibility

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/3420/EXT, Erection of 9 no. self contained flats with associated works. (Consent to extend time limit implementation for PT07/1953/F, approval, 28/01/11.
- 3.2 PT08/1331/F, Erection of 10 no. self contained flats with associated works, withdrawn, 04/07/08.
- 3.3 PT07/1953/F, Erection of 9 no. self contained flats with associated works, approval, 14/01/08.
- 3.4 PT07/0898/F, Installation of 2no. dormer windows to west elevation (amendment to previously approved scheme PT06/2045/F), approval, 13/04/07.
- 3.5 PT07/0072/F, Erection of 3 storey building to form 5no. one bed flats and 2no. two bed flats with associated parking, withdrawn, 14/02/07.
- 3.6 PT06/2045/F, Installation of 2 no. front and 4 no. rear dormer windows to facilitate conversion of loft space to form 2 no. additional residential units and internal works to first and second floors to increase total of units from 18 to 24. Alteration of existing vehicular access and car park, approval, 12/08/06.
- 3.7 PT01/0876/F, Erection of two buildings to form 10 flats and associated works, refusal, 15/11/01.
- 3.8 P95/2512, Erection of walls, gates and fences, withdrawn, 30/06/99.
- 3.9 P95/1244, Change of use of 2,200 square feet of floor space from retail to Careers Office (Class A1 to A2 of The Town and Country Planning (Use Classes) Order 1987), refusal, 28/04/95.
- 3.10 P95/2314, Installation of shop front, approval, 10/10/95.
- 3.11 P94/1448, Erection of three storey building to provide 4,457 square feet (414 square metres) of class A1 retail floor space on ground floor with 18 flats

above. Alteration to existing vehicular and pedestrian access and construction of associated car park and service area (to be read in conjunction with P93/2567), approval, 22/06/94.

- 3.12 P93/2567, Erection of 3 storey building to provide 4,457 square feet (414 square metres) of class a retail floor space at ground floor with 18 no. Two bedroomed flats above. Alterations to existing vehicular and pedestrian access and construction of associated car park and servicing area. (In accordance with the amended plans received by the council on 8 February 1994) (outline) and supplementary plans received by the council on 23/2/94, approval, 09/03/94.
- 3.13 P89/1790, Demolition of existing building and erection of five shops and two financial and professional service units (as defined in class A1 and class A2 of the town and country planning (use classes) order 1987) with 14 two bedroom flats above: alterations to existing vehicular and pedestrian access and construction of associated car parking and servicing facilities, approval, 21/06/89.
- 3.14 P89/1790, Demolition of existing building and erection of five shops and two financial and professional service units (as defined in class A1 and class A2 of the town and country planning (use classes) order 1987) with 14 two bedroom flats above: alterations to existing vehicular and pedestrian access and construction of associated car parking and servicing facilities, approval, 21/06/89.

4. CONSULTATION RESPONSES

- 4.1 Filton Town Council
No objection
- 4.2 Transportation Officer
No objection

Other Representations

- 4.3 Local Residents
Two letters of objection has been received from a neighbouring occupier. The following is a summary of the issues raised:

- There are drainage issues relating to the site in heavy rain. Adequate drainage needs to be installed to satisfactorily deal with surface water;
- Adequate boundary treatment needs to be installed to ensure that cars that are left without handbrakes on do not roll down the car park into residential gardens. This has happened twice before;
- Barriers are required to stop travellers occupying the site;
- Reduction in parking will result in more cars parking on the street;
- Parking issues will be exacerbated through the granting of application PT13/3456/F for the replacement of garage with 4no. shops and a café.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 73 of the Town and Country Planning Act 1990 makes provision for the carrying out of development of land without complying with conditions subject to which a previous planning permission was granted (variation of conditions). Subsection (2) of section 73 states that on such an application the Local Planning Authority shall consider only the question of the conditions subject to which planning permission should be granted. Accordingly, whilst the concerns raised by a neighbour regarding barriers to stop travellers occupying the site; adequate boundary treatment to stop cars rolling into neighbouring gardens; and drainage issues with the site; these matters cannot be considered as part of this application.

5.2 Condition no.4 of application PT06/2045/F requires that the parking be provided in accordance with drawing no. 200 B. The applicant is proposing a variation to this condition to refer to a revised plan no. 13042/01 B.

5.3 Accordingly, given the provisions of subsection (2) of section 73 of the Town and Country Planning Act 1990, the only issue to consider in this application is whether the revised site plan is acceptable in transportation terms with regards to providing an adequate amount of parking and manoeuvring space.

5.4 Analyses of Proposal

Application P93/2567 relates to outline planning permission for the erection of a 3-storey building with 414 square metres of retail floor space at ground floor and 18no. 2 bedroom flats above, which was increased to 24no. flats under application PT06/2045/F. The permission PT06/2045/F also included alterations to the existing vehicular and pedestrian access and the construction of a car park and servicing area.

5.5 The revised site plan no.13042/01 B allocates 16no. parking spaces with a central loading gap immediately to the rear of the Cabot Court building and an additional 4no. parking spaces to the northwest adjacent to the approved block of flats. Accordingly, a total of 20no. parking spaces are allocated for Cabot Court for mixed retail and residential use. Cabot Court contains a total of 24no. (12no. 1 bed and 2no. 2 bed) residential units and various retail units at ground floor level. Whilst the proposed level of parking for residential premises at Cabot Court falls below the minimum provision set out in the South Gloucestershire Residential Parking Standards SPD weight is given to the fact that the site is located in a highly sustainable location, which is well served by public transport and within walking distance to services and facilities. In addition, the proposal regularises the existing parking situation at the site, and substantial weight is given to the fact that the Local Planning Authority has already accepted a reduction in parking at the site through the approval of flats on the former hard standing parking area under application PT10/3420/EXT; this previously approved consent is extant. No additional units are proposed as part of this application. Significant weight is also given to the fact that the Highway Authority has raised no objections to the proposal. Accordingly, it is considered that the level of parking proposed is sufficient to serve the retail and residential units in the building.

- 5.3 12no. parking spaces are proposed to serve the 9no. (8 no. single bed and 1no. 2 bed) flats approved under application PT10/3420/EXT. The parking provision proposed accords with the Council's minimum residential parking standards SPD including provision of visitor parking.
- 5.4 Accordingly, given the above, there are no objections to the proposed variation of condition.
- 5.5 It is considered that the development associated with application PT06/2045/F has been completed. The majority of conditions on the original consent are 'pre-commencement' and therefore, are no longer applicable. These conditions will not be copied over to the new consent if permission is granted. Condition no.7 is still considered to be relevant and will be copied over to the new consent if permission is granted.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

1. The parking for the approved scheme will be laid out and maintained to the satisfaction of the Council clear of obstruction at all times for the parking and manoeuvring of motor vehicles in accordance with plan reference 13042/01B received by the Council on 5th November 2013.

Reason

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

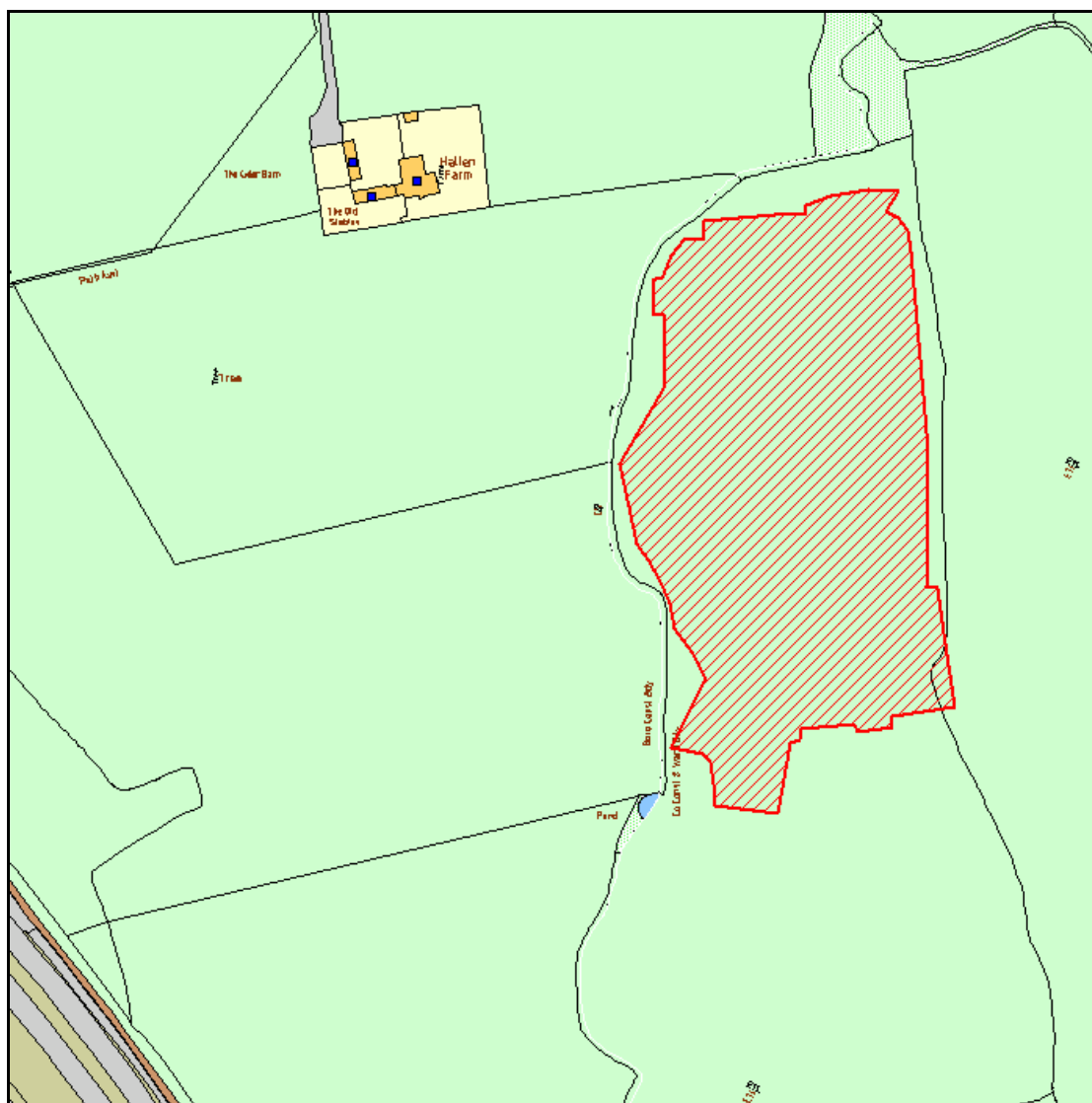
2. No access gates are to be fitted at any time.

Reason

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

CIRCULATED SCHEDULE NO. 49/13 – 06 DECEMBER 2013

App No.:	PK13/2648/RM	Applicant:	Taylor Wimpey
Site:	Parcel 2 Land At Emersons Green East South Gloucestershire BS16 7AQ	Date Reg:	23rd July 2013
Proposal:	Erection of 86 residential units with associated road, landscape and parking (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O)	Parish:	Pucklechurch Parish Council
Map Ref:	367495 177657	Ward:	Emersons Green
Application Category:	Major	Target Date:	17th October 2013



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PK13/2648/RM

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application for reserved matters approval follows the grant of outline consent for this major mixed use development. The application has been forwarded to the Council's Circulated Schedule of applications in accordance with the adopted scheme of delegation as it relates to major development.

1. THE PROPOSAL

- 1.1 The application seeks reserved matters consent for the erection of 86 dwellings, garaging, parking, landscaping and associated works on 2.31 hectares of land.

The reserved matters, which comprise landscaping, appearance, layout and scale, should be read in conjunction with outline planning permission PK04/1965/O for an urban extension on 99 hectares of land including residential development of up to 2550 dwellings.

This outline consent included details of access to the site as a whole off the Rosary roundabout. The site has the benefit of an approved Detailed Masterplan and approved Design Code.

- 1.2 The proposal is for the development of parcel 2 which is within the first phase of development, on the north side of the spine road to the south west of Hallen Farm, an existing listed building within the western part of the Emersons Green East (EGE) urban extension. Parcel 2 is situated on the eastern edge of the first phase of development between two areas of informal open space.
- 1.3 Full planning permission has already been granted for the infrastructure road known as the 'Green Road' leading from the Rosary Roundabout to the southern edge of parcel 2 and then extending west and connecting to Road 2. Vehicular access into parcel 2 would be as a single access point via green road only.
- 1.4 The 86 dwellings, including 22 affordable units, would comprise a mix of 2, 3 and 4 bedroom houses and 1 and 2 bedroom flats, ranging from between 2, 2.5 and 3 storeys in height.
- 1.5 In support of the application, the applicant has submitted the following:
- Compliance Statement
 - Landscaping Details
 - Landscape Maintenance Schedule
 - Coal Mining Risk Assessment

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
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy
M2	Site 5 Major mixed use development at Emersons Green East
H6	Affordable Housing
L13	Listed Buildings
EP2	Flood Risk and Development
L17 and 18	The Water Environment

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CS1	High Quality Design
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS2	Green Infrastructure
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS29	Communities of the East Fringe of Bristol Urban Area

2.3 Supplementary Planning Guidance

Adopted South Gloucestershire Design Checklist SPD

Residential Parking Standards SPD March 2013 (endorsed for Development Management purposes).

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/1965/O Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1, A2, A3, A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (Class D1) and health centre. Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural

landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined.

Approved 14.06.2013.

- 3.2 Development Control East Committee on 15.02.2013 approved the Detailed Masterplan associated with outline planning permission PK04/1965/O at Emersons Green East.
- 3.3 PK10/0473/F Construction of Multi Modal Interchange, Green Road and access to the A4174 Ring Road from Rosary Roundabout.
Approved 07.01.2013
- 3.4 Environmental Impact Assessment was carried out for the Outline planning permission for this development and officers can confirm that the current RM application does not raise any issues that would call into question the EIA conclusions.
- 3.5 PK13/2790/RM Reserved matters consent for the erection of 45 dwellings, garaging, parking, landscaping and associated works on 1ha of land (parcel 5) to be read in conjunction with outline planning permission PK04/1965/O.
Consent granted 23.10.2013
- 3.6 PK13/2646/RM Erection of 58no. dwellings, garaging, parking, landscaping and associated works. (Approval of reserved matters to be read in conjunction with outline planning permission PK04/1965/O).
Current

4. CONSULTATION RESPONSES

4.1 Mangotsfield Rural Parish Council

No Objection. However the Planning Committee are particularly concerned about the safety aspects at the Rosary roundabout, since this development will bring a huge increase of traffic. The Committee requests that any planned safety measures for the Rosary roundabout are in place before any dwellings are occupied. They also ask for the other road entrances to the Emersons Green East development, from the Lyde Green roundabout and Folly Bridge roundabout to be built early on in the development stage since this will also ease the traffic at the Rosary roundabout.

Pucklechurch Parish Council

No comment

4.2 Other Consultees

Coal Authority – No objection. The development would be located within a defined Development Low Risk Area. There is no requirement for a risk based approach and for a Coal Mining Risk Assessment to be submitted or for The Coal Authority to be consulted.

English Heritage – No objection. The application should be determined in accordance with the Council's own specialist conservation advice.

Wessex Water – No comment. Scottish and Southern Electricity are the statutory water and sewerage undertaker for the development. If granted by Ofwat, this would result in SSE being the statutory water & sewerage undertaker for the development. Whilst our agreement for bulk supply of sewerage services would dictate connection points for their foul & surface water network to ours, we have no further detailed comments to make on the reserved matters applications.

Highways Agency – No objection

SGC Housing Enabling

Any provision of Affordable Housing on this parcel must be provided in accordance with schedule 12 of the S106 agreement approved with Outline Planning Permission PK04/1965/O and the Affordable Housing Schedule for Distribution Rev B approved by planning condition.

Housing Mix and Tenure

The affordable housing mix proposed on 2 is provided in accordance with the approved Affordable Housing Schedule for Distribution Rev B. The parcel comprises of 86 units in total with 22 provided as affordable which equates to 25% of the total units on the RM application site.

The affordable housing mix is as follows;

Social Rent

3 x 1 bed flats, 3 x 2 bed flats, 6 x 2 bed houses, 2 x 4 bed houses

Shared Ownership

3 x 1 bed flats, 3 x 2 bed flats, 2 x 3 bed houses

The applicant should seek grant for a 4 month period in accordance with the S106 agreement and needs to submit a report to the Council showing the steps it has taken to comply with its obligations in paras 1.3.1 and 1.3.2. in Part 2 of the S106 schedule. The target units have not been identified on the plan to show how the applicant would deliver the 33.3% target delivery should grant become available. If the applicant secures grant to deliver any further affordable housing units in this parcel, they should agree details with the Council's Enabling Team and require support for any HCA grant application.

Clustering, Design and Unit Layout

The affordable housing is distributed in accordance with the clustering principles set out in the S106 agreement and the approved Affordable Housing Schedule for Distribution Rev B. The affordable housing unit types proposed in this application should meet or exceed the minimum sizes as set out in Schedule 12 of the S106 agreement and the Affordable Housing Schedule for Distribution Rev B.

SGC Listed Building Officer

Parcel 2 lies to the south-east of the listed buildings at Hallen Farm. Whilst it may be somewhat divorced from the immediate setting of the listed building, the buildings to the north and west sides of Parcel 2 do form part of the local environment associated with the green corridors that run N-S and E-W across the site. The original master plan intended to maintain a soft edge to the development on these particular boundaries.

Comments on originally submitted scheme:

Parcel 2 is separated from the immediate setting of the listed farmhouse by Parcel 3 and this does, to an extent, screen the development. The rural corridors that divide the parcels do, however, make a positive contribution to the rural character of these areas and it appears that in certain instances, the proposed development is attempting to encroach into the openness of these buffer zones and this should be resisted. The northern edge to the development could potentially appear somewhat sterile, with a large hammerhead junction, access road and 3m pavement taken right up to the edge of the development boundary. If this is hidden to a degree by the hedge then this may not be so prominent, but a more informal, organic layout and planting could allow for a softer edge on this northern side.

Comments on revised scheme:

A revised layout (Rev S) has incorporated changes to the northern edge of the site, specifically the realignment of plot 53, the reduction in the surface area of the hammerhead and the reduction of the extent of encroachment into the green buffer to the north. The road layout could still do with being softened, i.e. losing the square corners and sharp angle to the hammerhead but this is an improvement on the previous revision.

Final revisions:

No objection to the scheme. Natural stone is however preferred for the boundary walls on the north side of the site facing onto the POS.

SGC Urban Design Officer

Comments to plans as originally submitted:

No objection to the reserved matters submission other the following points:

1. All boundary treatments need to be clarified. The Spine Road should comprise railings and box hedges, and the 'edge' part of the site preferably a low stone wall to the front of the turning head and private drive serving plots 57-53. Boundaries to all the periphery / POS facing parts of the site also need specifying. Closed Board fence will not be acceptable along rear boundaries to open spaces. A more robust treatment is necessary.
2. The 'Landmark' buildings, presumably plots 81-84 fail to meet the first code criteria (pg52) by employing 'the creative use of architectural details such as bay windows, entrances, balconies, eaves and verge details'. Further consideration is required.
3. The codes require variation in roof pitches, eave and verge details, occasional projecting balconies and chimneys to the 'edge' plots. Dwelling

details should be reviewed accordingly. The string course to some dwellings is inappropriate and unnecessary and should be removed. I do note however that an 'occasional dental course to eaves' is required.

4. The materials plan needs updating to accord with the new layout. The use of red brick is considered excessive on the submitted plan. The Codes require predominant use of render and recon stone. Garages should generally match the dwelling they serve, particularly in prominent locations. A number of dwelling types use recon (flat arch and keystone) stone lintels. These are inappropriate. Lintels should be removed from most rendered units and either comprise simple stone (grey colour) or stone soldier courses to recon stone dwellings, unless the distinctive brick quoining surround is utilised. Recon stone needs to be specified. Local pennant tends to be grey with a red tinge. Mortar widths and colours vary. Grey coloured recon products, such as Rebastone Keinton (with a 5-10% Brecon mix) are appropriate. Sample panels of a variety of options should be provided for consideration. The use of UPVC pitched door and bay window canopies will not be acceptable. These should be timber and small format tile to match. Details should be provided.
5. The intention as shown by the amendments to apartment block (plots 32-43) – rev B are welcome. However, the impression now is of something akin to an excessively large 19th Century dwelling with an outsized modern extension and pastiche bay windows. By assuming the 'traditional' architectural appearance at this scale it is even more important that it is done faithfully and of a high quality in terms of materials and detailing. Comments above with regard materials and detailing (points 3 & 4) are thus also pertinent. I would also add that houses of this scale in this style would also, of had large often decorative chimneys. Bays and porches should also not simply replicate the same detail as on the PT41 or otherwise etc nearby. The depth of the block, as designed also necessitates the rather wide low pitch and somewhat inelegant bulky southern elevation. 19th Century building technology would never have been able to span such a width. It was thus suggested at pre-app that to break down the scale and mass of the original design that the block could be detailed as a terrace of *three* dwellings. I maintain that this would be a more appropriate response and therefore suggest that it is reconsidered.
6. Overlooking of plots 15 & 16 from the apartment block is also unacceptable.
7. Window, door and rainwater goods colours should be specified in accordance with the codes.
8. Hard surface treatments should be clarified (including in parking courts, where high quality treatments are required including demarcated entrances using granite cobbles or similar) – see Design Codes.
9. All highways through the scheme are tertiary routes. At present they are comprised of parallel kerb lines throughout creating an unimaginative engineered appearance. The codes provide for 'build outs' to act as traffic calming and add interest to the street scene. I also note that some 16 visitor spaces should be identified, preferably as parallel spaces in the public highway and in parking courts. Effort should be made to de-engineer the roads, making it more closely reflect the spaces between the building lines, and provide incidental visitor spaces. For instance the curve to the front of plot 79 could be straightened out and made slightly more angular to the front of plot 11/12, the highway could be slightly widened adjacent to the

side wall of plot 20, a build out could be provided to the front of plot 70, the highway widened to the side of plot 25 to provide visitor parking, plots 44 front garden projected into the highway slightly and the angular corners to the turning head and private drive serving plots 51-57 softened etc.

10. Side elevations to plots 3-8, 9, 16, 20, 25, 28, 44, 53, 57, 49, 60-65, 72, 73, 75, 86, 81, 80 & 79 are prominent on the street / POS scene and should include windows and detailing accordingly or additional windows would assist surveillance of adjacent parking courts. I note in many cases this has been done but housetype drawings will now need checking / updating accordingly to match layout plot numbers.
11. Plot 37 should be turned 90 degrees to front the POS. Plots 50 & 54 unacceptably overbear plots 51 & 53's garden. Effort should be made to pull them away. The roofs could also be hipped back.
12. Plot 75 could be pulled back into the plot providing a larger front garden with potential for a tree to assist 'green' the street scene.
13. Is the planting / space between plots 72 & 73 public or private? Detailing of the space needs to make this clear.
14. Parking space 65 should be provided in the apartment parking court. This would allow the readjustment of spaces to the front of plots 66-69 and provision of an additional 'street' tree.
15. All houses are detached or semi detached with rear access. I therefore see no need to require bin storage and collection details.
16. Soft landscaping, street lighting and drainage details are required. Street lighting and drainage details (laterals) should be checked against proposed tree planting to ensure they do not conflict.

Comments on amended plans:

Most issues have been resolved. Additional details required to lift the scheme such as chimneys, design amendments to larger buildings, a reduction in the quantity of brick buildings and consistency of materials between dwellings and garages.

A second set of amendments has resolved these outstanding issues.

SGC Landscape Officer

Comments to plans as originally submitted:

This part of the site lies within the southern character area of Emersons Green with a section of the central spine road/ principal frontage along the southern edge and green space and retained trees and hedgerows around the western, northern and eastern edges of the site. Properties on the northern and eastern edge of the site have been orientated to face the open space and those on the western side largely have their backs to the green corridor.

The layout largely accords with the master plan but the development impinges on the open space on the eastern side of the site, with the road access within the POS area and units 1, 13, 14 and 15 intruding into the corridor, compared with the master plan.

Planting:

No planting plans are provided with the application and the detail of the treatment of the open space areas is not provided with the application. There are no indications of street tree planting within the site.

Layout Modifications:

There are a number of minor modifications to layout which would allow the eastern boundary of the site to be pulled back out of the open space without loss of units.

- Units 81-86 are formed into a terrace with the addition of an extra unit to replace unit 1. This would provide the enclosure to the MMI square which is needed and allow more room to the existing hedgerow on the east. Splitting the garaging on plot 80 with plot 79 would create sufficient parking for the terrace.
- Swapping units 14/ 15 with the parking would take the built development out of the green corridor, facilitated by the removal of the large garage block to plots 16 and 17.
- The third change would be to take the access to the large apartment block between plots 17 and 18 , thereby reducing traffic through the development and reducing the necessity for a wide road access along the edge of the open space This has the added benefit of allowing a little more space around the flats for amenity space and reducing the number of properties using the parking court.

Boundaries:

- The planning layout does not identify what all the different boundary materials are and there are a number of locations where garden boundaries should be walls but which are indicated to be brick piers with timber panels.
- The frontage to the spine road should have railings and hedges.
- Frontages to the open space should include stone walls and hedges.
- There is no indication as to how parking within the open space will be prevented.

Surface materials:

- No details are provided of proposed surface materials.

Amendments received

The Landscape Officer was generally comfortable with the landscape scheme as amended. However, additional feature trees should be provided in specific prominent locations within the site, areas of roads built out to slow traffic and provide additional planting and some additional planting varieties in parking forecourts.

The landscape scheme was subsequently amended to accord with these additional requirements.

Environment Agency

It was agreed that you would contact the developers explaining that insufficient technical information had been submitted on surface water drainage, as we

explained we were considering objecting to these applications but we accept your desire to liaise with the developers in the first instance. Therefore we ask that you request the following information/clarification from the developers on surface water drainage to ensure the above Reserved Matters applications accord with the approved Emerson's Green East Development Drainage Strategy and Flood Risk Statement, dated 01 October 2012. This is to avoid an objection on each Reserved Matters applications.

Please ensure all Reserved Matters applications for Phase 1 provide the following information to enable us to provide a supportive response.

1) The Reserved Matters site impermeable areas must accord with the Halcrow drainage strategy matrix. Where plots overlap this must be articulated so that this is fully understood. Please provide a drawing showing the red line boundary overlaid on top of the individual catchment plot boundaries (PJF089-574) shown in the Halcrow strategy so that a comparison of impermeable areas can be achieved.

2) A key element of the drainage strategy is to increase the capacity of the on-site watercourses (Folly Brook Tributary, Lyde Green watercourse and the Parkfield watercourse) to allow the developments runoff to be conveyed to the downstream reservoir and the other on site attenuation features. For phase 1 the Folly Brook Tributary will need to be enlarged. We are requesting that where a Reserved Matters application is freely discharging into a watercourse or the watercourse is within the red line boundary details must be provided to prove that these works are going to be undertaken but more importantly in accordance with the approved channel modelling included in the Halcrow Drainage Strategy 2012.

3) Where technically feasible we require Sustainable drainage systems for water quality improvements within each plot. It is our understanding that all plots within Phase 1 are residential. We require a technical assessment of the SUD techniques that are available for these plots as described in Chapter 6 of the Halcrow strategy. We would expect the developers of each plot take a joined up approach to determine if linkages can be achieved so the scope of SUDs being considered are not confined to the individual red line Reserved Matters boundary. In our opinion there are opportunities for SUDS for e.g. lined permeable paving within jointly owned courtyards and water butts for all properties. We are mindful that you have reservations regarding swales being incorporated along the highways, but if opportunities do present themselves for additional SUD measures we would welcome further discussions.

4) The Phase 1 plots have a direct discharge, via surface water sewers, to a tributary of the Folly Brook. We would expect the developer to undertake hydraulic modelling (Micro-drainage or using similar sewer modelling software) to determine if there are any overland flow routes between the individual property sewers located in the highway to the receiving watercourses. For design exceedance and for sewers adoption the 1in 30 year event must be contained in the sewer. However are there any properties at risk from a surcharged sewer when considering a 1in 100 rainfall event? Please provide details demonstrating that the highway system is being designed to contain any surcharged sewer water.

The final response from the Environment Agency is awaited and will be submitted early next week.

SGC Highway Engineer

No objection.

Other Representations

4.3 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

5.11 The principle of development has been established with the approval of outline planning permission PK04/1965/O, which covers a substantial part of the Emersons Green East (EGE) development, allocated by Policy M2 in the South Gloucestershire Local Plan. The outline planning permission reserved all matters for future consideration, except means of access off the Rosary roundabout, which has been approved in detail.

5.12 The DC East Committee, in February 2013, approved the site wide detailed masterplan, and subsequently officers approved the design code under delegated powers for the whole of the outline application site.

5.13 Parcel 2 is located within phase 1 of the development area. The proposed residential development, with no other proposed land uses on this parcel, is in accordance with the masterplan. It is considered therefore that the proposal for residential development comprising 86 dwellings on parcel 2 is acceptable in principle.

5.2 Urban Design

In accordance with the Design and Access Statement approved at outline stage, the approved design code seeks to deliver a series of three distinct character areas – southern, northern and central, each of which contains sub areas- spine, core or edge. The idea is to provide continuity and consistency in some elements within the character areas and within the sub areas, with the aim of creating a development that is harmonious yet legible and varied.

The proposal is for 86 residential units to the north and east of the main spine road through the site. The site lies within the Southern character area as outlined in the Design and Access statement and the design codes of the site wide master plan. The southern part of the site forms part of the Spine, the main bulk of the parcel is within the core and a band along the northern edge is defined as southern character edge.

The site slopes steadily from north to south and contains no landscape features to be retained although significant existing hedgerows and trees run north to south adjacent to the east and west boundaries of this parcel very much defining the character of the parcel as being surrounded by open space, with two distinct green corridors framing the development within. The open space which will include is situated outside the parcel itself and will be subject to a separate reserved matters in the near future.

Condition 6 attached to the outline planning permission requires applications for the approval of reserved matters to be determined in accordance with the approved Design and Access Statement parameter plans, masterplan and design code; and that a compliance statement is submitted with each reserved matters. This submission includes a detailed compliance statement. The design has been significantly modified since the pre application phase and during the period of assessment of the application.

Parameter Plans

For this site, the parameter plans approved at outline stage require a main frontage along the short length of the spine road along the southern frontage including a prominent landmark building, a medium density range of between 30 and 50 dph, with development along the southern edge fronting onto the Spine Road at a maximum height of 4 storeys, the main body of the site being 3 storeys and the northern edge being 2 storey only. The proposal complies with these parameters and has a density of just over 37 dwellings per hectare.

Street Hierarchy

Parcel 2 includes tertiary routes only, other than at the spine road frontage, and no informal homezones are required as advised in the design code. Members should note that the current application does not include the spine road itself, the length of the road adjacent to parcel 2 is the subject of a separate planning approval (PK10/0473/F). The only road types currently under consideration within the application therefore are tertiary. Although the tertiary road system is not identical to that shown on the parameters plan in the design code, reserved matters are not required to replicate the design code layout exactly and the design code is considered to be complied with in terms of the detailed design of the tertiary roads within the site.

Safe Routes to School

The approved Design Codes include a network of Safe Routes to School within the EGE area in order to provide a network of pedestrian and cycle friendly routes through the development. Safe routes are selected in order to meander through urban and open space areas and provide the following additional features:

- Robust surfacing of rolled hoggin or coloured tarmac
- Natural surveillance
- Borrowed light from the surrounding development and lighting columns
- 3m surface width
- to include areas designated as home zones

Parcel 2 includes safe routes connecting the residential area to the proposed primary school to the north (east side of Hallen Farm) and the secondary school which is proposed to be located to the east. The first safe route would run in an north south direction along the main tertiary road through the site from the main access connecting to the open space to the north where the route would connect to the south boundary of the primary school via a bridge. The second safe route would run in an east to west direction connecting with the first safe route (main tertiary road) opposite apartment block 59-64 and following a route through the open space and unequipped play space to the east then travelling through parcels 17-18, 22 and 24 in the most direct route to connect with the proposed secondary school on the eastern edge of the Emersons Green East development. The proposal would provide safe routes in compliance with the criteria listed above (from the design code) and would provide good connectivity for residents to open space and play areas in particular, and local schools.

Waste Collection and Storage

The locations of storage and collection points have been set out on a specific waste plan. Bin storage for apartments and houses are located within 30 m of the front door to try and avoid permanent bin storage in front gardens. This is in accordance with the code.

Layout and Appearance

It is considered that the proposal would provide a well defined strong frontage development along the spine road, in accordance with the code. Further, there is a requirement for a land mark building in the southern part of the site on the spine road in order to provide a 'gateway' at this point. The proposed terrace of four dwellings is three storeys in height and includes the use of materials that will contrast with the rest of the frontage, and includes the creative use of architectural details including interesting useable balconies eaves and verge details.

For the remainder of the spine, the design code requires predominantly eaves fronted roofs cape with some gable fronted units and generally consistent roof pitches. The use of mainly render and some reconstituted stone but with limited use of brick. Boundary treatments are black metal ball top railings and box hedges, in accordance with the code.

For the main body of parcel 2, the code requirements for the southern character area core are adhered to, with a loose open layout with some continuous street frontages in a less formal layout than shown at the spine. Buildings are traditional in appearance with render and reconstituted stone construction. The use of brick is limited. The northern fringe of parcel 2 falls within the southern character edge where density is reduced further with larger detached dwellings using pale render colours, recon stone and a mix of profiled red and brown tiles and blue/black slate.

Urban Design Conclusion

Following pre- application discussions, significant improvements to the layout of the scheme were made, and following submission of the application a small number of additional changes and clarifications were required by the Council's

Urban Design Officer. Following the receipt of revised plans to take account of these, the scheme is now considered to fully comply with the masterplan and design codes as well as Policies D1 of the SGLP and CS1 of the Core Strategy, and officer consider that the proposal would constitute a high quality of design.

5.3 Listed Building and Heritage Matters

Parcel 2 of the Emersons Green East site lies to the south-east of the listed buildings at Hallen Farm. Whilst it may be somewhat divorced from the immediate setting of the listed building, the buildings to the north and west sides of Parcel 2 form part of the local environment associated with the green corridors that run N-S and E-W across the site. The approved master plan aims to maintain a soft edge to the development on these particular boundaries, with gardens and landscaped open spaces providing an important buffer between the development edge and the Green Infrastructure corridors. Whilst the rural context of the listed building is being significantly eroded by the scale of proposed development around it, some of which is already approved, these informal corridors provide some relief from the development and will mitigate some of the impact on the rural character of the area.

The applicant has addressed the concerns related to encroachment of the development into the surrounding open space and the hard and pointed edges to the north west side of the development, by reducing the overall width of the application site and providing more curved and softened edges to the development area.

The larger buildings within the site, namely the 3 storey terrace of 4 dwellings fronting onto the main spine road on the southern boundary and the 3 storey single block of flats on the east side of the site, would be situated away from the Listed farmhouse and not visible from the areas of open space around the Listed farmhouse.

The revised scheme is therefore considered to comply with the Heritage Assessment, Design Codes and Policy L13 in terms of listed building issues.

5.4 Landscaping

Unlike other parcels on the west side of the Emersons Green East development, parcel 2 is relatively flat, with only a slight slope steadily from north to south. The site also contains no existing landscape features to be retained

Relationship with Public open space (POS):

One of the key aspects of parcel 2 is the relationship of the houses with the surrounding POS, which surrounds the site to the north east and west.

Boundary treatment and hard landscaping:

The north western edge of parcel 2 is situated relatively close to Hallen Farm a Grade II Listed Building. On this basis, the front boundaries of plots 50 and 56,

which lead onto the open space connecting to Hallen Farm, are to be constructed in a Rebastone reconstituted stone which is of a good quality and has a traditional pennant stone appearance. The Conservation Officer indicated a preference of natural stone in this location. The site would be situated relatively close to the edge of Hallen Farm and it is considered that unlike parcel 3 which is situated immediately adjacent to the farm, parcel 2 is situated sufficient distance for there to be no significant additional impact on the setting of the Listed Building through the use of recon stone walling.

Boundary treatment within other parts of parcel 2 accords with the requirements of the design code with higher quality treatment on boundaries abutting the public open space and parking forecourts and railings to the frontages facing onto the spine. Open frontages which abut open space use a mix of raised mounded boundaries and hedge borders to prevent informal parking outside of designated areas and bollards are used in areas connecting parcel 2 the open space areas for pedestrian connectivity whilst still dissuading parking.

Planting details:

The applicant has provided a comprehensive landscape scheme with maintenance schedule. Within the site, tree planting is proposed within front gardens on the main street running through the site with further tree planting scattered throughout the site. The avenue of trees required by the design code following the Spine Road have been provided. Tree and shrub planting in between frontage on-plot parking areas, to break up the areas of hard surfacing, are in accordance with the code, and revised plans indicating increased planting in the parking courts has been provided in accordance with the code. A good variety of new trees are proposed including feature trees in prominent locations including at the gateway to the open space adjacent to plot 71 and in front of the 'landmark' terrace of dwellings fronting onto the spine road.

5.5 Highway Safety and Transportation

The site will primarily be accessed by a new road from the Rosary Roundabout, which was granted full permission under application reference PK10/0473/F. That road (formerly known as the Green Road) extends from the site access at the southern edge of parcel 2 west to a junction which splits the road firstly routing west to connect with roads 2 and 3 and then eventually connecting to the existing Westerleigh Road access to the Science Park, and secondly routing south to the Rosary Roundabout and the Ring Road. There is no requirement for a homezone in this parcel in the approved masterplan, therefore the proposal does not include one.

The compliance statement includes a parking matrix to identify the number of allocated parking spaces and visitor parking spaces, which include on plot and courtyard parking. Officers can confirm that the correct number of parking and visitor spaces are proposed for the development. The EGE Design Code was drafted at the same time as the Council's Parking Standards SPD, therefore the application complies with the SPD as well as the Design Code. In terms of cycle storage, an external storage shed is to be provided in rear gardens of all houses, where properties do not have an associated garage. A secure and

covered cycle storage area is proposed for all apartments, in compliance with the code.

It is noted that Mangotsfield Parish Council have concerns regarding the safety of the Rosary roundabout, and assurances regarding the triggers for safety measures incorporated into this roundabout. Although not the remit of the application currently under consideration, officers can advise members that the Rosary roundabout access already has full planning permission, granted under the outline consent, as well as the MMI consent and therefore the safety of it was considered at this time. The Section 106 Agreements associated with these applications require that a toucan crossing is installed on the ring road adjacent to the Rosary roundabout. This is required to be implemented at the latest within one year of the first occupation of any dwelling on EGE. The construction of the fourth arm of the Rosary roundabout into the EGE development also includes the formation of a splitter island and toucan crossing on the 'Green Road' and the extension of the ring road cycleway into the site. At a later stage both arms of the Rosary roundabout and the entry arm from Emerson Way will be signalised. There is no necessity to construct the access from the northern part of the Science Park at an early stage, however the applicant has indicated that it is likely to be at a relatively early stage to enable two haul routes to be in use.

The Council's highway engineer is satisfied that the scheme is acceptable in transportation terms and complied with the code and Policy T12 of the SGLP

5.6 Residential Amenity

The originally submitted scheme included a number of areas where it was considered by officers that future residents would not have a sufficiently good standard of residential amenity. Since then, revised plans have been received including the relocation of plots to provide adequate intervisibility distances of generally more than 21m, with some instances of 19m and one of 17m. This is considered acceptable. In particular, the side kitchen windows for the apartment block 32-42 would be obscurely glazed to avoid unnecessary overlooking of the plots to the south (14-16).

The scheme has been improved following discussions with Officers by removal and relocation of garages and repositioning of dwellings to resolve issues of bulk and overbearing relationships, in particular plots 52, 56 and 72 have been reconfigured. Other improvements include relocation and hipped roofs to avoid an overbearing effect.

There are no existing dwellings located close to parcel 2. Hallen Farm, the nearest existing dwelling would be located some 110m proposed dwellings, sufficient distance to ensure no material harm to the occupiers of Hallen Farm.

All of the proposed houses are now considered to have reasonably sized gardens, commensurate to the dwelling types to which the gardens relate. The proposed flats would have the benefit of useable balconies in accordance with the code, and some would have outside amenity space. It is considered that the scheme would ensure an adequate level of residential amenity in terms

of privacy, and without any significant overbearing effect caused by neighbouring dwellings.

It is therefore considered that the proposal would not result in material harm in terms of residential amenity on any existing dwellings and through the interrelationship of the proposed dwellings.

5.7 Affordable Housing

As is noted in the consultation section of this report, the proposed 22 affordable units are in accordance with the approved affordable housing phasing plan and comprise 25% of the parcel total. The units would be located at two opposite ends of the site in 2 locations in small clusters. They are also of the correct size and mix of unit size. Since the application has been submitted, the applicant has clarified that steps have been taken to investigate funding towards 'target affordable housing units' to comply with its obligations in paras 1.3.1 and 1.3.2. in Part 2 of the S106 schedule and provided confirmation that no such funding is available for this development. Hence the requirements of the S106 have been carried out. The scheme is therefore acceptable in terms of affordable housing.

5.8 Drainage and Water Management

As noted in the consultation section of this report, the Environment Agency has requested additional information in order to be able to confirm whether the Folly Brook Drainage Strategy for EGE has been complied with. The applicant has now provided this information, and the EA's further comments are awaited.

The approved Drainage Strategy and Flood Risk Assessment for the Folly Brook Catchment (October 2012 & April 2013 Addendum) divides the EGE area into 3 sub catchments each discharging into separate tributaries of the Folly Brook. A key element of the Drainage Strategy is to increase the capacity of the on-site watercourses to allow the development runoff to be conveyed downstream to the downstream reservoir and the other on- site attenuation features. For phase 1 the Folly Brook Tributary will need to be enlarged, however Parcel 5 does not abut this watercourse, so this element of the strategy is not relevant for the current application, although its surface water sewers will lead eventually to the Folly Brook .

The required attenuation for Phase 1 is provided though the extension of the existing attenuation area Pond C3. These engineering works have recently been completed.

The Drainage Strategy also requires where technically feasible, SUDS for individual reserved Matters parcels for water quality improvements. The current application includes areas of permeable paving and all properties will have a water butt.

The Drainage Strategy includes a matrix table indicating percentages of impervious area used for each catchment. This matrix is intended as a base line against which all Reserved Matters applications can be checked.

5.9 Ecology

The site has already been cleared, apart from trees and hedges to be retained (outside the site mainly within open space on the east and west sides) and earthworks carried out. In terms of ecology, the following activities and surveys have recently been undertaken:

Badgers

A pre-construction badger survey was undertaken on 6th June 2013. The survey showed that some of the setts were still in use. A 20m protection zone was set up around Sett K earlier in the year and marked with poles and bunting. The poles and bunting was replaced by Herras fencing later in the year. A subsequent inspection on 09 Sept 13 suggested that the sett is no longer in use although plans are being formulated to improve the sett to encourage repopulation when a badger sett on the Gateway site is closed under licence.

A further sett was also in current use. The sett is now protected by tree protection heras fencing and the earthworks to housing parcels 6,7 and 8 is now complete. Works were carried out to form the artificial setts in 2013. Further improvement works to the artificial setts, which include improving the drainage at sett B, is scheduled to be undertaken in October 2013.

Slow-worm and other reptiles

A presence/absence reptile survey was undertaken in July 2013 in the area which was urgently required for the balancing pond C3 extension.

One common lizard was found during the survey and therefore it was recommended that measures were undertaken to avoid harm and disturbance to reptiles. This included strimming the vegetation by hand to 6 inches prior to the soil stripping to discourage reptiles from the working areas. The strimming of vegetation was subsequently undertaken by commencing the balancing pond works.

Great Crested Newt

A watching brief, which included a hand-search and destructive search whilst the topsoil was stripped, was undertaken on 1st and 2nd July 2013 in parts of the site that fell within 500m of the great crested newt ponds at Shortwood Quarry. No great crested newts or other amphibians were found during the watching brief.

Breeding birds

Checks for active nests were undertaken in potential bird nesting habitats prior to the topsoil stripping along the Folly Brook tributary on 1st July 2013. No active nests were found. Checks for active nests were also undertaken in the area of trees and scrub which needed to be cleared for the balancing pond extension between 4th – 9th July 2013. During the checks, a number of active nests were noted in some of the shrubs and therefore these areas were not cleared.

Officers are satisfied therefore that there is no further ecology works required to be included as part of this Reserved Matters application.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Delegate planning approval to Officers subject to no objection being raised by the Environment Agency.

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

1. Sample panels of recon stonework, with brick coping demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

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

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

Reason:

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

3. The bin storage shown on the drawings hereby approved shall be provided before the buildings are first occupied, and thereafter retained for that purpose.

Reason

To ensure appropriate bin storage for the proposed dwellings and to accord with Policy D1 of the adopted Local Plan