



**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. 46/14

Date to Members: 14/11/14

Member's Deadline: 20/11/14 (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:

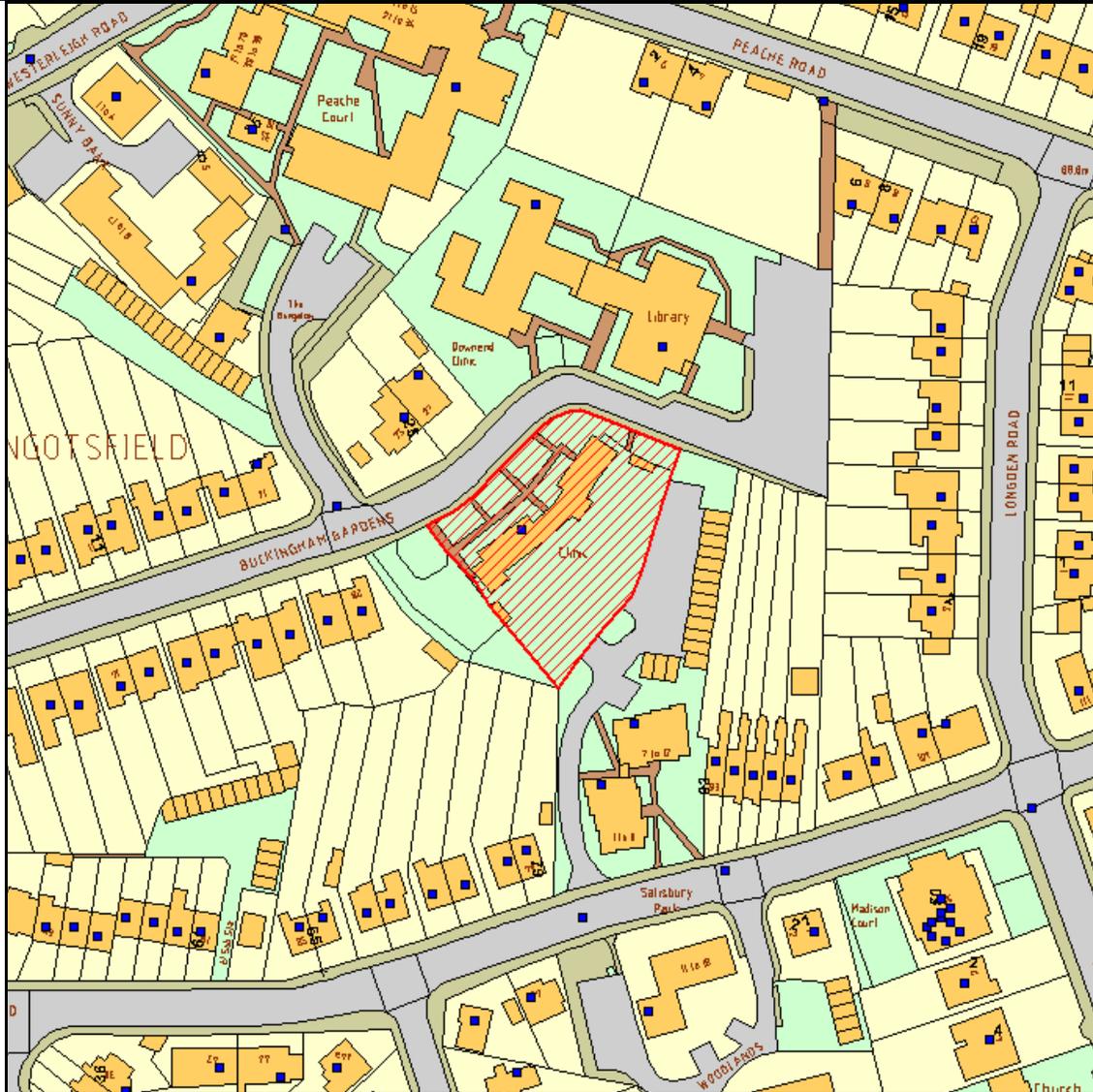
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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. Please note a copy of your referral e mail will appear on the website. **If in exceptional circumstances, you are unable to e-mail you 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 - 14 November 2014

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK14/3573/F	Approve with Conditions	32, 34, 36 And 38 Buckingham Gardens Downend South Gloucestershire BS16 5TW	Downend	Downend And Bromley Heath Parish Council
2	PK14/3654/F	Approve with Conditions	48 Parkfield Rank Parkfield Road Pucklechurch South Gloucestershire BS16 9NP	Boyd Valley	Pucklechurch Parish Council
3	PK14/3682/F	Approve with Conditions	115 Memorial Road Hanham South Gloucestershire	Hanham	Hanham Abbots Parish Council
4	PK14/3717/F	Approve	Jeeves Convenience Store 1 Poplar Road Warmley South Gloucestershire BS30 5JX	Oldland	Bitton Parish Council
5	PK14/3718/AD	Approve	Jeeves Convenience Store 1 Poplar Road Warmley South Gloucestershire BS30 5JX	Oldland	Bitton Parish Council
6	PK14/3728/R3F	Deemed Consent	Mangotsfield Primary School Church Farm Road Emersons Green South Gloucestershire BS16 7EY	Emersons	Mangotsfield Rural Parish Council
7	PK14/3759/F	Approve with Conditions	Edgemont House 20 West Street Oldland South Gloucestershire BS30 9QS	Oldland	Bitton Parish Council
8	PT14/2063/F	Approve with Conditions	Parkmill Farm Oldbury Lane Thornbury South Gloucestershire BS35 1RD	Thornbury North	Thornbury Town Council
9	PT14/2806/F	Approve with Conditions	Simmonds View Stoke Gifford South Gloucestershire BS34 8HQ	Stoke Gifford	Stoke Gifford Parish Council
10	PT14/3285/F	Approve with Conditions	Land To Rear Of 331 Badminton Road Winterbourne South Gloucestershire BS36 1AH	Emersons	Downend And Bromley Heath Parish Council
11	PT14/3599/F	Approve with Conditions	Unit 1 Woodlands Court Ash Ridge Road Bradley Stoke South Gloucestershire BS32 4LB	Bradley Stoke North	Bradley Stoke Town Council
12	PT14/3681/F	Approve with Conditions	81 Gloucester Road Rudgeway South Gloucestershire BS35 3QS	Thornbury South And	Alveston Parish Council
13	PT14/3722/F	Approve with Conditions	39 Belmont Drive Stoke Gifford South Gloucestershire BS34 8US	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PK14/3573/F	Applicant:	North Bristol NHS Trust
Site:	32, 34, 36 And 38 Buckingham Gardens Downend Bristol South Gloucestershire BS16 5TW	Date Reg:	30th September 2014
Proposal:	Conversion of redundant healthcare offices (Sui Generis) to form 4no. semi detached properties (Class C3) with parking spaces.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365408 176673	Ward:	Downend
Application Category:	Minor	Target Date:	19th November 2014



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 100023410, 2014. N.T.S. PK14/3573/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination in order to take into account comments from the parish council. The case officer recommendation is for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of an existing health care clinic into four residential units. The buildings are located on Buckingham Gardens in Downend.
- 1.2 This is a change of use application. The only operational development consists of the formation of car parking for each property which otherwise may be undertaken as permitted development.
- 1.3 The application site lies within the existing urban area and is not covered by any other statutory or non-statutory land use designations.
- 1.4 Until recently, the site was used by North Bristol NHS Trust. The redevelopment of this site forms part of the Trust's 'CCHP Estate Strategy' which was approved by North Bristol NHS Trust in September 2009.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS13 Non-Safeguarded Economic Development Sites
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS23 Community Infrastructure and Cultural Activity

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1 Landscape
T12 Transportation
H5 Re-Use of Buildings for Residential Purposes

2.3 Supplementary Planning Guidance

Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 K3850/1 Approval 01/02/1984
Alterations to existing porches to form additional patient waiting areas
- 3.2 K3850 Approval 22/02/1982
Change of use of existing dwelling to use as office accommodation

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection as long as sufficient car parking spaces are provided.
- 4.2 Drainage
No objection
- 4.3 Environmental Protection
Request construction hours condition
- 4.4 Transport
No objection

Other Representations

- 4.5 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the change of use of an existing health care facility (Sui Generis) to four dwellings (Class C3) at a site in Downend.
- 5.2 Principle of Development
Downend falls within the existing urban area. Policy CS5 sets the strategy for development and directs new development to the existing urban areas and defined settlements. However, policy CS23 seeks to retain community infrastructure unless specific circumstances can be proven. Therefore, subject to an assessment regarding the loss of community infrastructure, the development is acceptable in principle.
- 5.3 Loss of Community Infrastructure
Existing community infrastructure will be retained unless it can be demonstrated that the use has ceased and there is no longer a demand for it or the facility is no longer fit for purpose. When it can be demonstrated that these circumstances apply then a mixed re-use of the site is promoted over a pure residential reuse.
- 5.4 However, the Council has a commitment to support the re-organisation objectives of local service providers where a re-organisation plan has been adopted through the appropriate approval processes. A local service provider,

in this context, is considered to include the emergency services, education authority, primary care trusts and NHS providers.

- 5.5 The application site until recently has been used by North Bristol NHS Trust. The building housed the Children and Family Consultation Service (CAMHS), an arm of the Community Children's Health Partnership (CCHP). There are four CAMHS teams that operate in Bristol and South Gloucestershire. These are Bristol North, Bristol East and Central, Bristol South and South Gloucestershire. Two of these teams were based within the District; CAMHS South Gloucestershire at the Kingswood Hub and the Bristol East and Central team at the application site. Previous to operating from Buckingham Gardens, the East and Central team operated from a University Hospital site on Swinwell Street.
- 5.6 The East and Central Team has been asked to relocate from Buckingham Gardens as part of the CCHP Estate Strategy. These services will now operate from a site in Barton Hill, closer to the service users and therefore leading to improvements in service delivery.
- 5.7 It is therefore accepted that the use of the site has ceased and there is no longer a demand for these services at this location. Whilst it is a policy consideration that alternative services are provided within easy walking distance, this is at odds with the requirements of the CAMHS services. Local residents using CAMHS would not have been seen at the Buckingham Gardens site as South Gloucestershire residents' clinic is based in Kingswood. It is therefore not considered to be necessary for alternative provision to be made within the locality.
- 5.8 Furthermore, the vacation of the site is part of North Bristol NHS Trust's estate strategy. This seeks to dispose of surplus sites in accordance with the requirements of the service. Whilst it may be preferable to secure a mixed use of the site, the site lies within a residential area in close proximity to Downend town centre, and therefore a residential only scheme in accordance with the aims of the Trust's strategy is acceptable.
- 5.9 The properties were constructed as residential dwellings. A change of use would require minimal operational development whereas a mixed use scheme would require comprehensive redevelopment.
- 5.10 On the basis of the analysis laid out above, the local planning authority raises no objection to the re-use of the buildings for residential purposes and the subsequent loss of community infrastructure subject to meeting the considerations of policies on residential conversions.
- 5.11 Residential Conversions
Policy H5 of the Local Plan sets criteria for assessing the re-use of buildings for residential purposes. Such conversions will be permitted subject to an assessment of residential amenity, the impact on the character of the area, the provision of adequate amenity space and sufficient off-street parking.

- 5.12 As the buildings once used to be dwellings, they are well prepared for returning to a residential use. In order to make gardens, fences need to be erected to dissect the existing garden. The resulting gardens would be well sized and offer appropriate private amenity space.
- 5.13 It is not considered that the conversion to a residential use would affect the amenity of nearby occupiers. In fact, it is considered that the removal of the clinic would result in a gain to levels of residential amenity as it would reduce the activity levels on the site.
- 5.14 Limited operational development is proposed and the buildings would retain their existing appearance. The use of the site for four dwellings would be in keeping with the density of the built form in this locality. It is therefore not considered that the proposal would have an adverse impact on the existing levels of residential amenity in the locality or the character of the area. The proposed dwellings would benefit from a good standard of residential amenity.
- 5.15 Transport and Parking
The only matter of concern to the Parish Council is the provision of adequate off-street parking. Parking must be provided in accordance with the Residential Parking Standard SPD. This requires the provision of two off-street parking spaces per 3- or 4-bedroom properties.
- 5.16 A plan has been submitted that indicates sufficient parking will be provided within the curtilage of the proposed dwellings. A condition will be attached to secure the provision of these spaces prior to the first occupation of the dwellings.
- 5.17 It is also considered that the conversion of these properties to a residential use would be beneficial to traffic levels in the area and a potential reduction in on-street parking. The proposal is considered to result in a betterment in traffic and transport and therefore would not result in an adverse impact to the local highway network.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended that planning permission be GRANTED subject to the conditions listed below.

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

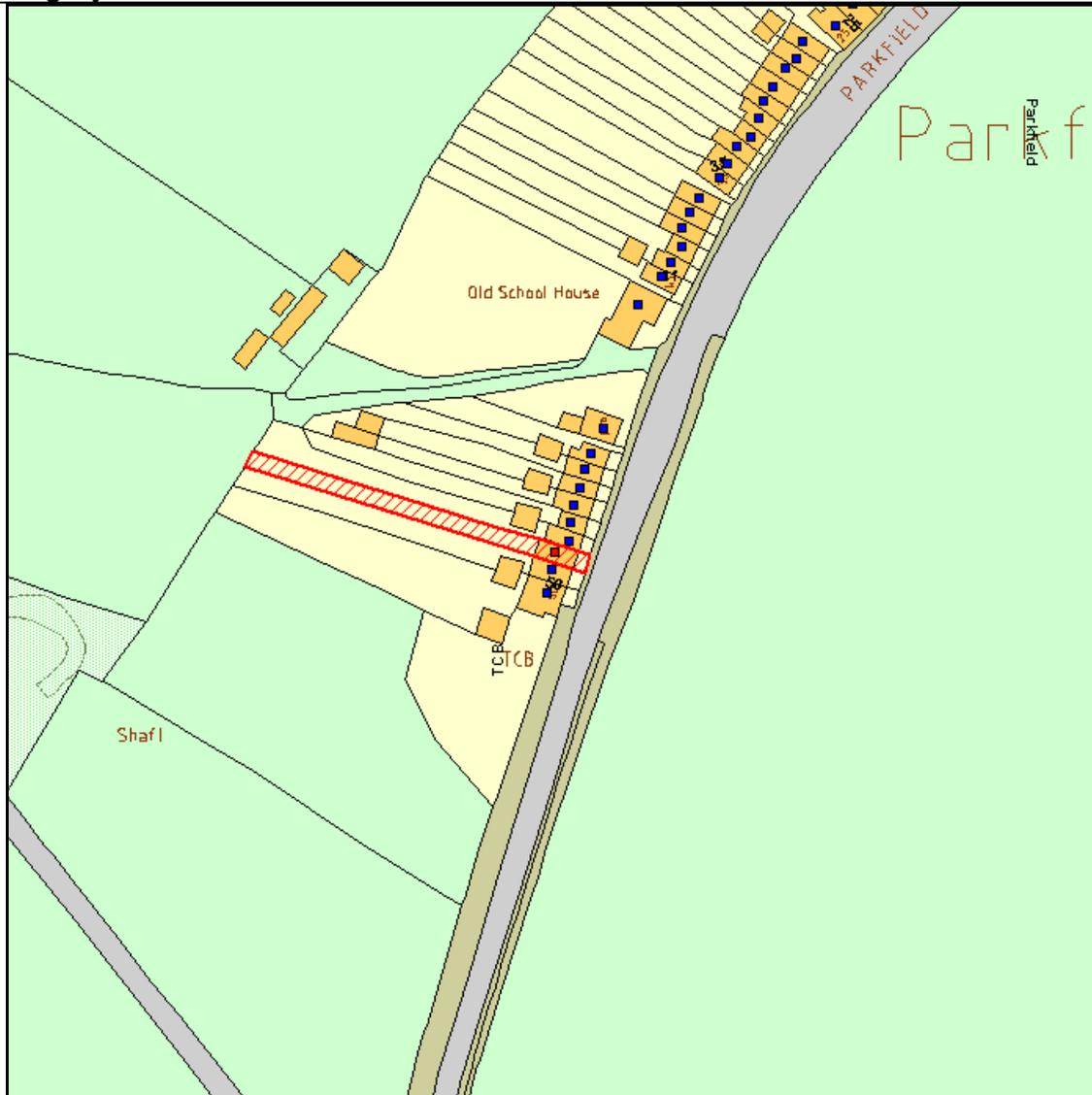
Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the Residential Parking Standard SPD (Adopted) December 2013.

ITEM 2

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PK14/3654/F	Applicant:	Mr Tony Milne
Site:	48 Parkfield Rank Parkfield Road Pucklechurch Bristol South Gloucestershire, BS16 9NP	Date Reg:	3rd October 2014
Proposal:	Erection of two storey and single storey rear extension to form additional living accommodation.	Parish:	Pucklechurch Parish Council
Map Ref:	369074 177269	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	27th November 2014



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PK14/3654/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been reported to the circulated schedule because of objections received from the parish council. It should be noted that revised plans have since been received.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for a first floor two storey extension over the existing flat-roofed kitchen and a single storey rear extension to provide additional living accommodation.
- 1.2 The application site consists of a two storey terraced house with a loft conversion. The site is located in the green belt and the open countryside to the west of the village of Pucklechurch. The dwelling is a part of a row of terraces known as Parkfield Rank, all of which have a distinct semi-rural character with a protruding porch, long narrow plots and vehicular access to the rear down a private track. The street scene has a uniform building line and although many of the dwellings have been subject to some form of alteration or addition, the distinct frontages have been retained.
- 1.3 It should be noted that a planning permission was granted on the site in 2013 (ref: PK12/3615/F) for a first floor rear extension to provide an additional bedroom and a single storey rear extension. Although having similar components, the current proposal includes some material differences. As such, this application is not a resubmission of the previous approval and will be considered as an entirely new application.
- 1.4 It would still however considered useful to highlight the differences between the proposals; the proposed single storey rear extension would measure 4.2 metres deep and have a mono-pitched roof whilst the previously approved proposed a flat roof; the proposed first floor extension remains the same; and the current proposal includes a second floor roof extension to create a pitched roof to replace the existing rear dormer.
- 1.5 It should also be noted that as a result of negotiation, revised plans were submitted to reduce the depth of the single storey rear extension from 6 metres to 4.2 metres.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2012
National Planning Policy Guidance 2014

- 2.2 Development Plans

South Gloucestershire Core Strategy (Adopted) December 2013
CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan (Adopted) January 2006

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

- 2.3 Supplementary Planning Guidance
Design Checklist (Adopted 2007)
Development within the Green Belt SPD (Adopted 2007)
Residential Parking Standards SPD (Adopted 2013)

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/3615/F - Erection of ground and first floor rear extensions to provide additional living accommodation – Approved 04/01/2013
- 3.2 N4801 – Erection of single storey extension to form enlarged kitchen and bathroom – Approved 17/08/1978

4. CONSULTATION RESPONSES

4.1 Parish Council

Objection received to the original submission on the basis of the following;

- The proposed extensions are larger than those which have previously been approved with a cumulative total of 40% by volume and may well take the total additions above the 50% threshold allowed for as not disproportionate in the Green Belt.
- It is difficult to say how the second floor roof addition has affected the volume increase over and above the bedroom that already appears to have existed within the roof space since this bedroom was not referenced on the floor plans submitted with the previously approved plans.
- Not clear what impact the proposal would have on No.48.

4.2 Other Consultees

Sustainable Transport
No response received

Highway Drainage
No objection

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety.

Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

5.2 As equally pertinent in the consideration of this application is the principle behind extensions in the green belt. Section 9 of the NPPF affords substantial weight to any harm to the green belt making it clear that Local Authorities should not approve development that is considered inappropriate unless outweighed by special circumstances. Furthermore, policy H4 and South Gloucestershire's Green Belt SPD reflects this, advising that special attention must be taken to ensure that development would not result in a disproportionate appearance, would complement the existing character and would protect the openness of the green belt. This is discussed in detail further into the report, however providing the proposal is acceptable in terms of visual amenity, residential amenity and highway safety and does not cause harm to the green belt, the proposal is considered acceptable.

5.3 Green Belt

Paragraph 89 of the NPPF states that extensions should "not result in disproportionate additions over and above the size of the original building". South Gloucestershire's Green Belt SPD reflects this, advising that special attention must be taken to ensure that the proposal would not result in disproportionate appearance, would complement the existing character and protect the openness of the green belt. Furthermore, the SPD states that any addition resulting in a volume increase of 50% or more of the original dwelling would most likely be considered in excess of a 'limited extension' and as such, would not be viewed as a proportionate addition.

5.4 Calculations show that the extension would result in a volume increase of 34% which needs careful consideration as to whether it should be viewed as disproportionate in its surroundings. The works would be to the rear of the dwelling and the first and second floor extensions are considered to be subservient and compact. The ground floor single storey extension was originally proposed to be 6 metres deep which was reduced through negotiation to extend outwards by 4.2 metres. This would meet the building line of the existing single storey rear extension of the neighbouring dwelling to the north (No.47) (under reference PK12/0070/F). On balance, whilst the volume increase is significant, the works are not visible from the highway and the proposal is considered to be compact and have well informed by existing extensions in the locality. Overall, the proposal is considered to be appropriate development that would not harm the green belt and as such, is supported by the Council's guidance.

5.5 Visual Amenity

As previously stated, the proposed extensions have been well informed by the existing rear extensions in the area of Parkfield Rank. In particular, the proposed extensions mirror the extensions to No.47 extremely well, matching the second floor gable extension, first floor bedroom extension and roof pitch and depth of the ground floor extension. The proposal is subservient to the

existing dwelling, would use materials to match the existing dwelling and respects the existing character of the street scene. Overall, the character and appearance of the proposal is supported by our local policy and as such is considered acceptable in terms of visual amenity.

5.6 Residential amenity

Both adjoining neighbouring dwellings have extended in a similar way to the proposed extensions, however No.49 has gained permission to extend the single storey extension outwards further, in place of an outbuilding in the same position. The proposal would simply bring the rear building line of the host dwelling outwards to meet other dwellings in the area and as such, the proposal is not considered to cause a loss of daylight or privacy to the occupiers of neighbouring dwellings. Overall, the living conditions currently enjoyed by neighbouring dwellings would be retained and it is therefore considered acceptable in terms of residential amenity.

5.7 Sustainable Transport

There is no provision for on-site parking for the dwelling which is the case for the majority of dwellings in Parkfield Rank. However, Parkfield Rank is a no-through road and receives no through traffic. Occupiers currently park on-street and in the many laybys that have been created on the opposite site of the road. The proposal is unlikely to significantly increase the amount of traffic generated in the street and as such, there are no objections in terms of highway safety.

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 attached to the decision notice.

Contact Officer: **Hannah Minett**
Tel. No. **01454 862495**

CONDITIONS

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

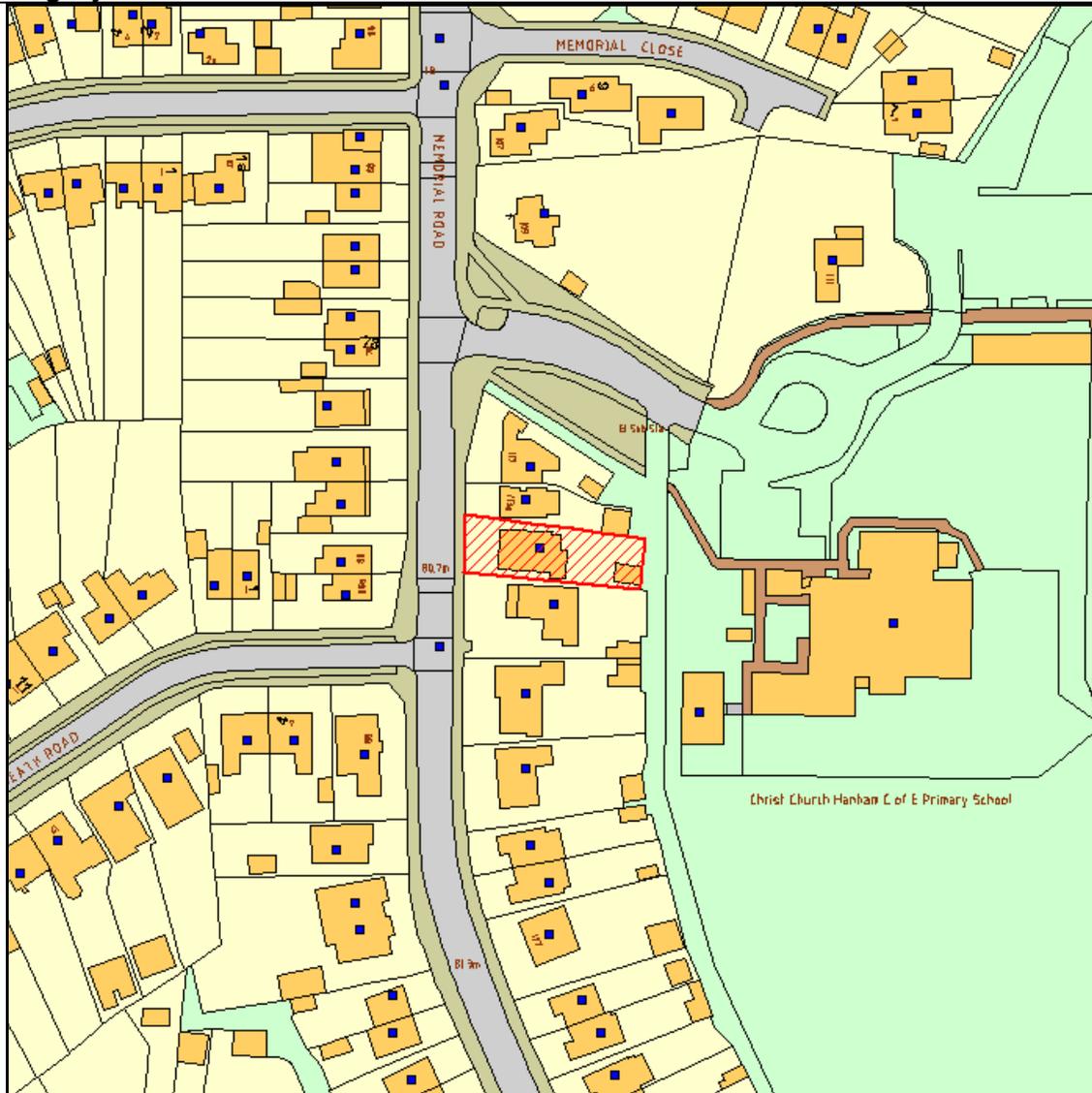
Reason

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

ITEM 3

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.: PK14/3682/F	Applicant: Mr Paul James
Site: 115 Memorial Road Hanham Bristol South Gloucestershire BS15 3LA	Date Reg: 3rd October 2014
Proposal: Demolition of existing single storey rear extension and conservatory, erection of a part two storey, part single storey rear extension to form additional living accommodation.	Parish: Hanham Abbots Parish Council
Map Ref: 363857 171677	Ward: Hanham
Application Category: Householder	Target Date: 25th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been reported to the circulated schedule due to objections being received to the original submission.

It should be noted that revised plans have since been received and so the application is still within the consultation period. No further comments have yet been received and so if any additional representations are received which raise issues that have not already been addressed in this report then the application will be removed from the schedule and resubmitted at a later date.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission for the demolition of a single storey rear extension and conservatory, erection of a part two storey, part single storey rear extension to form additional living accommodation.
- 1.2 The application site consists of a detached bungalow with a pitched roof and a large flat roof dormer to the rear. The dwelling is situated within the defined settlement boundary of Hanham on the east side of Memorial Road. The site is bound by residential development to the north and south and a service track and vehicular access and Hanham High School to the east. A modern conservatory (to be demolished) is attached to the rear of the dwelling and a detached garage is positioned in the south east corner of the site.
- 1.3 The street scene is varied with a mix of two storey dwellings and bungalows and no dominating character, however the majority of dwellings have pitched roofs and have been extended to the rear. The adjoining dwelling to the north (No.113a) has flat roof dormers to the front and rear and the dwelling to the south has a very similar appearance to No.115 as existing, with a pitched roof and no additions to the frontage. The building pattern is fairly uniform however the dwelling to the south (No.117) is set back the building line. There is a slight hill sloping downwards to the west and so the front of the dwelling is accessed via a number of steps, however the land is relatively flat to the rear. To the rear, the property is well screened by a large 2 metre high gated entrance, concealing views from the private track and school to the rear.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2012
National Planning Policy Guidance 2014

- 2.2 Development Plans

South Gloucestershire Core Strategy (Adopted) December 2013
CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan (Adopted) January 2006

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted 2013)

3. RELEVANT PLANNING HISTORY

3.1 PK10/2128/F - Alterations to roof to facilitate first floor rear extension and erection of single storey side and rear extension to form additional living accommodation - Approved 28/09/2010

3.2 PK08/1133/F - Erection of a single storey rear extension to form additional living accommodation - Approved 28/05/2008

3.3 P74/4107 - Alterations and additions to existing bungalow to form 2 dormer bedrooms with landing - Approved 12/09/1974

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council

In response to original proposal, the Parish Council objected based on the following;

- Out of keeping with the surrounding properties due to flat roof
- Overbearing effect
- Loss of privacy to neighbouring property (No.117)

4.2 Other Consultees

Sustainable Transport

In response to the original proposal, the sustainable transport team objected based on the following;

- Off-street parking does not meet the Council's minimum residential parking standards
- The site currently has vehicular access and parking for two vehicles when a minimum of three spaces is required for a five bedroom dwelling.

Highway Drainage

No comment

Other Representations

4.3 Local Residents

Based on the original proposal:

One letter received from the occupiers of 117 Memorial Road who object based on the following;

- Seriously impact light levels in the north facing rooms

- Detrimental to views from upstairs bedroom
- Scale and design of flat roof is out of keeping with pitched roofs in surrounding area.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Visual Amenity

The proposal would create slightly more living space on the ground floor and significantly more living space on the first floor. The majority of the proposal would be situated to the rear of the site and would be well screened from public views from Memorial Road due to its set back position and from the rear due to the existing 2 metre high fence. Whilst it is acknowledged that the scale of the proposal is large, the proposed extensions are compact and would not increase the footprint of the dwelling significantly. On balance, the scale of the proposal is not considered to have a significantly dominating impact and as such is considered acceptable.

5.3 Whilst the existing dwelling already has a 'boxy' appearance to the rear with the flat roof dormer, the original proposal would have significantly exacerbated this. The revised plans have reduced the depth of the two storey rear extension by approximately 1.8 metres so that part of the pitched roof is retained at the rear. Objections were received to the original proposal which expressed concern that the flat roof dormers were out of keeping with the surrounding area. While these concerns are still valid with the revised plans, the next door neighbour (No.113a) does have flat roof dormers to the front and rear. Also, the existing rear dormer was already visible from the front elevation and although the dormer extensions are larger and closer, the dormers are set some 6.6 metres from the principal elevation. Although more prominent, the dormer extensions are not considered detrimental to an unacceptable extent due to the existing screening and the character of the principal elevation is largely retained. Furthermore, the proposed dormers would use materials to match the existing dwelling and the rear extension would re-use the windows from the existing conservatory.

5.4 Overall, the proposal is not considered unacceptably harmful to the character and appearance of the dwelling and surrounding area and as such is considered unacceptable in terms of visual amenity.

5.5 Residential amenity

As previously explained, the applicant has neighbours either side. The building line of the street scene is relatively uniform however the dwelling to the north

(No.113a) sits slightly ahead of No.115 and the dwelling to the south (No.117) sits slightly behind. No.113a is a larger dwelling with greater massing and a taller ridge height and has no side facing windows facing No.115 and as such, would not be adversely affected by the proposal. No.113 has a side dormer window facing towards the rear/side elevation of No.115 and so the proposed dormer has three roof lights as opposed to side facing windows. Whilst this does not necessarily demonstrate good design, this component of the proposal eliminates any overlooking caused by the proximity of the dwellings and is well hidden from the highway due to the screening from neighbouring dwelling and its conifers to the front. That said, a condition would be imposed to ensure no new windows can be installed into the south facing dormer without written consent from the Council, in order to maintain residential amenity. The part two storey, part single storey rear extension would follow the existing building line of the street scene and is not considered to cause any further overlooking or overshadowing. Given the design, it is not considered to detrimental to the living conditions of the neighbouring dwellings.

5.6 Overall, the proposal is not considered to be detrimental to the living conditions currently enjoyed by the dwellings in the surrounding area and it is therefore considered acceptable in terms of residential amenity.

5.7 Sustainable Transport

The original proposal would have created a five bedroom dwelling which requires a minimum of three off-street parking spaces. The plans submitted show that only two off-street parking spaces and a garage are provided which do not meet the minimum parking requirements.

Revised plans were later submitted which proposes a three bedroom dwelling with an existing bedroom changed to a 'TV room' that could very easily be used as a fourth bedroom. That said, even with four bedrooms, the dwelling would still conform to the Council's minimum parking standards and is therefore 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 Core Strategy (Adopted) December 2013 and 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: Hannah Minett
Tel. No. 01454 862495

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. No windows other than those shown on the plans hereby approved shall be inserted at any time in the south facing dormer extension of the property.

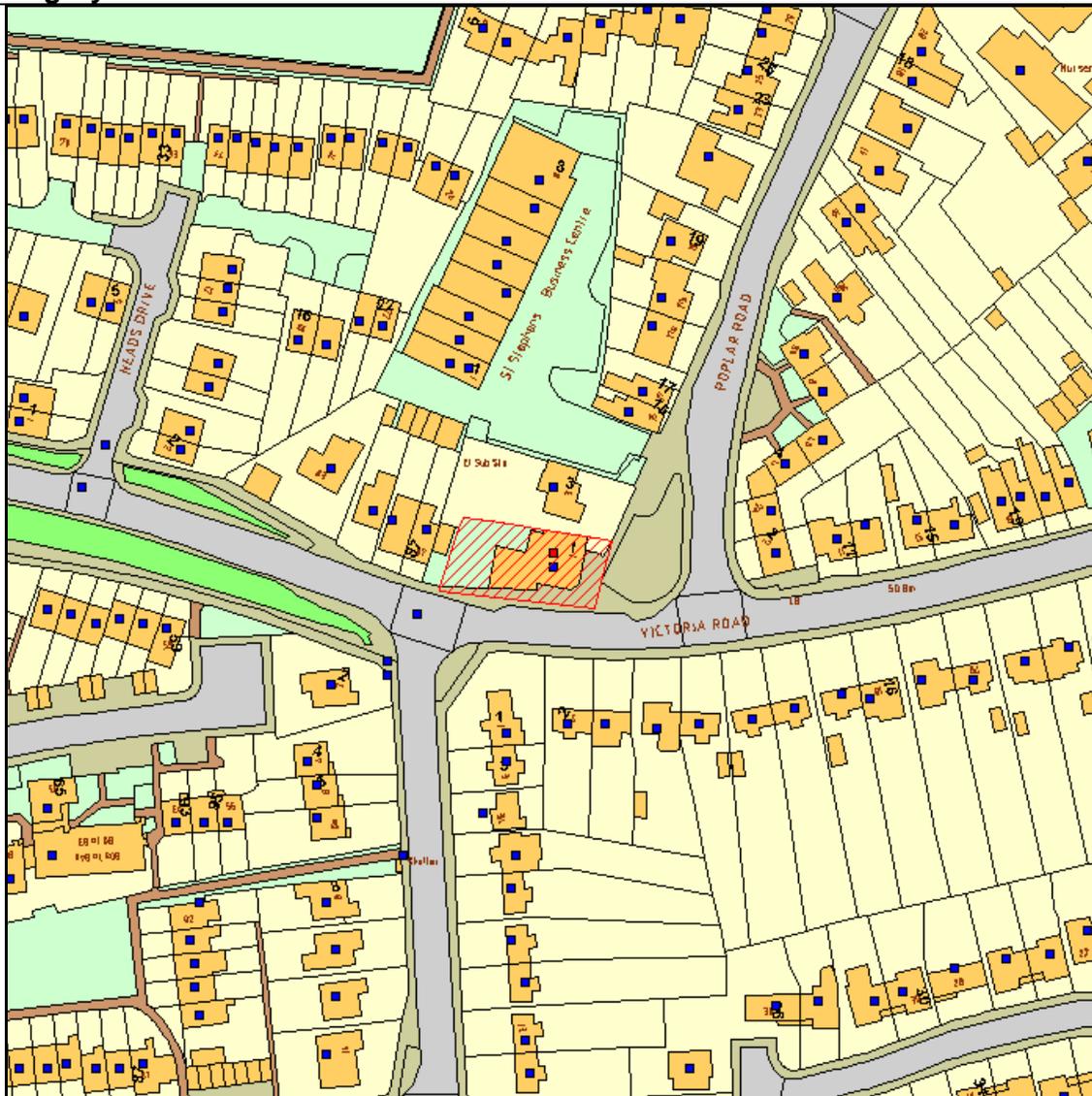
Reason

To protect the privacy and amenity of neighbouring occupiers and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

ITEM 4

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PK14/3717/F	Applicant:	Cardtronics Uk Ltd, trading as Cashzone
Site:	Jeeves Convenience Store 1 Poplar Road Warmley South Gloucestershire BS30 5JX	Date Reg:	7th October 2014
Proposal:	Installation of an Automated Teller Machine. (Retrospective).	Parish:	Bitton Parish Council
Map Ref:	367419 172402	Ward:	Oldland Common
Application	Minor	Target	21st November
Category:		Date:	2014



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100023410, 2014. N.T.S. PK14/3717/F

1. **THE PROPOSAL**

- 1.1. The application is for a retrospective planning permission to retain an ATM and a receipt litter bin is included in the planning application. The application site is at the front of a convenience store adjacent to Victoria Road, Warmley, which is a residential area. The ATM is located to the east of the entrance to the shop, which has a fascia and some advertisements surrounding the electric glass sliding doors; and to the south of a wall of the convenience store, which also has a fascia and some advertisements on it. There is a residential flat above the store.
- 1.2. A separate retrospective application for advertisement consent has been submitted to retain 1 no. internally illuminated advertisement surrounding the ATM (reference PK14/3718/ADV) and this will be considered separately.

2. **POLICY CONTEXT**

2.1. National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2. Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
RT8 Small Scale Retail Uses within the Urban Areas and Boundaries of Settlement
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design

2.3. Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (Adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1. PK01/2393/F – Erection of ground floor and first floor rear extensions to form extensions to existing shop, extension to ancillary living accommodation and attached double garage. Withdrawn on 31st August 2001.
- 3.2. PK02/0139/F – Erection of single storey extension to shop to provide additional retail area and garage. Conditional planning permission was granted on 19th February 2002.
- 3.3. PK09/6015/F – Erection of single storey rear extension to form additional retail space. Installation of 1no. new window and enlargement of existing window in rear elevation of first floor flat. Provision of 7 air conditioning units on South elevation of the proposed extension. Withdrawn on 20th January 2010.

- 3.4. PK10/0614/F – Erection of single storey rear extension to form additional retail space. Installation of 1no. new window and enlargement of existing window in rear elevation of first floor flat. Installation of 3no. condensing units on South elevation of proposed extension. (Resubmission of application PK09/6015/F). Conditional planning permission was granted on 7th May 2010.
- 3.5. PK12/0396/F – Alterations to access to first floor flat and main retail entrance. Conditional planning permission was granted on 16th April 2012.
- 3.6. PK14/3718/ADV – The retention of an illuminated advertisement. Pending consideration.

4. CONSULTATION RESPONSES

4.1. Bitton Parish Council

No objection.

4.2. Other Consultees

Transport Development Control

We note that this planning application seeks retrospective permission to provide a new ATM machine at the Jeeves Convenience Store adjacent to the junction of Victoria Road and Poplar Road in Warmley. As there is an existing parking bay outside this store in Victoria Road, we do not believe that it will create any transportation issues and we have no comments about this application.

Further to our discussions about the new ATM machine at the Jeeves Convenience Store adjacent to the junction of Victoria Road and Poplar Road in Warmley, a more detailed explanation of the reasoning behind our comments is set out below.

We note that this site has a long planning history and that this is not the first time that the applicants have not complied with legal planning requirements. However, we have not objected to this proposal for the following reasons:

1. We acknowledge that a new ATM machine at this location will generate some additional trips to the site. However, we believe that the number of additional trips will be very small. Moreover, many of these trips will be linked to purchases at the store and it will not be almost impossible to distinguish these two categories of visitor.
2. It is also probable that some of the visitors to the new ATM machine will walk to the store and so will not create additional vehicular trips.
3. We are also aware that vehicles using this ATM machine are likely to create additional traffic conflict and may generate parking problems. This is of particular concern because this location is close to a school. Once again, however, we believe that this number of vehicles involved in these conflicts which can be directly and solely attributed to persons visiting the ATM machine would be small and difficult to distinguish from other visitors to the site.

4. We note that the small amount of parking provided at the rear of the store. Although, this parking may not be very easy to access, as it will not be affected by these proposals, we can not comment on this matter.
5. It is undoubtedly correct that the ATM machine attracts trips outside the existing business hours and this creates a nuisance to the sites neighbours. However, at these times there is very little other traffic and so this can not be considered to create a highway safety or congestion issue.

Unfortunately, the Transport Development Control team is not permitted to comment on issues such as noise which are not related to highway safety or congestion. We would have to adopt the same stance towards issues such as the security of the ATM machine.

Consequently, although we freely acknowledge that this proposal is bound to a small number of additional vehicular trips the Jeeves Store, we do not believe that we could sustain an objection to this proposal on highway safety or congestion grounds.

Highway Structures

No comment.

Highway Drainage

No comment

Environmental Health

I can confirm that the noise and light pollution mentioned do not meet the criteria to constitute a Statutory Nuisance. We are therefore unable to help in resolving these matters.

Other Representations

4.3. Local Residents

Objections have been received in relation to the following matters:

- There are still unresolved complaints relating to Planning Enforcement and Environmental Health and further development should not be permitted until these complaints have been resolved.
- The owners again have just gone ahead and installed an ATM machine in total disregard to the need to have planning permission.
- The effect that the development will have on its neighbours.
- Parking issues – the shop has become more busy and bigger over recent years, and the ATM has made a big parking problem even worse; the shop has a lack of parking and when the three spaces outside the shop are full, which is most of the day, people park wherever they like (e.g. right up to the junction of Poplar Road and Victoria Road, obstructing pavements and blocking driveways); request for the Council's Development Control Officer to visit the

site between 5pm and 7pm and then comment; and comments that there is only enough parking at the rear of the shop for the owner's van and the shop is too big for the parking facilities it has.

- Congestion - The effect that the development will have on additional vehicles coming into the area to use this machine and the effect on the traffic problems already existing within the immediate area because of the shop; and the development causes severe congestion in the road - especially for buses and lorries - at busy times.
- Pedestrian safety – Nuisance parking has made road crossing a severe hazard. There has also been an increase in pavement parking on the south side of Victoria Road making safe negotiation for pedestrians extremely difficult.
- Noise - The noise of people parking up to use the ATM 24 hours per day is unacceptable e.g. car engine noise and cars pulling away, slamming of car doors and people talking. The ATM has caused extra noise at night time and weekends. There has been an increase in visitors to the site since the ATM was installed.
- The lighting on the ATM – it is visible 24 hours per day and the extremely bright green flashing light, which continues all night, is a major disturbance to local residents. One comment that the only plus point of this cash machine is the vastly overpowering light does light the street up when the street lights turn off.
- The shop now has customers 24 hours per day as the machine is operational 24 hours per day and this has had an impact on home life.
- The additional security risks to its neighbours.
- Questions raised regarding what additional security has been put in place in regards to the ATM being raided / ram raided.
- Questions regarding what security is in place for when the ATM is being filled and serviced.
- Submission that, if the development is permitted, then the Council should consider the following conditions:
 - Parking restriction: A restriction to residents only parking on the south side of Victoria Road.
 - Kerb furniture: The introduction of bollards or other furniture to prevent pavement parking on the south side of Victoria Road.
 - Hours limitation: That the cash machine use be restricted to reasonable hours - eg no use between midnight and 6am - and that the lighting (especially flashing) be turned off between those hours.

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1. The proposed ATM will function as ancillary to the existing use of the convenience store. The main issues under consideration are the appearance and form of the proposal (Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006), the impact on residential amenity (Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006) and transportation effects (Policies T12 and RT8 of the South Gloucestershire Local Plan (Adopted) January 2006).

- 5.2. The proposal is acceptable in principle but should be determined against the analysis set out below.

Design / Visual Amenity

- 5.3. The ATM and the receipt litter bin are located at the corner of the convenience store, which faces on to Victoria Road (although they can also be viewed on Poplar Road). It is located to the east of the entrance to the shop, which has a fascia and some advertisements surrounding the electric glass sliding doors; and to the south of a wall of the convenience store, which also has a fascia and some advertisements on it. A residential flat is located above the store. While the convenience store is located in a residential area, it is an established part of the street scene. It is not considered that the siting of the ATM and the receipt litter bin is out of character with the site or its context.
- 5.4. The proposed ATM and its receipt litter bin are of a typical scale and design and, as a result, it is not considered that the proposed development would appear out keeping with the character of the building given its existing retail use. It is also not considered that the proposed development will have any significant impact on the character or visual amenity of the area, as it is in keeping with the appearance of the convenience store.
- 5.5. Therefore, it is considered that the proposal accords with Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006 in this regard.

Residential Amenity

- 5.6. The proposal would result in no increase to built form. As a result, the proposed development would not prejudice the amenity of local residents in terms of loss of sunlight, overshadowing or overbearing development.
- 5.7. Objections have been received in respect of the lighting of the ATM. Street lighting is located in the vicinity of the advertisement and, while it is appreciated that this lighting is likely switched off in the early hours of the morning, it does mean that the area is not always unlit at night. There is a flat above Jeeves Convenience Store, but the advertisement is flush to the wall of the store and it is not considered that the occupier would be significantly affected by the lighting. The nearest property within the splay of the lighting in the advertisement is located over 25 metres away from the ATM. The Council's Environmental Health Officer has confirmed that the light pollution would not constitute a statutory nuisance. In light of this information, and in my own opinion having visited the site, I do not consider that the lighting has a significant impact on visual or residential amenity and it would not be appropriate to impose a condition on the lighting element of this application.
- 5.8. Objections have also been received in relation to noise, particularly the noise caused by the people using the ATM and their cars at night and on weekends. The Council's Environmental Health Officer has also confirmed that the noise

pollution mentioned does not meet the criteria to constitute a statutory nuisance. Although it is not denied that the proposed development will result in some people stopping at the site when the convenience store is closed (its opening hours are 6.30am to 10pm Monday to Sunday), it is believed that this will be at a relatively low level. On balance, it is considered that this would not have a significant impact on residential amenity and it is not considered appropriate to impose a condition restricting the hours of operation of the ATM.

- 5.9. The location of the proposed ATM on the front elevation of the building provides that there will be natural surveillance of the site from the pavement and the road and there is street lighting in the vicinity of the ATM. The applicant has stated in their Design and Access Statement that their ATMs are installed in accordance with national guidelines and the site has been approved by the Cash In Transit Company, who have considered routes to and from the ATM. Therefore, it is considered that the proposal would not result in any significant increase in potential crime or risk to neighbouring occupiers. As a result of the above assessment, it was not felt necessary to require further information regarding the security in place to deal with the raiding / ram-raiding or filling and servicing of the ATM.
- 5.10. It is considered that the ATM improves the range of services to the community, as there is not another ATM situated in the immediate vicinity of the site, and would not have an effect on an existing local centre.
- 5.11. It is considered that the proposal is in accordance with Policy RT8 of the South Gloucestershire Local Plan (Adopted) January 2006 in this regard.

Transportation and Highway Safety

- 5.12. The proposed development is set back approximately 5.5 metres from the edge of the pavement, providing sufficient space for pedestrians, cyclists and people with disabilities to access the ATM. Access to the site is available by car. There are a small number of spaces in a bay outside the convenience store and parking on the road (although it is accepted that this is limited at peak times). However, please see the comments below regarding the anticipated traffic generated by the proposal. The ATM does not obstruct emergency vehicle access and, if parked legally, it is unlikely that parked vehicles from customers visiting the ATM will do so.
- 5.13. Objections have been submitted which cite that nuisance parking has made road crossing a severe hazard, an increase in pavement parking has made safe negotiation for pedestrians extremely difficult, and the ATM is making the existing parking problem even worse.
- 5.14. The Council's Highways Officer has said that while they are aware that vehicles using this ATM machine are likely to create additional traffic conflict and may generate parking problems, they believe that the number of vehicles involved in these conflicts which can be directly and solely attributed to persons visiting the ATM machine would be small and difficult to distinguish from other visitors to the site. I am inclined to agree with this assessment and consider that the proposed

development would not, in itself, give rise to unacceptable levels of on-street parking to the detriment of the area and highway safety.

- 5.15. Furthermore, it is not within the scope of a planning condition to require the installation of bollards and the like outside of the application site or to implement a restriction on parking on the south side of Victoria Road; however, residents can contact the Streetcare department of the Local Authority to make representations about this. For this reason, it is not considered that traffic management / calming measures are required.
- 5.16. It is noted that objections have been received regarding the ATM increasing congestion in the area. It is considered that the ATM is only likely to generate a small number of additional trips to the site. This view is supported by the Council's Highways Officer, who highlights that many of these trips will be linked to purchases at the store and it will not be almost impossible to distinguish these two categories of visitor. Therefore, it is not considered that the proposal would unacceptably exacerbate traffic conditions or have an unacceptable effect on road / pedestrian safety or residential amenity (as discussed above).
- 5.17. It should also be noted that parking issues, such as parking on the pavements or obstructing roads, are not planning issues, and should be reported to the police if a vehicle is obstructing a pavement / road.
- 5.18. The parking bay outside the store or the small amount of parking at the rear of the store can be used by a vehicle being used in connection with the servicing of the ATM.
- 5.19. Therefore, it is my opinion that the proposed development accords with Policies T12 and RT8 of the South Gloucestershire Local Plan (Adopted) January 2006.

Other Issues

- 5.20. Some objections were received relating to other matters that have not been mentioned above.
- 5.21. One objection was received regarding unresolved complaints relating to Planning Enforcement and Environmental Health, which stated that further development should not be permitted until these complaints have been resolved. However, these complaints do not relate to the proposed development, and are being dealt with by the respective teams.
- 5.22. Another objection related to the owners going ahead and installing an ATM machine in total disregard to the need to have planning permission. It should be noted retrospective planning applications are an established means of resolving breaches of planning control in appropriate circumstances, and this practice is supported by Government guidance on Planning Enforcement.
- 5.23. Therefore, it is not considered that either of these issues constitutes a reason for refusal.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That the application be approved.

Contact Officer: Kathryn Leeming
Tel. No. 01454 863117

ITEM 5

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PK14/3718/ADV	Applicant:	Cardtronics UK Ltd, trading as Cashzone
Site:	Jeeves Convenience Store 1 Poplar Road Warmley South Gloucestershire BS30 5JX	Date Reg:	7th October 2014
Proposal:	Retention of 1no. internally illuminated ATM surround.	Parish:	Bitton Parish Council
Map Ref:	367419 172402	Ward:	Oldland Common
Application Category:	Minor	Target Date:	21st November 2014



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N.T.S.

PK14/3718/ADV

1. THE PROPOSAL

- 1.1. The application is for a retrospective advertisement consent to retain 1 no. internally illuminated advertisement surrounding an ATM. The application site is at the front of a convenience store adjacent to Victoria Road, Warmley, which is a residential area. The ATM is located to the east of the entrance to the shop, which has a fascia and some advertisements surrounding the electric glass sliding doors; and to the south of a wall of the convenience store, which also has a fascia and some advertisements on it. There is a residential flat above the store.
- 1.2. A separate retrospective planning application has been submitted to retain the ATM (reference PK14/3717/F), and therefore this will be considered separately.

2. POLICY CONTEXT

- 2.1. National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance
- 2.2. Supplementary Guidance
Shopfronts and Advertisements SPD (Adopted April 2012)

3. RELEVANT PLANNING HISTORY

- 3.1. PK12/0396/F – Alterations to access to first floor flat and main retail entrance. Conditional planning permission was granted on 16th April 2012.
- 3.2. PK14/3717/F – Installation of an ATM (retrospective). Pending consideration.

4. CONSULTATION RESPONSES

4.1. Bitton Parish Council

No objections.

4.2. Other Consultees

Transportation Development Control

We note that this planning application seeks retrospective permission to provide an illuminated collar for a new ATM machine at the Jeeves Convenience Store adjacent to the junction of Victoria Road and Poplar Road in Warmley. We do not believe that this proposal will create any transportation issues and we have no comments about this application.

Further to our discussions about the new ATM machine at the Jeeves Convenience Store adjacent to the junction of Victoria Road and Poplar Road in Warmley, a more detailed explanation of the reasoning behind our comments is set out below.

We note that this site has a long planning history and that this is not the first time that the applicants have not complied with legal requirements. However, we have not objected to this proposal for the following reasons:

1. We acknowledge that a new ATM machine at this location will generate some additional trips to the site. However, we believe that the number of additional trips will be very small. Moreover, many of these trips will be linked to purchases at the store and it will not be almost impossible to distinguish these two categories of visitor.
2. It is also probable that some of the visitors to the new ATM machine will walk to the store and so will not create additional vehicular trips.
3. We are also aware that vehicles using this ATM machine are likely to create additional traffic conflict and may generate parking problems. This is of particular concern because this location is close to a school. Once again, however, we believe that this number of vehicles involved in these conflicts which can be directly and solely attributed to persons visiting the ATM machine would be small and difficult to distinguish from other visitors to the site.
4. We note that the small amount of parking provided at the rear of the store. Although, this parking may not be very easy to access, as it will not be affected by these proposals, we can not comment on this matter.
5. It is undoubtedly correct that the ATM machine attracts trips outside the existing business hours and this creates a nuisance to the site's neighbours. However, at these times there's very little other traffic and this can not be considered to create a highway safety or congestion issue. Unfortunately, the Transport Development Control team is not permitted to comment on issues which are not related to highway safety or congestion.
6. We would be required to adopt the same stance towards issues such as the security of the ATM machine.

Consequently, although we freely acknowledge that this proposal is bound to a small number of additional vehicular trips the Jeeves Store, we do not believe that we could sustain an objection to this proposal on highway safety or congestion grounds.

Environmental Health

I can confirm that the noise and light pollution mentioned do not meet the criteria to constitute a Statutory Nuisance. We are therefore unable to help in resolving these matters.

Other Representations

4.3. Local Residents

The following issues have been raised by local residents:

- There are still unresolved complaints relating to Planning Enforcement and Environmental Health and further development should not be permitted until these complaints have been resolved.

- The owners again have just gone ahead and installed an ATM machine in total disregard to the need to have planning permission.
- The effect that this development will have on its neighbours.
- The effect that it will have on additional vehicles coming into the area to use this machine and the effect on the traffic problems already existing within the immediate area because of the shop.
- The additional security risks to its neighbours.
- Questions raised regarding what additional security has been put in place in regards to the ATM being raided / ram raided.
- Questions regarding what security is in place for when the ATM is being filled and serviced.
- The lighting on the ATM - it is visible 24 hours per day; and it is extremely bright and the machine incorporates a flashing light which is extremely distracting at night time. If permission is granted, there should be an hours restriction on the lighting element or, at least a reduction in brightness between midnight and 6am.
- The shop now has customers 24 hours per day as the machine is operational 24 hours a day and this has had an impact on home life.
- The noise of people parking up to use the ATM 24 hours per day e.g. car engine noise and cars pulling away, slamming of car doors and people talking.

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1. The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the Local Planning Authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- 5.2. The proposal is acceptable in principle but should be determined against the analysis set out below.

Visual Amenity

- 5.3. The advertisement surrounding the ATM is located at the corner of the convenience store, which faces on to Victoria Road (although it can also be viewed on Poplar Road). It is located to the east of the entrance to the shop, which has a fascia and some advertisements surrounding the electric glass sliding doors; and to the south of a wall of the convenience store, which also has a fascia and some advertisements on it. The advertisement surrounding the ATM is set back approximately 5.5 metres from the edge of the pavement and has a large advertisement board above it at first floor level. There is a residential flat above the store.

- 5.4. The advertisement surrounding the ATM is 0.697m wide and 1.632m high. However, the ATM itself is located in the middle of the fascia, and the ATM is 0.657m wide and 1.111m high. The advertisement is primarily black, with the white text “free cash withdrawals balance enquiries” and “cash zone” (which is statically illuminated with LED lights behind the text) and a green outer section. The advertisement is made of duralite and glass reinforced plastic.
- 5.5. An objection was received in respect of the lighting of the advertisement. Street lighting is located in the vicinity of the advertisement and, while it is appreciated that this lighting is likely switched off in the early hours of the morning, it does mean that the area is not always unlit at night. There is a flat above Jeeves Convenience Store, but the advertisement is flush to the wall of the store and it is not considered that the occupier would be significantly affected by the lighting. The nearest property within the splay of the lighting in the advertisement is located over 25 metres away from the ATM. The Council’s Environmental Health Officer has confirmed that the light pollution would not constitute a statutory nuisance. In light of this information, and in my own opinion having visited the site, I do not consider that the lighting has a significant impact on visual amenity and it would not be appropriate to impose a condition on the lighting element of this application.
- 5.6. The proposed advertisement is considered to be of an appropriate form and style within the context of the site. Although there are a number of other advertisements on the exterior of the application site, it is considered that the proposed development does not lead to the building having a cluttered appearance.
- 5.7. Therefore, it is my opinion that the signage would not have a detrimental impact on the character of the building or the surrounding area.

Highway Safety

- 5.8. An objection has been received regarding the effect that the proposed development will have on additional vehicles coming into the area to use the ATM and this will exacerbate further existing congestion issues as a result of the convenience store.
- 5.9. The Council’s Transportation Development Control Officer has said that, although they freely acknowledge that this proposal is bound to lead to a small number of additional vehicular trips to the Jeeves Store, they do not believe that an objection could be sustained to this proposal on highway safety or congestion grounds. I agree with this assessment and the reasoning provided in the Transportation Development Control Officer’s full response above.
- 5.10. Given the scale and location of the proposed advertisement, I do not consider that the advertisement would be distracting or confusing to motorists or hazardous to pedestrians.

Other Issues

5.11. Objections have been received relating to other matters, such as outstanding planning enforcement and environmental health complaints, the applicant carrying out the development without advertisement consent, security, filling and servicing, hours of operation and noise. However, these matters are outside the scope of what can be considered in determining an application for advertisement consent.

6. CONCLUSION

6.1 In accordance with Section 220 of the Town and Country Planning Act and Regulation 3 of The Town and Country Planning (Control of Advertisements) (England) Regulations 2007, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

7. RECOMMENDATION

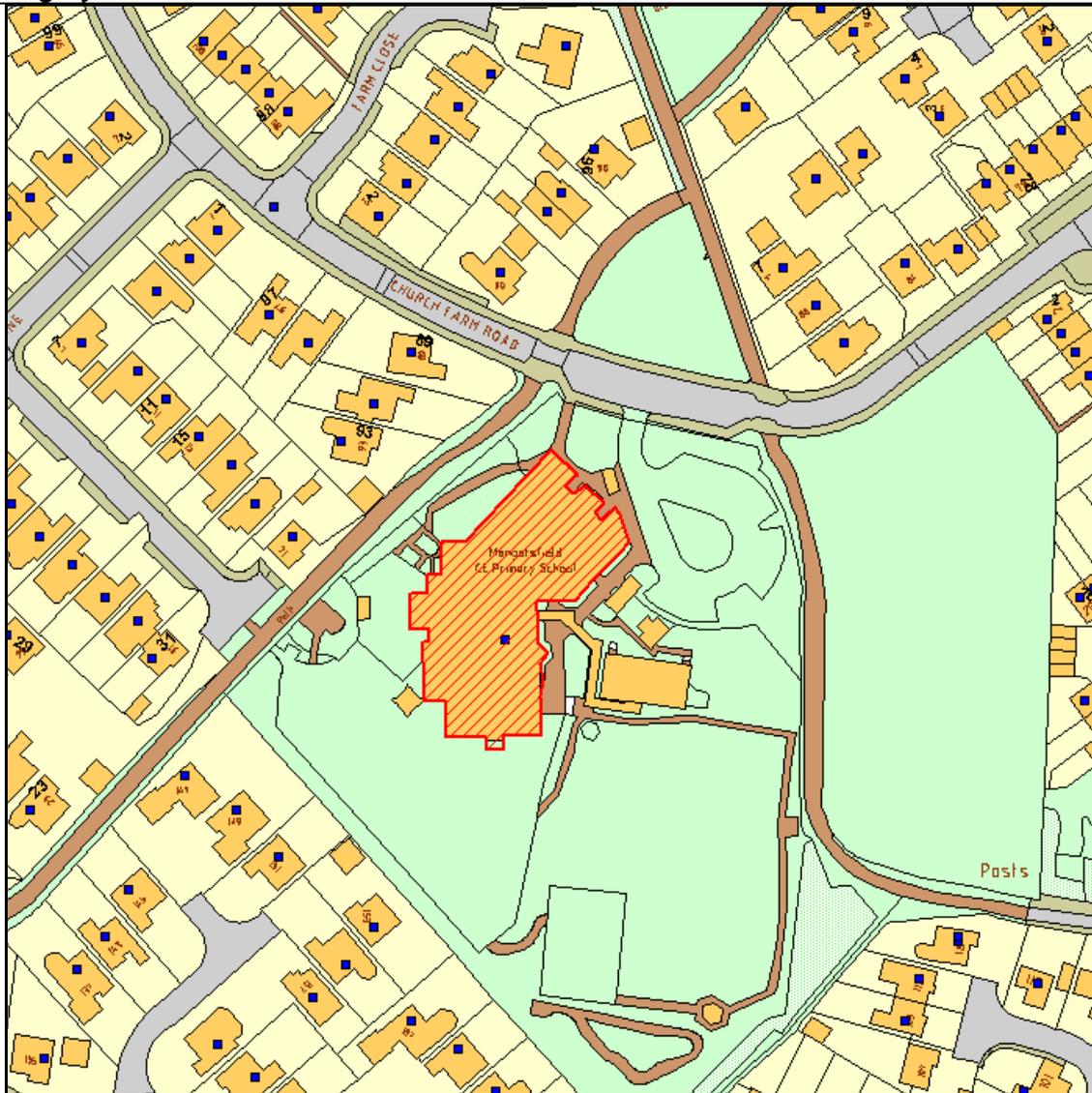
7.1 That the application be approved.

Contact Officer: Kathryn Leeming
Tel. No. 01454 863117

ITEM 6

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PK14/3728/R3F	Applicant:	Mangotsfield C Of E Primary School
Site:	Mangotsfield Primary School Church Farm Road Emersons Green South Gloucestershire BS16 7EY	Date Reg:	17th October 2014
Proposal:	Erection of two canopies to south elevation to form outdoor classrooms for teaching reception children.	Parish:	Mangotsfield Rural Parish Council
Map Ref:	366900 176542	Ward:	Emersons Green
Application Category:	Minor	Target Date:	3rd December 2014



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100023410, 2014. **N.T.S.** **PK14/3728/R3F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule in accordance with procedure given that the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of two canopies each to be located on the southern elevation of Mangotsfield Primary School. The canopies will incorporate roof lights and the metal tiling used for the roofs will match that of the original school. The canopies are designed to provide cover to the outdoor teaching areas.
- 1.2 The application site is a modern building that is set back from Church Farm Road. The area is predominantly residential in character with a mix of detached and semi-detached dwellings.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4A Presumption in Favour of Sustainable Development

CS9 Managing the Environment and Heritage

CS23 Community Infrastructure and Cultural Activity

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

LC4 Proposals for Educational and Community Facilities

3. RELEVANT PLANNING HISTORY

The school has been the subject of a number of planning applications, the most recent of which is the following:

- 3.1 PK14/1501/R3F Erection of two storey extension to provide 7no. additional classrooms and erection of detached classroom block for a temporary period of two years. Landscaping works to provide external play areas and erection of 2.4m high boundary fencing. Creation of new sports field and staff car park with access and associated works.(Deemed Consent)

4. CONSULTATION RESPONSES

- 4.1 Mangotsfield Rural Parish Council
No objection

4.2 Archaeologist
No objection, although there have been archaeological conditions imposed on this site in respect of other applications, the current application is extremely modest and unlikely to result in damage to any archaeology.

4.3 Transportation
No objection

Other Representations

4.4 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the erection of two canopies at a primary school.

5.2 Principle of Development
Development at existing educational institutions is managed through policy LC4. This policy allows for improvement subject to an assessment of accessibility, amenity, environment, and transport and parking. In addition to this, the proposal should accord with policy CS1 which sets the design standard for the District. Therefore the proposed development is acceptable in principle but should be determined against the analysis set out below.

5.3 Siting, Design and Location
The proposed canopies are a minor addition to the school on the southern elevation. The use of matching materials will ensure that they integrate well with the existing structure. The location is entirely appropriate given that it will enhance the use of the outdoor teaching area and the design is also appropriate within the context of this modern structure.

5.4 Accessibility and Transport

The proposed development will not have an impact upon accessibility or transportation and as such is acceptable in these terms.

5.5 Residential Amenity
The site of the canopies is located some distance from residential properties and will not materially alter the use of the land. It is therefore considered that the proposed development would have a negligible impact on levels of residential amenity and the development is acceptable in this 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 grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended that planning permission be GRANTED subject to the conditions listed on the decision notice.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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).

ITEM 7

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.: PK14/3759/F	Applicant: Dr Bigwood
Site: Edgemont House 20 West Street Oldland Bristol South Gloucestershire BS30 9QS	Date Reg: 7th October 2014
Proposal: Demolition of existing conservatory to facilitate erection of rear garden room	Parish: Bitton Parish Council
Map Ref: 367144 171708	Ward: Oldland Common
Application Category: Minor	Target Date: 24th November 2014



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REASON FOR SUBMITTING TO THE CIRCULATED SCHEDULE

The application has been submitted to the Council's Circulated Schedule procedure, following a representation from a neighbour which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This application is seeking full planning permission for the erection of a single storey rear extension at Edgemont House, 20 West Street, Oldland Common. Edgemont House is a two storey residential retirement home.
- 1.2 Permission is sought to create a garden room, facilitated by the demolition of an existing, smaller conservatory.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
T8 Parking Standards
T12 Transportation Development Control

South Gloucestershire Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS23 Community Infrastructure and Cultural Activity

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/2828/F Approve with conditions 01/10/2013
Erection of single storey side extension to form additional resident room and laundry room.
- 3.2 P96/4633 Approval 10/01/1997
Erection of first floor extension to nursing home
- 3.3 K5792/1 Approval 03/07/1989
Two storey side extension and single storey rear extension to residential home

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council
No objections.

4.2 Other Consultees

Highway Drainage

No objection in principle, subject to an informative advising the applicant of the proximity of a public sewer to the development.

Highway Structures

No comment.

Sustainable Transport

No objection.

Other Representations

4.3 Local Residents

One letter of objection has been received from a local resident stating the following:

- The size of the proposed construction is much larger than the present structure, which we feel will have an overbearing impact on our environment
- The proposed plan includes a side window, and due to the increased size of this development, the window will overlook our property and result in a total lack of privacy

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS23 of the Core Strategy states that retention and provision of Extra Care and older peoples housing needs in step with growth is an important objective of the Council, and so the proposal to extend and improve this retirement home is acceptable in principle. Policy CS1 states that development will only be permitted provided that the siting, overall layout, density, form, scale, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and locality.

5.2 Design/Visual Amenity

The proposed extension to form a garden room would be located to the rear of the property and would replace an existing conservatory of a smaller scale. The proposed garden room is modest in scale, suitably subservient to the main building and the design is of an appropriate standard as well as an improvement on the extant situation. The materials chosen are of a high quality and will blend well with the rest of the building and it is considered that the layout of the development is suitable to the site and the density of the surrounding area, and it is in accordance with policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013.

5.3 Residential Amenity

An objection was received from a local resident regarding the side facing windows harming the privacy of the garden to the north. The single storey height of the development and its distance from the boundary prevent any severe overlooking issues, and weight is given to the fact that the existing conservatory had three north facing windows at the same angle. The neighbour also stated that the size of the proposal would be overbearing, and this is not considered to be true to the point that it would be detrimental to residential amenity. The structure is larger, but the height of the proposal remains the same and it is considered that no significant harm would be caused by the development.

5.4 Transport

Vehicular and pedestrian movements are unaffected, and as is parking provision, so there is no transportation objection to this proposal.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended to **GRANT** planning permission subject to the conditions listed on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

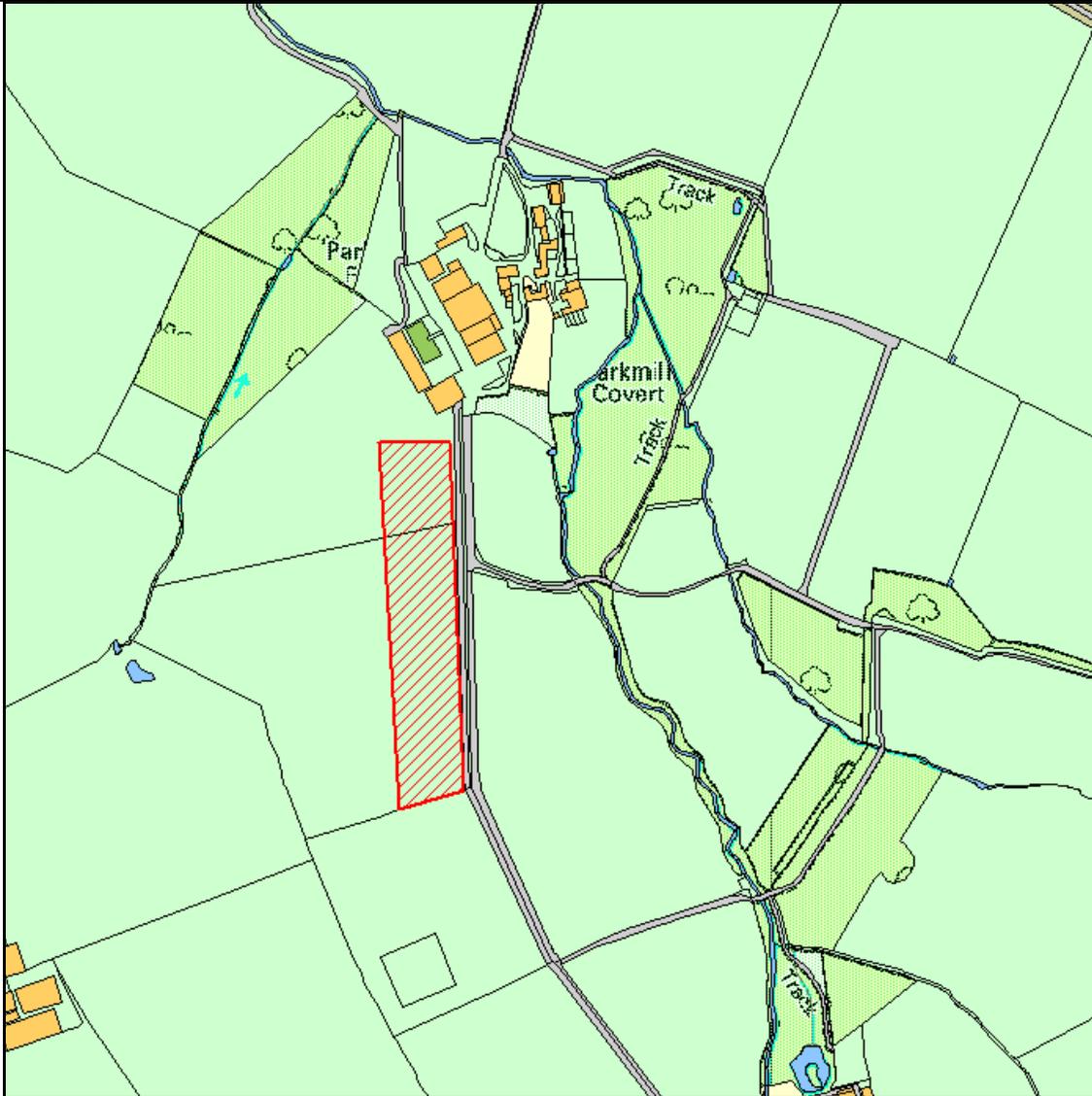
Reason

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

ITEM 8

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PT14/2063/F	Applicant:	E J Garrett & Partners
Site:	Parkmill Farm Oldbury Lane Thornbury South Gloucestershire BS35 1RD	Date Reg:	18th August 2014
Proposal:	Erection of 2no pig rearing buildings and ancillary works	Parish:	Thornbury Town Council
Map Ref:	362806 191802	Ward:	Thornbury North
Application Category:	Major	Target Date:	14th November 2014



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because an objection has been received from Thornbury Town Council contrary to the Officer's recommendation. Concerns have also been raised by Councillor Clare Fardell and Councillor Maggie Tyrrell regarding whether there has been sufficient public consultation, and the potential for the buildings to be converted to other uses under recent permitted development changes.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 2no. pig rearing buildings and ancillary works.
- 1.2 The application site comprises approximately 22,705 square metres of improved agricultural land to the south of the main complex of agricultural buildings associated with Parkmill Farm. The site is located within the open countryside outside of any defined settlement boundary. A public right of way extends to the east of the application site. The northern part of the application site falls within Flood Zone 3; however, the proposed buildings will be located in Flood Zone 1.
- 1.3 The proposal will allow for a total of 2000 pigs to be reared; according to the applicant, there is a need to expand the livestock enterprise, and the proposed holding will provide a more robust and sustainable option rather than expanding the existing dairy unit on the farm. A change in Supermarkets purchasing decisions means that more pig rearing buildings that meet high welfare requirements are required. Breeding sows will be kept at outdoor units elsewhere and the piglets will be brought to the farm once they have reached weaning age and housed within the buildings with natural ventilation and fed on dry food (as opposed to liquid feed). The pigs are to be bedded on straw produced on the farm; the soiled straw will be scraped to a manure pad, stored for a while, and then spread on to land.
- 1.4 A screening exercise has been carried out to determine whether the development requires an Environmental Impact Assessment (EIA). It was considered that the nature and scale of the proposal was such that any environmental effects will be confined to the immediate area and would not be wide reaching. An EIA is not therefore, required.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
L1 Landscape Protection and Enhancement
L9 Species Protection
L11 Archaeology

L16 Protecting the Best Agricultural Land
EP2 Flood Risk and Development
T12 Transportation Development Control Policy for New Development
E9 Agricultural Development
LC12 Recreational Routes

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development
CS9 Managing the Environment and Heritage
CS34 Rural Areas

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

3. RELEVANT PLANNING HISTORY

- 3.1 P84/1093, Erection of silage barn and silage barn and cubicle shed, approval, 01/03/84.
- 3.2 P88/1349, Conversion of redundant farm building to form dwelling for an agricultural worker. Erection of extension to form utility room and W.C, approval, 30/03/88.
- 3.3 P94/2830, Erection of agricultural storage building and covered yard, approval, 21/02/95.
- 3.4 PT02/2653/F, Change of use of existing farm building to farm shop (Class A1) (as defined in the Town & Country Planning (Use Classes) Order 1987.), refusal, 16/01/03.
- 3.5 PT02/2652/F, Change of use of redundant farm buildings to light industrial workshops (Class B1, B2 and B8) (as defined in the Town and Country Planning (Use Classes) Order 1987, refusal, 15/01/03.

The following applications relate to significant housing development at Park Farm:

- 3.6 PT11/1442/O, Erection of up to 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved, approval, 05/10/12.
- 3.7 PT12/2659/O, Erection of up to 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved, application still under consideration.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
Objection – There is dissatisfaction with the quality of both the plans of the location and details of the proposed buildings that have been provided for this

development. There are also concerns that this proposal may have an impact on other commercial activities in the area.

- 4.2 Environmental Protection Officer
No adverse comments
- 4.3 Highway Structures Officer
No comment
- 4.4 Transportation DC Officer
No objection to the proposal
- 4.5 Ecological Officer
No objection subject to condition
- 4.6 Environment Agency
No objection subject to informatives
- 4.7 Public Rights of Way Officer
Will the PROW access track be a more robust surface; concerns that the close proximity of 2000 pigs will have an impact on the amenity of the public right of way.
- 4.8 Archaeological Officer
No objection subject to condition
- 4.9 Landscape Officer
No objection provided that further details are provided regarding the 5 field oak trees proposed.
- 4.10 Drainage Officer
SUDs condition required
- 4.11 Conservation Officer
No objection

Other Representations

- 4.11 Local Members
Concerns have been raised by Councillor Clare Fardell and Maggie Tyrrell who have questioned whether adequate consultation has been carried out given that no third part representations have been received, as well as the potential for the use of the buildings to change under recent permitted development changes.
- 4.12 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Guidance in the National Planning Policy Framework (NPPF) is that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should... support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings... The existing agricultural holding carries 450 organically managed dairy cows and a similar number of young stock. According to the applicant, for the combined reasons of land loss and the need to expand the livestock enterprise to meet the family's needs, high welfare pig units are proposed rearing a total of 2,000 pigs on straw within naturally vented buildings. Whilst the expansion of the dairy unit is an option, the proposed holding will be more robust and sustainable to changing market forces with a mix of enterprises.

5.2 The aims of the NPPF are broadly reflected by policy E9 of the South Gloucestershire Local Plan (adopted) January 2006 (saved policy), which allows for the erection of agricultural buildings in principle. The main issues to consider are the appearance/form and impact on the character of the surrounding landscape; the transportation effects; the environmental effects; and the impact on the residential amenity of neighbouring occupiers.

5.3 Will the buildings function for agricultural purposes?

The buildings proposed measure approximately 15 metres in width, 67 metres in length, 7 metres at ridge height and 4.6 metres at eaves level. The applicant states that the near 2 metre high gable concrete walling is necessary to provide a draught free floor area and be resistant to damage by pigs and farm vehicles. The buildings are open on the side elevations apart from sheeted pen fronts and some timber boarding beneath the eaves. Retractable blinds will enable the side elevations to be closed to control air movement and maintain an appropriate environment for pigs. The roof is a standard portal frame with natural grey fibre cement sheeting with juniper green side sheeting. It is considered that the design of the buildings is such that they will be functional for the intended agricultural use.

5.4 Given the location of the site within the open countryside planning policy encourages the reuse of existing buildings in the interests of the landscape and for sustainability reasons. In this instance, whilst there are a number of existing agricultural buildings within the main farm complex, which are used for the existing dairy enterprise in terms of rearing dairy stock, storing feed, bedding and machinery and equipment, it is considered that none of the existing buildings are of an appropriate scale to meet the needs of the pig enterprise. Accordingly, it is considered that there are no suitable underused buildings available.

5.5 The concerns of Thornbury Town Council regarding the potential for the development to impact on other commercial activities in the area are noted; however, the effect on the viability of existing businesses in the area is not a

matter that can be given significant weight. The NPPF encourages sustainable and competitive economic development, and the proposal will help support an existing farm enterprise. The principle of the development is therefore, considered to be acceptable, and the main issues to consider are the appearance/form of the buildings and the effect on the character of the landscape, the transportation effects, the environmental effects, and the effect on the amenity of the area.

5.6 Appearance/Form and Impact on the Landscape

The buildings are located on a relatively flat area of agricultural land approximately 240 metres from the main farm complex. The buildings comprise a relatively simple form with dual pitched roofs in natural grey fibre cement sheets with juniper green sheeting and grey concrete span walling on the gables. The buildings are large in scale and measure approximately 15.5 metres in width, 67 metres in length, 4.8 metres at the eaves, and 7.3 metres at ridge height. The buildings are primarily open to the sides notwithstanding sheeted pig pens. Two feed silos are proposed between the buildings which have a height of approximately 7.3 metres and will be a dull grey colour. It is considered that the simple form of the buildings, the materials proposed and the use of dull colours are such that the buildings will not appear adversely out of keeping with the character of the area.

5.7 The normal approach advised by policy is that where new buildings are required these should be located close to existing built form. It is noted in this instance the proposed buildings are a significant distance from the main farm complex. The siting of the buildings away from the main farm complex is primarily influenced by the fact that land to the north of the application site adjacent to the existing farm complex is designated as Flood Zones 2 and 3, whereas the land on which the buildings are proposed to be located is Flood Zone 1. Locating built form on land with the lowest probability of flooding (Flood Zone 1) is the correct approach, and is in accordance with policy guidance. Moreover, the application land is relatively flat, and mature vegetation growing on the east, west and south boundaries will help to screen views of the buildings from the wider landscape. Therefore, notwithstanding the every large scale of the proposed buildings and the separation distance to the main farm complex, given their design, and with vegetation growing on the boundaries, it is not considered that there will be a significant adverse effect on the character of the landscape. Five field Oak trees are proposed to be planted north of the building; the applicant has clarified that the proposed five Oak trees will be planted at an average random spacing of 15 metres; the new trees will be 1.5 metres in height and staked to a height of 1.5 metres; failed trees will be replaced over the first five years with a tree of the same species; the trees will be protected by timber post and wire stock proof fencing 1.8 metres high, and a specification of the fencing has been provided by the applicant. If permission is granted, a condition is recommended to ensure that the landscape planting is carried out in accordance with the submitted details within the first planting season following the commencement of the development.

5.8 Listed Building Issues

The Grade I listed building Thornbury Castle is located to the southeast of the application site at a distance of approximately 900 metres; therefore, special

regard should be had to the effect on the setting of this listed building. Given that main views from the castle and its grounds are not directly towards the application site, and the fact that there is intervening vegetation, it is considered that there is an adequate level of separation to ensure that the significance and setting of the listed building will not be significantly adversely affected.

5.9 Transportation

The proposed access is a track which extends through the main farm complex; it is a public right of way and is currently used by dairy tankers associated with the existing dairy enterprise. According to the applicant, one lorry will bring in weaned pigs every 22 weeks; 21 weeks after arriving the same pigs will go out via four to five lorries; the feed silos will also require filling approximately once every ten days. Accordingly, it is not considered that the proposal will generate a significant number of vehicular trips. Given that access to be used off Oldbury Lane is already used by the existing farm, it is not considered that there will be a materially greater effect on local highway conditions. The Council's Public Rights of Way (PROW) Officer has raised concerns regarding the condition of the existing compacted stone access track which collects substantial amounts of water due to dips in the surface. In addition, the officer has requested the erection of warning signs for pedestrians and HGV drivers to warn them of each other. However, according to the applicant, the track has recently been improved by adding additional hardcore as part of an annual maintenance regime; the applicant has also highlighted that the track has to be kept in a reasonable condition to allow access by a milk tanker. A turning area consisting of consolidated local crushed stone is proposed to allow vehicles to turn within the site to avoid the need for vehicles to reverse along the access lane towards the main farm complex; and it is not envisaged that vehicles will be travelling at fast speeds given the nature of the access track. As such, and given the fact that the public right of way already extends through the existing main farmyard, it is not considered that the proposal will have a significantly adversely greater effect on the safety or amenity of users of the PROW than the existing situation. The Council's Transportation Officer has raised no objections to the proposal in terms of highway safety.

5.10 Environmental Impacts

Ecology

The Design and Access Statement refers to hedgerows, mature trees and shallow ditches, and that an, albeit small, length of hedgerow (12m) is proposed for removal, consisting mainly of bramble. The proposed buildings are located very close to the hedgerows in the south east of the site, and therefore may, both during construction and operation, negatively impact on the hedgerows and trees which have potential to support roosting or foraging bats and nesting birds. An ecological assessment was therefore, requested to consider potential impacts on habitats and protected species and make recommendations for avoidance or mitigation.

5.11 In response, the applicant has submitted a walkover survey carried out by Wyedean Ecology on 22nd September 2014.

5.12 *Severn Estuary*

The application site lies some 3km or more from the shoreline of the Severn Estuary SPA (European Site). Given the relatively small footprint of the buildings in the context of the overall floodplain to the coast it is not considered that the scheme will have any adverse impact on the conservation objectives of the SPA or Ramsar sites.

5.13 *Semi-natural Habitat*

The survey indicates that the field/application site consists of improved grassland of low to negligible nature conservation interest. Development will require the removal of a short length of hedge (some 12m from an overall length of 475m) to facilitate access. The hedge consists almost entirely of hawthorn overgrown by bramble and would not qualify as 'important' under the Hedgerow Regulations 1997 or species-rich under the Natural Environment & Rural Communities Act 2006. The revised site location plan DG 400 A depicts the buildings on the far side of a cow track from the hedge line and it is considered that at this distance the scheme is unlikely to impact upon the root zone of the remainder of the field hedge.

5.14 *Protected/Notable Species*

Reptiles/Amphibians

The survey considered that the intensively grazed nature of the grassland rendered the site distinctly sub-optimal for use by reptiles (slowworm, grass snake) and amphibians (great crested newt).

5.13 *Badgers*

No setts or signs of use by badgers were recorded during the walkover survey.

5.14 *Bats*

The only tree capable of offering roosting opportunities for bats within the hedge line will remain unaffected by the scheme. The hedge offers potential commuting and/or foraging opportunities for bats. However, given its isolation, lack of diversity and that it is surrounded by intensive agricultural fields it was considered that the hedge whilst mostly unaffected by the scheme is likely to be of only low value as commuting or feeding habitat for bats.

5.15 *Dormouse*

The survey identifies that the lack of connectivity and diversity means that the hedge is unlikely to offer suitable habitat for dormouse. Given the species' European protected status, however, the survey nonetheless recommends a pre-removal inspection of the section of hedge immediately ahead of clearance and this should form the basis of an appropriately worded planning condition if permission is granted.

5.16 *Tree Impacts*

It is not considered that the proposal will significantly adversely affect any trees which make a significant contribution to the character of the area. The planting of 5no. field Oak trees will improve the tree stock in the area.

5.17 Flooding and Drainage

The site is located in Flood Zone 1; therefore, it is not considered that the proposal will be significantly adversely at risk from flooding. In addition, the manure stores are enclosed within the building, which will reduce the risks of contamination through surface run off. The Environment Agency has raised no objections to the proposal and state that the proposed drainage method of directing surface water to soakaways is the preferred option provided that ground conditions permit and percolation tests demonstrate that they are appropriate. If permission is granted, a condition is recommended to allow an appropriate drainage scheme to be allowed with the Local Planning Authority. The Environment Agency has also provided advice relating to environmental protection and drainage; informative notes are considered appropriate if permission is granted.

5.18 Residential Amenity

The application site occupies a relatively isolated location. The closest neighbouring properties to the site, notwithstanding the Parkmill Farmhouse, are Watch Oak Lodge, which is approximately 380 metres to the southeast; and Kingston Mead Farm, which is approximately 400 metres to the southwest. Given the scale of the pig rearing enterprise occupiers of these properties may be affected in terms of noise and smells notwithstanding the level of separation. However, when considering the impact on occupiers, material weight is given to the existing rural/working farm context of the site, which is already a source of noise and smells. On balance, given the level of separation, it is not considered that there will be an unreasonable effect on residential occupiers in terms of noise and smells that will have a significantly adversely greater effect on their amenity than the existing situation. Outline planning permission has been granted for up to 500 new dwellings on approximately 26.21 hectares of land to the southeast of the application site. The approved site at Park Farm is at a distance of approximately 645 metres from the proposed buildings at the closest point. It is considered that this level of separation is sufficient to ensure that the residential amenity of future occupiers will not be significantly adversely affected. A source of noise will be the filling of the feed silos, which is undertaken by a pneumatic blower approximately once every 10 days. If permission is granted, a condition is recommended to control the times that this process can be undertaken.

5.19 A public right of way extends adjacent to the application site; and therefore, the amenity of users of the public right of way will be affected through noise and smells. The applicant has not acceded to the officers requests to move the building further away from the public right of way; however, an intervening hedge will help to screen views of the building. Weight is given to the fact that the public right of way already extends through the main farm complex, and the degree of the impact will be most significant as users of the public right of way directly pass the buildings. Accordingly, on balance, it is considered that the benefits that the proposed development will bring in terms of supporting an existing rural business outweigh the harm to the amenity of the public right of way.

5.20 Archaeology

Although the site is located within an area of archaeological potential, there would be no objection to this application provided a HC11 condition for watching brief to monitor groundworks was applied if permission is granted. This would ensure that any archaeology that was present was recorded.

5.21 Further Matters

Concerns have been raised regarding the potential for the buildings to be converted to other uses at a later date if permission is granted. Recent changes to permitted development regulations allow for the conversion of an existing agricultural building under Class M to a flexible use falling within either Class A1 (shops), Class A2 (financial and professional services), Class A3 (restaurants and cafes); Class B1 (business), Class B8 (storage or distribution), Class C1 (Hotels) or Class D2 (assembly). However, as the buildings proposed will be brought into use, if permission is granted, after 3rd July 2012, a change of use under permitted development will not be permitted until 10 years from the date development begins. In addition, a change of use under Class M will be restricted to 500 square metres of the floor area of the buildings; therefore, as the floor area of each building is some 1000 square metres, only part of one of the buildings will be able to be converted.

5.22 Class MA of the permitted development regulations allows for the change of use of an agricultural building and its associated land to a state funded school or a registered nursery. However, as the buildings proposed will be brought into use, if permission is granted, after 20th March 2013, a change of use under permitted development will not be permitted until 10 years from the date development begins. In addition, a change of use under Class MA will be restricted to 500 square metres of the floor area of the buildings; therefore, as the floor area of each building is some 1000 square metres, only part of one of the buildings will be able to be converted.

5.23 Class MB of the permitted development regulations allows for the change of use of an agricultural building and associated land to residential. However, as the buildings proposed will be brought into use, if permission is granted, after 20th March 2013, a change of use under permitted development will not be permitted until 10 years from the date development begins. In addition, a change of use under Class MB will be restricted to 450 square metres of the floor area of the buildings; therefore, as the floor area of each building is some 1000 square metres, only part of one of the buildings will be able to be converted to residential.

5.24 Accordingly, given that the use of only part of one of the buildings could be changed under permitted development regulations under Classes M, MA, and MB, it is considered that it is unlikely that this will be viable due to the likely noise impacts from the remaining agricultural use of the buildings, which would be required to be considered under the prior approval procedure. Any proposal to change the use of the building could not occur until 10 years from the date development begins if permission is granted. Accordingly, based on the current regulations, it is unlikely that the buildings, if granted planning permission, could be changed to another use under permitted development.

5.25 The concerns raised regarding a lack of public consultation are noted; however, the buildings are located in a very isolated location with no neighbouring properties located within close proximity. The application was advertised in the Bristol Evening Post as a major application on 11th July 2014, and a site notice was displayed at the site. Thornbury Town Council have been consulted, and the application was also published on the weekly list of planning applications received by the Council for the periods 30th June – 6th July and 18th – 24th August. It is therefore, considered that the consultation procedure has been carried out adequately.

5.26 The concerns of Thornbury Town Council are noted; however, it is considered that the plans and details submitted are of sufficient quality to allow an adequate assessment of the planning merits of the proposal.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 conditions in the decision notice.

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. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy L11 of the South Gloucestershire Local Plan (Adopted) January 2006 (saved policy).

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 an adequate means of drainage is provided and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

4. No filling of the feed silos shall be undertaken for mechanical purposes outside of the following times:

Monday - Friday.....7:00am to 9:30pm

Saturdays.....7:00am to 6:00pm

Reason

In the interests of the amenities of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

5. The landscape planting shall be undertaken in accordance with the received details including plan no.DG30B and table DG1 (Hard and Soft Landscaping and Means of Enclosure) and the specifications received on 29th September 2014 on the first planting season following the commencement of the development.

Reason

In the interests of the character and appearance of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy L1 of the South Gloucestershire Local Plan (adopted) January 2006 (saved policy).

6. Prior to the commencement of the development a precautionary Works Method Statement covering the removal of the length of hedge and to avoid impacts on wildlife (dormouse, herpetofauna) shall be submitted to and agreed in writing by the Local Planning Authority as recommended in the ecological survey dated 24th September 2014 by Wyedean Ecology Ltd. Development shall be carried out in accordance with the agreed details.

Reason

To protect the wildlife and the ecological interests of the site, and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy L9 of the South Gloucestershire Local Plan (adopted) January 2006.

ITEM 9

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PT14/2806/F	Applicant:	Mr Jasbir Baryah
Site:	Simmonds View Stoke Gifford South Gloucestershire BS34 8HQ	Date Reg:	29th July 2014
Proposal:	Erection of first floor extension to provide 6no flats with associated works (Amendment to previously approved scheme PT14/0200/F).	Parish:	Stoke Gifford Parish Council
Map Ref:	362948 179994	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	10th September 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of letters of objections from local residents and Stoke Gifford Parish Council.

1. THE PROPOSAL

1.1 The applicant seeks planning permission to amend the previously approved planning scheme, PT14/0200/F. Planning permission was granted for the erection of a first floor extension above existing units to provide 6 no. 2-bedrooms residential flats at Units 1-4 Simmonds View, Stoke Gifford, Stoke Gifford.

The approved first floor extension would extend the ridge height from 7.4 metres to 9.6 metres on Unit A and would install full-width flat roof dormer on the front and rear elevation on Units B, C, and D. In addition, the gable wall of Unit D would be slightly raised by approximately 0.4 metres. It is also proposed a small ground floor extension to the side of Unit A and that would measure 1.8 metres wide by 7.5 metres long and 4 metres high to its ridge.

The proposed amendment is to extend unit 1 ground floor in order to accommodate new flat stairway.

During the course of the application, a revised drawing submitted to address Highway Officer's concerns in relating to the proposed cycle storage.

1.2 The application site is located within a residential area of Stoke Gifford, adjacent to a designated employment area of Simmonds View. To the north and west of the site is residential properties, and a parking area of fitness club is located to the east of the site, and the Great Western Court is located to the west of the site. The existing Unit A (convenience store) and Unit B (Chinese takeaway) has been damaged by a fire accident in July 2013. The roof of these units have been removed and existing wall are still retained on site. The entire block is currently vacant.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

L1 Landscape Protection and Enhancement
EP4 Noise Sensitive Development
T7 Cycle Parking
T8 Parking Standards
T9 Car Parking Standards for People with Disabilities

T12 Transportation Development Control Policy for New Development
RT11 Retention of Local Shops, Parades, Village Shops and Public house

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS5 Location of Development
CS14 Town Centres and Retail
CS16 Housing Density
CS17 Housing Diversity

- 2.3 Supplementary Planning Guidance
Design Checklist Supplementary Planning Documents
Residential Parking Standards (Adopted December 2013)

3. RELEVANT PLANNING HISTORY

The site has been subject to a number of planning applications in the past, however the following is the most relevant to the determination of the application.

- 3.1 P98/2106 Erection of 4 single storey retail units with associated work.
Approved 08.09.98

- 3.2 The existing units have been subject to the following applications:

Unit A: PT07/1255/F Installation of ATM to front elevation. Approved
29.05.07

Unit B: P99/1878 Change of use from retail (A1) to hot food takeaway
(A3) Approved 04.08.99

Unit C: P99/1479 Change of use of Unit C from A1 (retail) to A2
(financial and professional services) Approved 04.08.99

PT10/2623/F Change of use from financial and professional
services (Class A2) to restaurant (Class A3). Approved 26.11.10

PT11/1637/F Change of use from financial and professional
services (Class A2) to a restaurant (Class A3). Approved
22.07.11

Unit D: PT02/0382/F Change of use from retail to hot food takeaway
(Class A3). Allowed 12.02.03

PT02/0391/F Installation of extract ventilation system and external
compressors. Refused 09.09.02

- 3.3 PT14/0200/F Erection of first floor extension to provide 6 no. residential flats
with associated works. Approved 04.04.14

CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Objection - Over development / Reduction in customer car parking / Out of keeping with existing environment / Over looking existing residential properties / Local Member to call in application.

Concerns expressed regarding previous application remain unaddressed - Redevelopment and not refurbishment.

4.2 Other Consultees

Sustainable Transport:

No objection. The proposed cycle store arrangement is not considered acceptable. The reduced head room mean users of the cycle store will be bent over when trying to access any cycle other than the 2 cycles in front of the doors. The applicant is therefore requested to submit revised details of the cycle storage to overcome this issue.

Highway Drainage:

No comments.

Highway Structure:

No comments.

Other Representations

4.3 Local Residents

Four letters of objections have been received and the residents raise the following concerns:

- When all units were previously trading there were insufficient parking spaces particularly during peak trading hours. The proposed project in it's current form will make this issue more acute. Delivery vehicles will also be impeded.
- Insufficient parking spaces shown on the proposed drawings.
- The 6 car spaces for the flats are where delivery lorries previously unloaded. What will delivery lorries do in the future?
- The approved planning permission for unit C (Indian Restaurant) identified parking issues and referenced a parking standard T8. Does the removal of 6 car spaces for the flats impact on that approval?
- The South Gloucestershire Residential Parking Standards (Adopted Dec 2013) state " An external parking space is typically a minimum of 2.4 x 4.8m in size." Are all the spaces on the plan to this standard?
- The removal of 6 car spaces for the flats will mean less spaces for the other commercial units.
- At present there can be chaos and safety issues with traffic entering and leaving the commercial units. Additionally, parking is a problem at peak times as the Indian restaurant staff double park their cars and the pizza delivery business uses many of the spaces for their delivery cars and

motorcycles. All of this with just 50% of the commercial units in use. What will happen when a shop and another takeaway reopen?

- Overall does the parking left for the commercial units comply with the Councils parking standards for this form of development?
- This is a commercial area where there are restaurants and other commercial premises and our client believes it will unduly impact on the residents who will reside on tops of the commercial unit. Furthermore, there may be likely issues such as noise pollution if a resident accommodation is allowed to be built.
- This site should be preserved for a retail outlet. The nearest shops to the many houses and offices are in Stoke Gifford village and Winterbourne. There were shops nearby and it could be difficult to get to a shop for the aged and young mums in winter.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The proposal is to amend the approved scheme for the erection of first floor extension including dormers to provide 6 no. 2-bedroom residential units on site. Two of the existing units have been subject to the fire accident in July 2013. This proposal is not to change the approved uses of the site, and is only related to an extension to the ground floor in order to accommodate new flat stair.

Policy CS1 of the adopted Core Strategy requires good standards of site planning and design including taken accounts of safety, security and crime prevention.

Policy CS5 of the adopted Core Strategy allows development within the existing urban area and settlement boundaries, therefore there is no objection to the principle of the proposed residential development subject to the following assessment.

It is acknowledged that Units A and B had been subject to a fire accident, and these units would need to be rebuilt. As the site is located within an urban area and settlement boundary, the principle of the rebuilt unit is acceptable. The new residential units above the ground floor units have been approved PT14/0200/F, therefore there is no principle objection to the proposed ground floor extension.

5.2 Design / Visual Amenity

The proposal is to extend the ground floor unit 1 at the front in order to accommodate a new flat stair and the remove the previous approved single storey side extension. The entrance door to the flat above would be relocated to the side elevation.

The proposed single storey front extension would have a lean-to roof and would be constructed of matching materials to the host building. It is considered that the proposed amendments are acceptable and would not

cause any adverse impact upon the character and appearance of the existing building and the visual amenity of the locality.

5.3 Residential Amenity

The nearest residential properties to the proposed first floor extension would be No. 1-11 (odd) of Simmonds View as their garden area would be adjacent to the proposed dormers. No. 35 and 37 Simmonds View are located opposite the entrance of the site.

Officers acknowledged that there are objections in terms of noise, nuisance.

The proposal is to extend a single storey extension to the front of Unit 1. As the extension would not be large in scale and it remains a reasonable distance from the neighbouring occupiers, it is considered that the proposed extension would not cause significant adverse impact in terms of overlooking or overbearing impact upon the neighbouring properties.

The main elements of the proposed extensions are: i. first floor extension above Unit A, and that would raise the original ridge height of the existing building, ii, ground floor extension to the side of Unit A iii. flat roof dormers above Unit B, C and D and iv the gable wall of Unit D would be raised in height by approximately 0.4 metres.

With regard to the proposed extension to Unit A, it is noted that the Unit is located adjacent to an existing parking area of the health and fitness club and would be adjacent to the existing 2 storey office building to the rear. In addition, the existing building was built at lower ground level compared to the ground level of the adjacent office buildings. The proposed extension would be approximately 30 metres from the nearest residential properties, No. 35 and 37 Simmonds View. The windows on the first floor extensions would be more than 30 metres from these properties and more than 25 metres from the rear garden of No. 1-11 (odd) Simmonds View. It is therefore considered that the proposed first floor and ground floor extension to Unit A would not cause significant overbearing or overlooking impact upon the neighbouring properties.

With regard to the proposed dormers above Unit B, C and D, it is noted that the proposal would not extend the footprint of the existing building. The proposed dormers would be lower than the existing ridgelines and would be slightly set back from the gable wall of Unit D, therefore the overbearing impact and loss of daylight caused by the proposed dormers to the neighbouring properties, No 1 – 11 (odd) Simmonds View, would not be significant to warrant a refusal of this application. Although the gable wall of Unit D would be raised by approximately 0.4 metres, officers do not consider that the proposed raised height would cause significant overbearing impact or loss of daylight upon the neighbouring occupiers.

In addition, no windows are proposed to the side elevation of Unit D, and the proposed raised height of Unit D, therefore there would not be any direct overlooking impact caused by the proposal. Officers acknowledge that the bedroom windows on the front elevation and proposed walkway along the front elevation may overlook part of rear garden of the adjacent properties, however

the degree of overlooking would not be significant given that the windows would be slightly set back from the gable wall, the proposed walkway would be screened by the proposed raised gable wall, and these windows would sit at an angle of the neighbours' rear garden.

Officers therefore consider that the proposal would not cause significant overbearing or overlooking impacts upon the neighbouring properties.

Other residential issues relating to noise and disturbance

Officers acknowledge a local resident's objection regarding the noise and disturbance from the proposed flats and the shops

As the site is within the established residential and commercial development, officers do not consider that the proposed new flats would cause significant noise and disturbance to the neighbouring properties as the proposal would not change the character of the site. Nevertheless, it is considered that it would be reasonable and necessary to impose a planning condition restricting the construction hours on site in order to protect the amenity of the neighbouring residents.

As the proposal would not change the authorised uses of the existing units, it is considered that the noise and nuisance impact caused by the existing uses would not be substantiated to warrant a refusal of this application.

With regard to the residential amenity of the future occupiers, the Environmental Health Officer had concerns the noise impact upon the new occupiers due to the proximity of the dust. The applicant submitted acoustic information and the Officer considered that the submitted details are acceptable provided that a planning condition is imposed to protect the occupiers from the noise caused by the existing units on the ground floor.

Officers acknowledged that the proposal would provide 2-bedrooms residential units, which would be likely to be used by a young family, and none of them have their own private garden. Given that an existing play ground and a public open space is less than 100 metres away, it is considered that there would not be significant issues upon the residential amenity of the future occupiers.

5.4 Highway safety and parking provision

Officers acknowledged that residents are concerned the parking facilities for the existing uses and the proposed residential development.

It should be noted that the current proposal would not affect the approved parking spaces in terms of their locations, numbers and size.

Highway Officer had considered the previous proposal for the erection of the six flats. It was acknowledged that the approved proposal would be slightly fall below the parking standards. However it was considered that the residential development was acceptable given the location of the site in close proximity to Parkway Station with its bus station, and it is located in close proximity to

SGTL, and as such is considered to be in a sustainable that warrants this slight reduction.

*In terms of the proposal the applicant has proposed that the six flats have 1 dedicated parking space each, with the remainder of the parking on site shared between the commercial units. The parking provision for the residential flats equates to one space per flat, whereas the residential parking standards require 1.5 spaces per flat. Although this development has a slight reduction in standards this is considered acceptable given the location of the site in close proximity to Parkway Station with its bus station, it is located in close proximity to **SGTL**, and as such is considered to be in a sustainable location that warrants this slight reduction.*

The parking left for the commercial units complies with the Councils parking standards for the form of development, and as such there is no transportation objection to this proposal.

Highway Officer had concerns over the details of the cycle parking. The applicant has submitted revised details to address the concerns, and therefore officers consider that there is no highway objection to the proposal.

5.5 Landscape issues

Trees along the eastern boundary will be retained and cut back for bin and cycle access. The covered bins and cycle storage are proposed to the side of Unit A. Officers consider that the scheme would protect the landscape character of the locality and the proposed bin and cycle storage would not cause any harm to the appearance of the area as they would be highly screened by the existing building.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission be granted subject to the following conditions.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. The duct riser walls shall meet the minimum sound reduction given in Table 2 of the document, 'Kitchen Extract Duct Riser: Noise Assessment (Acoustics Report M1412/RO1) provided. The proposed duct must be mounted on anti-vibration mounts so that there is no mechanical connection with the riser, and the extract fan noise must not be greater than the assumed noise data used in Table 1 of the same document.

Reason

To protect the residential amenity of the future occupiers and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. Prior to the first occupation of the proposed residential units, the covered bin stores and secured cycle stores shall be provided in accordance with the approved details, and shall be maintained as such thereafter.

Reason 1

To protect the residential amenity of the future occupiers and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

Reason 2

To encourage means of transportation other than the private car, to accord with Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. No windows shall be inserted at any time in the west side elevation of the property.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy CS1 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 10

CIRCULATED SCHEDULE NO. 46/14 -14 NOVEMBER 2014

App No.: PT14/3285/F
Site: Land To Rear Of 331 Badminton Road
Winterbourne South Gloucestershire
BS36 1AH

Applicant: Mr Robert Smeath
Date Reg: 2nd September
2014

Proposal: Erection of 1no. new dwelling with
associated works

Parish: Downend And
Bromley Heath
Parish Council

Map Ref: 366051 178344

Ward: Emersons Green
Target 17th October 2014

Application Minor

Category:

Date:



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a bungalow to the rear of No 331 Badminton Road, which is a semi-detached bungalow. The proposed bungalow would contain two bedrooms, one facing the rear of No. 331 and one facing the dwelling to the rear in Wetherby Grove. There are two trees on the site both of which are protected by a Tree Preservation Order – one Beech and one Ash
- 1.2 Access to the site would be from an existing access at the end of a cul-de-sac known as Wetherby Grove, where the houses are uniformly two storey, built of Bradstone and red tiles, with a common eaves line.
- 1.3 Planning permission as previously granted for an identical dwelling under application PK07/0283/F. This application was approved with conditions in March 2007 but was not implemented and has now lapsed. Nonetheless this previous consent is a material consideration in the determination of this application.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

H4 Development within residential curtilages

T12 Highway safety

L1 Landscape and trees

L15 Buildings and Structures that contribute to the locality

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 Design

CS4a Presumption in favour of Sustainable Development

CS5 Location of Development

CS9 Managing the Environment and Heritage

2.3 Supplementary Planning Guidance

Residential Parking Standards SPD (Adopted)

Trees on Development Sites (Adopted)

Locally listed buildings SPD (Adopted)

South Gloucestershire Design Checklist (Adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK07/0283/F Erection of 1 no. detached dwelling with associated works.
Approved January 2007
- 3.2 PK06/2872/F Erection of bungalow and associated works.
Refused 2006 due to the effect of the proposal on the TPO'd Ash tree and the incorrect plotting of that tree
- 3.3 PK06/1617/F Erection of bungalow and associated works.
Refused 2006
- 3.4 PK05/3335/F Erection of detached dwelling with integral garage and associated works.
Refused 2006

4. **CONSULTATION RESPONSES**

- 4.1 Downend and Bromley Heath Parish Council
No objection

- 4.2 Other Consultees

Highway Officer
No Objection

Tree Officer
No Objection

Highway Structures
No Objection

Other Representations

- 4.3 Local Residents

1 letter of objection has been received to the application. A summary of the points of concern raised is as follows:

- No effort has been made to correct the drawings to show T1 in the correct location
- The tree will have grown in the last 7 years becoming even more of an obstruction to the access gate
- The arboricultural report shows the tree blocking the entrance by some margin
- Normal and larger sized vehicles will not be able to access the parking spaces and will therefore park on Wetherby Grove

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development for this site has been established by the granting of application PK07/0283/F. However, since 2007, both national and local policy has changed through the introduction of the NPPF and the South Gloucestershire Core Strategy.

5.2 Design

The design of the bungalow now for consideration is the same as that previously approved in 2007. The proposal is essentially for a simple bungalow, with a small projection gable at the front. The design has been kept simple and as a result, it is considered that the proposal would fit unobtrusively into the site context. The proposal is therefore considered to comply with policy CS1 of the South Gloucestershire Core Strategy (Adopted).

5.3 Residential Amenity

Again, given that the dwelling for consideration is identical to that approved in 2007, the principle of impact on existing levels of residential amenity is deemed to be acceptable. No new dwellings have been erected immediately adjacent to the site since the determination of the 2007 application that require further assessment or consideration. At single storey, it is considered that there will be no intervisibility issues as views out would be curtailed by the existing and proposed boundary treatments. Furthermore, levels of amenity afforded to the intended occupants of the new bungalow will be afforded an appropriate degree of residential amenity given the location of the building in an urban area.

5.4 Tree Issues

It has been claimed by a neighbour in their letter of objection that the TPO'd Ash tree has been incorrectly drawn on the plans. It is the neighbour's contention that the tree is drawn incorrectly and that if it were to be shown in the right place, vehicular access to the site would not be possible. In order to address this point, your case officer visited the site and measured very carefully the position of the tree. Your officer is able to confirm that, contrary to the opinion of the neighbour, the TPO'd Ash tree is drawn in the correct location on the submitted plans. Having established that the plans are correct, given that the access arrangements are the same as that previously approved in 2007, the principle of the access is deemed to be acceptable. The Council's tree officer has assessed the proposals, and subject to the attachment of a condition to ensure that all works are carried out in accordance with the submitted Arboricultural report, raises no objection.

5.5 Transportation

The access and parking arrangements were agreed under the 2007 consent. Since the determination of the previous application, the Council has introduced its Residential Parking Standards SPD that sets out minimum parking requirements for residential properties. In accordance with the parking standard, a two bedroom dwelling such as this requires one off street parking space. The proposal can easily accommodate this with some turning space in

addition. As such, especially given the history to the site, there is no objection to the proposal on parking or transportation grounds.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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

2. The off-street parking and turning facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained without obstruction for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and the requirements of the adopted Residential Parking standards SPD (December 2013).

3. All works must be carried out exactly in accordance with the Arboricultural Report prepared by Barton Tree Consultancy dated 11th August 2014.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012 and policy L1 of the adopted South Gloucestershire Local Plan (adopted) January 2006; and policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted) December 2013.

ITEM 11

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PT14/3599/F	Applicant:	College Of Naturopathic Medicine Ltd
Site:	Unit 1 Woodlands Court Ash Ridge Road Bradley Stoke BS32 4LB	Date Reg:	30th September 2014
Proposal:	Change of use of unit 1B from Offices (Class B1a) to Non-residential Institution (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Bradley Stoke Town Council
Map Ref:	360864 183081	Ward:	Bradley Stoke North
Application Category:	Minor	Target Date:	13th November 2014



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100023410, 2014. **N.T.S.** **PT14/3599/F**

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of objections from Bradley Stoke Town Council and the occupier of an adjoining business.

1. THE PROPOSAL

- 1.1 The application relates to Unit 1B, of the Woodlands Court Business Park; located to the west of Ash Ridge Road, Bradley Stoke. The unit lies in the south-eastern corner of the Business Park and is a single-storey Class B1a Office building (existing gross internal floor space 332 sq.m.) being one of 10no. similar units lying within the landscaped grounds of the Business Park. Vehicular access to the Business Park is from Ash Ridge Road and the individual units have dedicated parking areas; Unit 1B (now Unit 100) benefits from 19no. dedicated, car parking spaces; there are also communal cycle parking facilities available. The Business Park lies within the Woodlands Lane, Almondsbury Safeguarded Employment Area. The building has been vacant for approximately 12 months.
- 1.2 The A38 lies immediately to the west of the site, with another business park, Aztec West, adjacent to this. The Hilton Hotel lies to the south of the site whilst to the north and east of the site, DHL occupy a number of industrial/warehouse units.
- 1.3 The application seeks the change of use of Unit 1B (100) from B1a office use to a D1 non-residential education use. The intention is to provide adequate and permanent facilities for students of the College of Naturopathic Medicine. The Unit would undergo internal re-remodelling to create teaching, administrative and clinical rooms but otherwise the Unit would remain unaltered; as such this application relates to the proposed change of use only.
- 1.4 The CNM Ltd. is a provider of accredited training courses in the field of naturopathic medicine. The College provides students with instruction and guidance in the practice of naturopathic nutrition, acupuncture, homeopathy and herbal medicine.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
The National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

L1 - Landscape Protection and Enhancement

EP2 - Flood Risk and Development

T8 - Parking Standards

T12 - Transportation Development Control Policy for New Development

- E1 - Proposals for Employment Development and Mixed Use Schemes including Employment Development
- E3 - Criteria for Assessing Proposals for Employment Development within the Urban Area and Defined Settlement Boundaries and/or Permitted by Policies E4/E6/E7

The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013

- CS1 - High Quality Design
- CS8 - Improving Accessibility
- CS12 - Safeguarded Areas for Economic Development
- CS25 - Communities of the North Fringe of Bristol Urban Area

Emerging Plan

Draft Policies, Sites & Places Plan – June 2014

- PSP1 - High Quality Design
- PSP2 - Landscape
- PSP10 - Development Related Transport Impact Management
- PSP16 - Parking Standards
- PSP25 - Enterprise Areas

- 2.3 Supplementary Planning Guidance
None

3. RELEVANT PLANNING HISTORY

- 3.1 P87/0020/59 - Erection of four single-storey buildings to form ten individual office units totalling approximately 3902 sq.m. (43,000 sq.ft.) in floor area. Construction of car parking and manoeuvring areas. (in accordance with the amended plans received by the Council on the 26th Jan. 1988. Approved 28 Jan 1988

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Bradley Stoke Town Council objects to this planning application on grounds of insufficient/inadequate parking provision for the proposed use of the site.

- 4.2 Other Consultees

Highway Drainage
No comment

PROW
The proposal will not affect the nearest PROW which runs outside of the site.

Sustainable Transport
No objection subject to conditions to secure a Travel Plan and restrict use during weekdays to 50 attendees.

Other Representations

4.3 **Local Residents/Businesses**

1no. objection was received from the occupier of 150 Woodlands Court. The concerns raised are summarised as follows:

- My business is located in unit 2 adjacent to unit 1b, the site of the proposed planning application.
- GVA Planning Statement is incorrect at point 2.6 as Unit 1b was occupied by The Web Factory until Autumn 2013.
- I am very alarmed at the Transport Officer's perception of traditional weekday working periods being 9am to 5.30pm Monday to Friday as my business is open on Saturdays 9am to 4pm and I thoroughly object to overspill into Woods Estate Agent's car parking spaces. The view on staff/student demised parking is totally deluded.
- The numbers of staff and students will be impossible to monitor and will cause both disruption and noise. The idea of a travel plan is worthy but again impossible to implement.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

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

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 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 has now been adopted and the policies therein also form part of the Development Plan. The site is allocated on the Local Plan Proposals Map as lying within a Safeguarded Employment Area.

5.4 Local Plan Policy E3 sets the criteria against which employment uses should be determined. This includes consideration of potential environmental effects and the level of vehicular traffic generated.

5.5 Policy LC4 relates to proposals for a range of community facilities which includes education facilities. Proposals are permitted provided that:

- Proposals are located on sites which are, or will be, highly accessible on foot and by bicycle; and
- Development would not unacceptably prejudice residential amenities; and
- Development would not have unacceptable environmental or transportation effects; and
- Development would not give rise to unacceptable levels of on-street parking to the detriment of the amenities of the surrounding area and highway safety.

5.6 Policy CS12 identifies in Table 1 those sites to be safeguarded for economic development and the table includes Almondsbury Business Park. Proposals for change from B Use Classes to other economic development uses, including town centre uses, or to non-employment uses, will need to demonstrate:

1. The proposal would not prejudice the regeneration and retention of B Use Classes elsewhere within the defined employment area; and
2. It can be clearly demonstrated that it would contribute to a more sustainable pattern of development in the local area as a consequence of the appropriateness of the proposed use to the location; and
3. The proposal would improve the number or range of jobs available in the local area; and
4. No suitable alternative provision for the proposal has been made elsewhere in the Local Development Framework.

It should be noted at this point that the NPPF definition of 'Economic development' (see glossary at Annex 2 of the NPPF) includes community uses such as that proposed.

5.7 The NPPF (para.17) lists a number of core principles that should underpin decision making and these include:

- Mixed use developments encouraging 'multiple benefits from the use of land in urban areas'.

Para. 22 states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

5.8 The proposal relates to only 332 sq.m. of what is currently B1a office use, which would be changed to D1 use; under the NPPF definition the proposed use is an employment use. The proposed use would provide employment for

8no. existing, part-time lecturing and administrative posts and a further 3 full-time posts.

The building has been vacant for over a year and the Planning Statement indicates that marketing information confirms that there is limited demand for purely office uses in this area, (officers noted during their site visit that other units were vacant within the Business Park) and the applicant has provided information to confirm that in addition to the application site, there are three other vacant units within the Business Park. Officers therefore consider that the retention or regeneration of B uses elsewhere within the Business Park would not be prejudiced by the proposal. The proposed use is classed by the NPPF as economic development which is therefore appropriate to the area. Furthermore the proposal would positively contribute to the range of jobs available in the area. There is no suitable alternative provision within the Local Development Framework.

5.9 Given the policy framework outlined above, in particular the requirements of the NPPF and Core Strategy CS12, officers consider that there can be no in-principle objection to the proposal.

5.10 Scale and Design

Policy CS1 of the South Gloucestershire Core Strategy seek to secure good quality designs in new development. Given that there are no external changes proposed, the proposal would comply with Policy CS1.

5.11 Impact Upon Residential Amenity

There are no residential properties in such close proximity to the site as to be adversely affected by the proposal. There would be no significant adverse impact on residential amenity in planning terms. The proposal therefore accords with Policies E3 and LC4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

Highway Issues

5.12 It is expected that CNM Ltd. will have up to 170 students enrolled on its Bristol based courses in the coming academic year. The typical student is mature and studying on a part-time basis, combining the course with full or part-time employment and attending classes approximately 1-2 weekends per month. Accordingly, lectures and training are held from 10am to 6pm on both Saturdays and Sundays.

5.13 Officers must assess whether or not the proposed change of use would have an acceptable impact in terms of access and transport against the established office use. In terms of access, the Unit lies within an established Business Park with adequate access and infrastructure. Furthermore, the site is relatively sustainable, being located close to a number of bus routes and Patchway Railway Station; there is also provision on-site for communal cycle parking, all of which provides alternative means of transport to the private car.

5.14 The peak operational periods of the training centre would generally take place outside those of the wider business park i.e. Monday to Friday with some Saturday operations. A maximum of 80-120 students and 11 members of staff

would attend the training centre during the weekend periods, though this could fluctuate and be as little as 30. Occasionally, classes may take place during the week with small cohorts of 30-40 students, though the Centre would be manned by administrative staff during the week from 9am to 6pm and be open for small numbers of visitors. There would also be a maximum of 7 staff members present during the weekdays when classes are running.

- 5.15 The Unit has 19no. designated parking spaces (each labelled 100 on the submitted parking plan) within the Business Park, which represents more than adequate provision for the 332sq.m. of current office space within the Unit. For D1 uses, including 'Higher & Further Education', Local Plan Policy T8 requires a parking provision of :

1 space per 2 staff plus
1 space per 15 students.

These are '**maximum**' standards.

Based on this, the car parking designated to the unit is more than adequate to cater for 50 staff/students during the week. However, given the unusual vocational nature of the courses proposed, the use does not readily fall under the 'Higher or Further Education' facility and consequently will require more parking spaces to accommodate its trip generation. To address these matters, the transportation officer has suggested a condition to restrict the use of the building for the purposes proposed to no more than 50 staff/students between the hours of 09.00hrs to 17.30hrs (Mon-Fri Inclusive) and the applicant would accept such a condition. Such a condition would however be very difficult to enforce and as such would not meet the tests outlined in the Planning Practice Guidance. Such a requirement could however be incorporated within a Travel Plan. It is worth noting at this stage that the existing authorised office use has no restriction whatsoever on the number of people that could occupy the office.

- 5.16 Regarding weekends, there can be some allowance for non-car travel and car sharing, furthermore, Ash Ridge Road has, for most part, de-restricted parking along it and officers noted during their site visit, (which took place mid-week during the day-time), that there were plenty of vacant spaces along the road; there is likely to be even more at weekends. In addition, the applicant has confirmed that at weekends there is the potential for overspill parking to take up spaces allocated to vacant units or those not operating at weekends. This would however need to be arranged with the car park operators i.e. 'Highcross' or individual tenants themselves. 'Highcross' have confirmed that whilst units are vacant, they can offer additional spaces under licence, which would be terminable on 1 months notice.
- 5.17 In relation to the change of use from B1 to D1 there is concern that the D1 use could potentially change to an alternative use within the D1 classification at a later date without the need for further planning permission. Given that the site is for the use of CNM Ltd. and that the D1 use is specific then, in order to assess alternative uses, a condition is required prohibiting a change of the D1 use to any alternative uses other than as a training centre, within the D1 use class.

- 5.18 In this instance, given the unusual circumstances of using a Unit within a Business Park for education purposes, the applicant is required to submit an outline Travel Plan prior to occupation, which should include within it a requirement for a full travel plan within 3 months of occupation; this to be secured by condition.
- 5.19 The NPPF para. 32 clarifies that, developments should only be prevented or refused on transport grounds where residual cumulative impacts of the development are severe. Subject to the above conditions officers consider that the residual impacts would not be severe, there are therefore no highway objections to the proposal, which accords with Policies E3, LC4, T8 and T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.20 Environmental Issues
The internal changes would be the subject of Building Regulation Control. Existing drains and sewers would be utilised. The site is not prone to flooding. The proposed use would not generate any trade effluent or hazardous substances. The proposal would accord with Policies E3, LC4, of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
- 5.21 Landscape Issues
The unit lies within a landscaped court. The proposal would not affect any significant trees or any landscape features of note within the site. The proposal would not result in the loss of significant areas of open space. The proposal therefore accords with Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission be GRANTED subject to the conditions listed on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

2. The building the subject of this permission, shall be used for Training Centre use only; and for no other purpose within use Class D1; of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason

To allow the highway impact of any other use within the D1 use Class to be fully assessed having regard to the sites location and to accord with policies T8 and T12; of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the first occupation of the building for the use hereby approved, an outline Travel Plan (which shall include within it a requirement for a full Travel Plan to be submitted and approved within 3 months of occupation) shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented as approved before the development hereby permitted is brought into use; or otherwise as agreed by the Local Planning Authority. The Travel Plan should seek to limit the use of the building for the purposes hereby approved, to no more than 50 staff/students between the hours of 09.00hrs to 17.30hrs (Mon-Fri Inclusive).

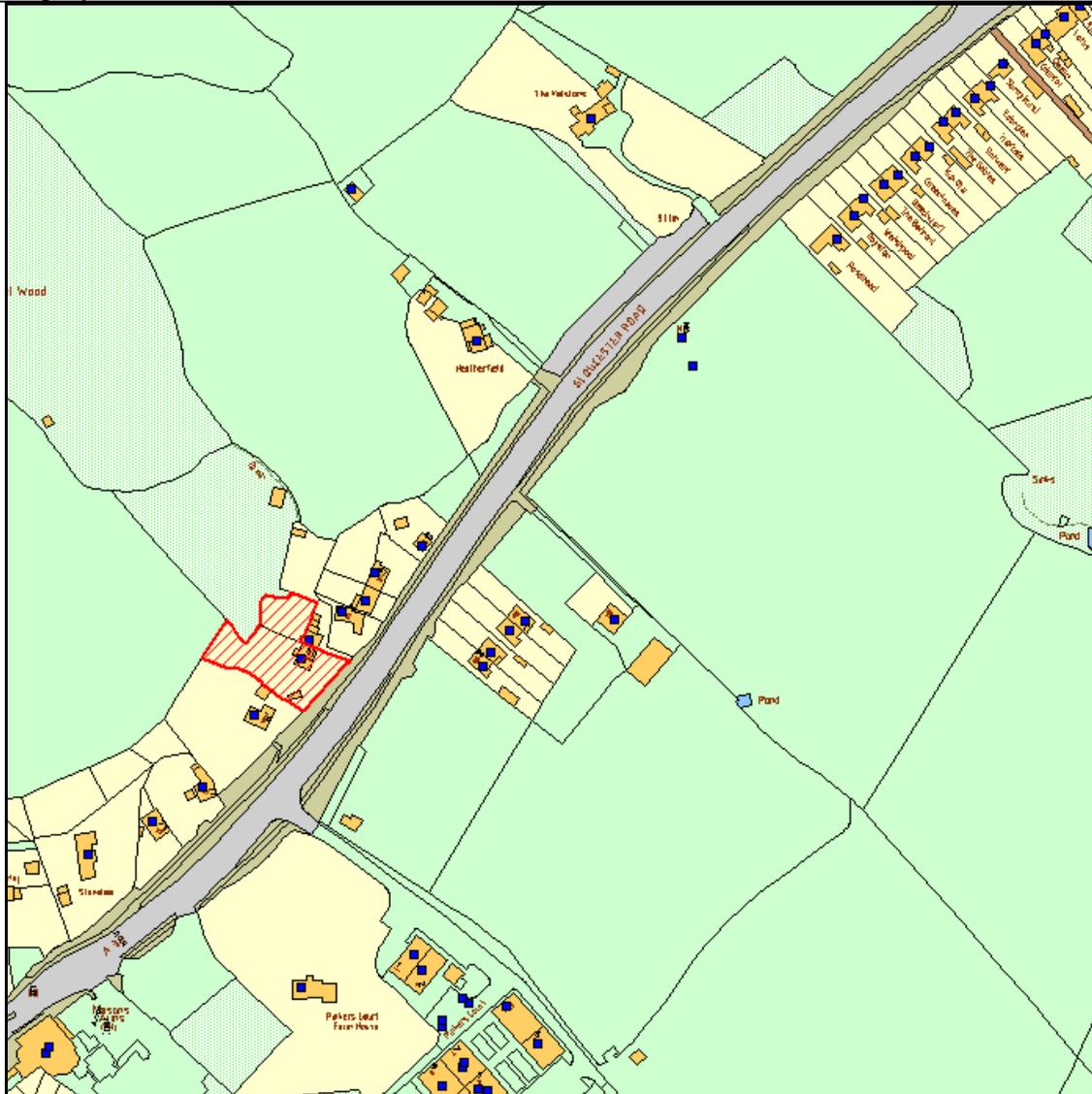
Reason

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

ITEM 12

CIRCULATED SCHEDULE NO. 46/14 – 14 NOVEMBER 2014

App No.:	PT14/3681/F	Applicant:	Mr And Mrs Hodges
Site:	81 Gloucester Road Rudgeway South Gloucestershire BS35 3QS	Date Reg:	8th October 2014
Proposal:	Erection of single storey and two storey rear extension to provide additional living accommodation and erection of a terrace to rear elevation.	Parish:	Alveston Parish Council
Map Ref:	363009 187127	Ward:	Thornbury South And Alveston
Application Category:	Householder	Target Date:	27th November 2014



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has already been reported to the circulated schedule on 7th November due to an objection being received, contrary to the officer's recommendation of approval. The report is now being re-circulated due to a small revision on the plans.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 The applicant seeks full planning permission the erection of a part single storey and part two storey rear extension to provide additional living accommodation including adding a fourth bedroom.
- 1.2 The application site consists of a large semi-detached cottage located on Gloucester Road (A38), in Rudgeway. The site lies outside of any defined settlement boundaries and within the green belt. The dwelling has neighbours to either side and faces onto open countryside to the rear, where the ground slopes downwards.
- 1.3 The semi-detached cottage has a pitched roof and white render exterior and double roman clay tiles. The dwelling has a large residential curtilage, with further land owned to the northwest. There is a driveway expanding the width of the curtilage to the front of the property and a single detached garage in the southern corner of the site. The cottage has a distinctive rural character which enhances the street scene of a busy main road (A38), however is not listed or locally listed.
- 1.4 No.81 is attached to a significantly smaller cottage (No.83) to the north which although is a separate residential unit, appears as an annexe. The private amenity space of No.81 is located to the north of the dwelling and as such, the rear elevation of No.83 faces directly into the rear garden of No.81.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance March 2014 and ongoing
- 2.2 Development Plans

South Gloucestershire Core Strategy (Adopted) December 2013
CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan (Adopted) January 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- 2.3 Supplementary Planning Guidance
Design Checklist (Adopted 2007)
Development within the Green Belt SPD (Adopted 2007)
Residential Parking Standards SPD (Adopted 2013)

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

This application has not been subject to pre-application advice.

4. CONSULTATION RESPONSES

4.1 Alveston Parish Council
No objection

4.2 Other Consultees

Sustainable Transport
No objection.

Highway Drainage
No comment

Other Representations

4.3 Local Residents

One objection from neighbours at No.83 (the occupiers of the attached property) has been received which can be summarised as follows;

- the proposed rear elevation would adversely affect both light and views from ground floor and first floor windows on adjoining property;
- the neighbouring ground floor window already has restricted light and views which the extension would hamper further; and
- the neighbouring first floor window has an uninterrupted view of open countryside which would be lost.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

5.2 As equally pertinent in the consideration of this application is the principle behind extensions in the green belt. Section 9 of the NPPF affords substantial weight to any harm to the green belt making it clear that Local Authorities should not approve development that is considered inappropriate unless outweighed by special circumstances. Furthermore, policy H4 and South Gloucestershire's Green Belt SPD reflects this, advising that special attention must be taken to ensure that development would not result in a

disproportionate appearance, would complement the existing character and would protect the openness of the green belt. This is discussed in detail further into the report, however providing the proposal is acceptable in terms of visual amenity, residential amenity and highway safety and does not cause harm to the green belt, the proposal is considered acceptable.

5.3 Visual Amenity

The application proposes a single storey rear extension with a lean-to roof to the northern side of the rear elevation and a two storey extension with a gable end to the southern side of the rear elevation. The proposal is considered to have been well designed and would not be seen from the highway, retaining the distinctive frontage and rural character. The extensions are subservient and have been designed to respect the character and rural features of the original dwelling, for example, by using side hung casements for the windows, as opposed to imitating the existing wooden sash windows. As such, the extensions would appear clearly as an addition so that the distinct character of the original dwelling can be recognised as so. Furthermore, the proposed extensions are simplistic in their design and would result in a dwelling of three clear components; the original dwelling; the two storey extension; and the single storey rear extension. In my opinion this would enhance the currently irregular form of the rear elevation by resulting in a simple and clear design.

5.4 The proposal also includes the erection of a terrace to the rear elevation, which would extend outwards some 2.2 metres and wrap around the whole rear and part of the side elevation. As the ground slopes downwards to the west much of the rear garden is sloping and there is little flat land. The terrace would therefore provide some flat outdoor amenity space adjoined to the dwelling which is considered acceptable.

5.5 Overall, the proposal is considered to safeguard and enhance the character and appearance of the dwelling and surrounding area and would be supported by local and national policy. As such, the proposal is considered acceptable in terms of visual amenity.

5.6 Green Belt

Paragraph 89 of the NPPF states that extensions should “not result in disproportionate additions over and above the size of the original building”. South Gloucestershire’s Green Belt SPD reflects this, advising that special attention must be taken to ensure that the proposal would not result in disproportionate appearance, would complement the existing character and protect the openness of the green belt. Furthermore, the SPD states that any addition resulting in a volume increase of 50% or more of the original dwelling would most likely be considered in excess of a ‘limited extension’ and as such, would not be viewed as a proportionate addition.

5.7 The proposal would result in a volume increase of approximately 35% which is not considered to be unacceptable or disproportionate in the green belt. As previously assessed in terms of visual amenity, the extensions are considered to respect the existing character of the dwelling and its surroundings. Furthermore, given that the extensions are relatively compact, would not be

visible from the highway and would be very well screened, the proposal is not considered to harm the openness of the green belt.

5.8 Overall, the proposal demonstrates compliance with national policy and the Council's supplementary guidance on green belts and as such, is considered to be appropriate development in the green belt.

5.9 Residential amenity

As previously explained, the semi-detached dwelling has a large plot with significant space and two detached garages between No. 81 and the neighbouring dwelling to the south (No. 79). The site is very well screened with trees and hedgerows on all fenestrations and as such, poses no issues of overlooking or overshadowing to No. 79. The dwelling is however attached to No. 83 which as previously explained, has an irregular residential curtilage and so the rear elevation backs immediately onto the rear garden of No. 81.

5.10 It should be noted that an objection was received by No. 83 whereby concerns were raised that the extensions would overshadow the neighbouring ground floor and first floor windows. The neighbouring windows however are very small and due to the existing trees and hedgerows together with the utility room on No. 81, they do not receive much natural light as existing. The two storey extension is considered further enough away to not affect the amenity of No.83. Furthermore, the ridge height of the single storey extension would sit below the neighbouring first floor window and so is not considered to result in a loss of light to the first floor bedroom, or to result in a loss of countryside views. Whilst the single storey extension may result in a further loss of daylight to the neighbouring ground floor window, it should be considered that the rear elevation is west facing, the rear garden is very well screened, and the utility room already blocks sunlight from the south. Therefore the extent to which the single storey extension would result in further loss of light is not considered to be materially detrimental.

5.11 Sustainable Transport

The proposal would add a fourth bedroom to the dwelling which requires a minimum of two off-street parking spaces, as stated in the Council's SPD. The property has a large driveway with more than adequate off-street parking and as such, the application is supported by local policy and receives no objections.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 attached to the decision notice.

Contact Officer: Hannah Minett
Tel. No. 01454 862495

CONDITIONS

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

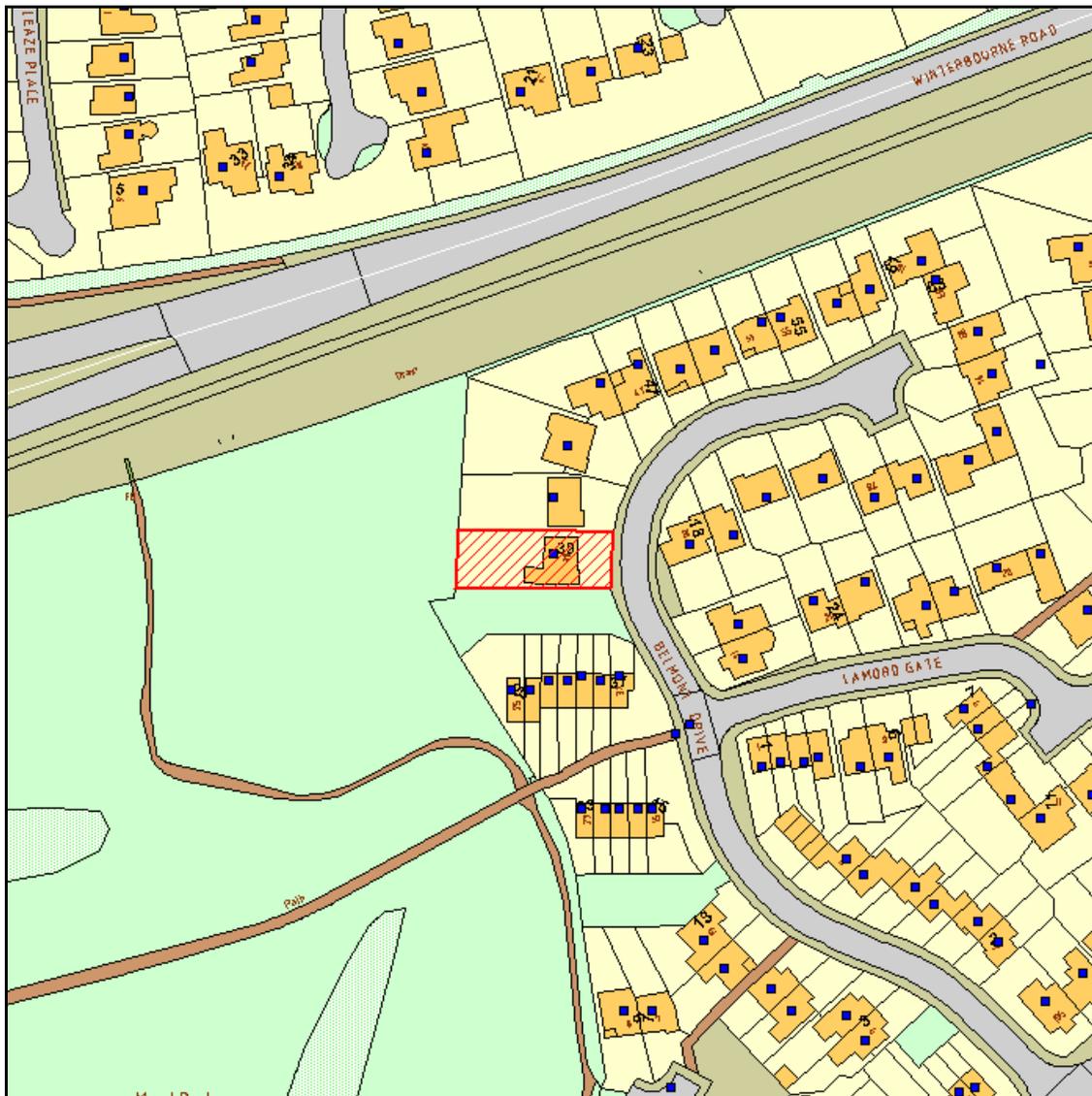
Reason

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

ITEM 13

CIRCULATED SCHEDULE NO. 46/14 – 14TH NOVEMBER 2014

App No.:	PT14/3722/F	Applicant:	Mr Marquick
Site:	39 Belmont Drive Stoke Gifford Bristol South Gloucestershire BS34 8US	Date Reg:	7th October 2014
Proposal:	Erection of two storey and single storey front extension to form additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	362154 180455	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	21st November 2014



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PT14/3722/F

REASON FOR SUBMISSION TO CIRCULATED SCHEDULE

The application has been submitted to the Council's Circulated Schedule procedure following an objection from the Parish Council, contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application is for the proposed erection of a two storey and single storey front extension at property on Belmont Drive in Stoke Gifford.
- 1.2 The permission is sought to provide a larger bedroom and dining room, and a single storey entrance hall.
- 1.3 Amended plans were received on 3rd November 2014 at the officer's request, and as a new window was inserted into the north elevation facing a neighbour, a period of re-consultation was undertaken.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 Saved Policies
T12 Transportation
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/1413/F Approve with conditions 06/06/2006
Erection of first floor side extension to form bedroom with ensuite and removal of front canopy.
- 3.2 PT00/2462/PDR No objection 02/10/2000
Erection of rear conservatory

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Objection – Concerned about the large blank north elevation of the extension. Construction hours must form part of any planning conditions should the application be approved.

4.2 Other Consultees

Highway Drainage

No comment.

Other Representations

4.3 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved 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 in accordance with policy CS1 of the Core Strategy, and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.

5.2 Design

The application site comprises of a detached two storey property situated on the western side of Belmont Drive. To the south is a 1.6 metre brick wall to a residents parking area and beyond that a terrace of dwellings which are perpendicular to the highway. The wider area is predominately finished in a variety of brick finishes, with a pale brick finish at no. 39. It has a gable roofline with a small pitched feature, a hipped attached garage and a small lean-to canopy spanning the front of the dwelling. Doors and windows are finished in wooden style UPVC.

5.3 The proposal is to extend a two storey gable forward of the principal elevation by 3.1 metres, and then erect a small single storey lean-to entrance hall to serve the existing front door. The ridge height of the two storey element is modest in scale and approximately 1 metre below the ridge height of the host dwelling. There are two large feature windows on the principal elevation to face the highway, and a small ground floor window facing south. The original submission did not show any openings on the north elevation, and this was considered to create a rather blank and opposing expanse of brickwork when viewed from the north. Amendments were received on 3rd November 2014 to show a ground floor window, located flush to the original building line of the

existing dwelling. Although a reduction in the projection forward of the extension would have been preferable, it is considered that the addition of this ground floor window reduces the impact slightly. The adjacent property is further forward in its plot than no. 39, and so the extension only protrudes 1.7 metres forward of the neighbour. Externally, the walls and roof will be finished in materials that match those used in the existing dwelling and overall the proposed design is considered to be in keeping with the existing character of the locality. Therefore, the proposal is in accordance with policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013.

5.4 Residential Amenity

The footprint of the extension protrudes into the front garden of no. 39 Belmont Drive. This area of grass does not function as the private amenity space for the occupiers of the property, and so the reduction in this space is not considered to be damaging to the residential amenity of present and future occupiers. Similarly, loss of light from the proposal will fall to the north, affecting only the front garden of the adjacent property at certain times of day, as well as the blank garage wall. No. 41 does not have any facing windows on the south elevation and so the new proposed ground floor window is not a concern. The proposal is considered to accord with policy H4 of the Local Plan (Adopted) January 2006.

5.5 Transport

Assessment of transportation impacts with regard to extensions to existing houses relates to the provision of adequate off-street parking. The dwelling is to remain a three-bedroom property, and the driveway has adequate space for two vehicles to park with ease. There is no transportation objection to the proposal.

5.6 Other Matters

The Parish Council have requested that in the event that the application is approved, a condition should be issued on the decision notice to ensure that construction hours are to be restricted. It is considered that, due to the modest scale of the proposal, that this is not necessary as the increased traffic and potential for noise is temporary.

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 development has been assessed against the policies listed above. The design of the extension is in keeping with the character and appearance of the existing dwelling and the development will not prejudice residential amenity.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended to **GRANT** planning permission subject to the conditions listed on the decision notice.

Contact Officer: Trudy Gallagher
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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).