

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. 12/19

Date to Members: 22/03/2019

Member's Deadline: 28/03/2019 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2018. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid 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, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) 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 end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

When emailing your circulated referral request, please ensure you attach the written confirmation from the Supporting Member(s) and Supporting Chair or Spokes

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development 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.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

a) Referring Member:

b) Details of Supporting Member(s) (cannot be same ward as Referring Member)

c) Details of Supporting Chair or Spokes Member of the Development Management Committee

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
15/19	Tuesday 9 th April	9am Thursday 11 April	5pm Wednesday 17 April	Thursday 18 April
16/19	12pm Tuesday 16 April	9am Wednesday 17 April	5pm Thursday 25 April	Friday 26 April

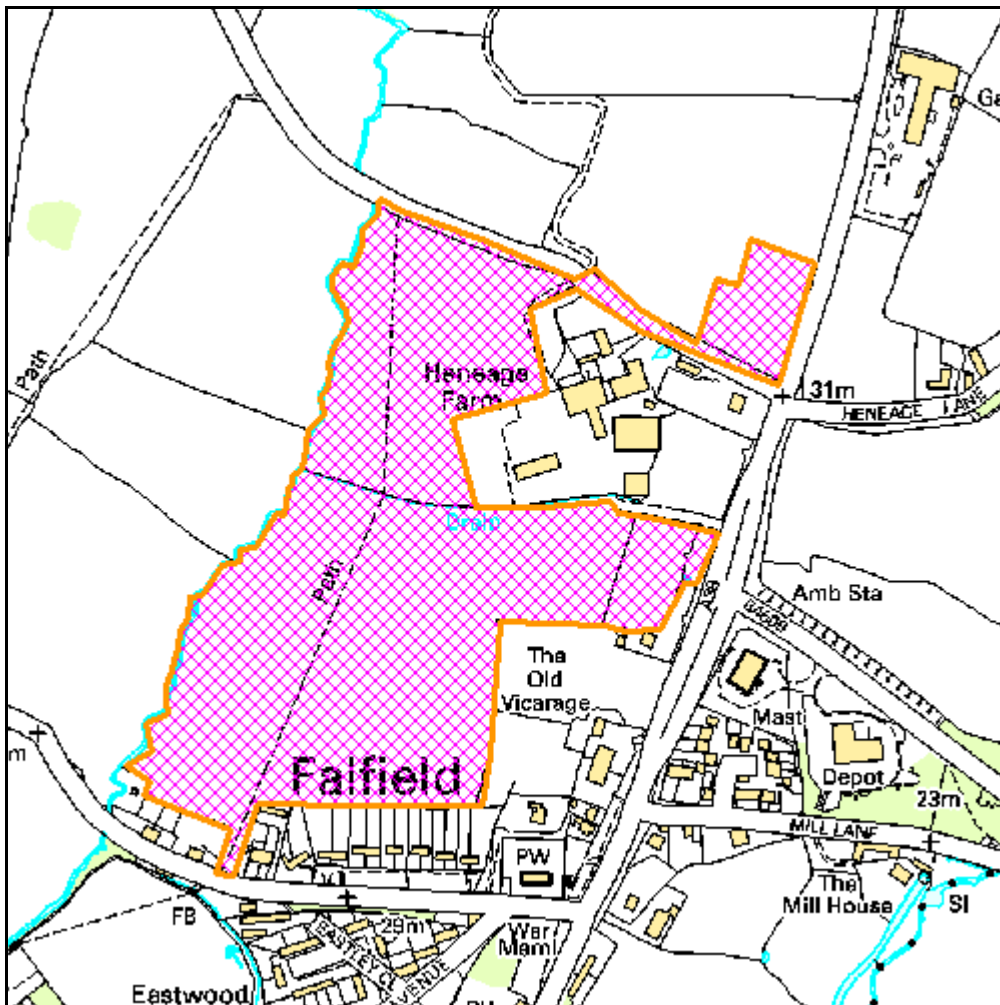
Dates and officer deadlines for Circulated Schedule Easter Bank Holidays 2019

CIRCULATED SCHEDULE - 22 March 2019

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	MOD19/0001	Approve	Heneage Farm Moorlade Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DJ	Charfield	Falfield Parish Council
2	P19/0068/F	Approve with Conditions	12 Cleve Road Filton South Gloucestershire BS34 7QF	Filton	Filton Town Council
3	P19/0647/F	Approve with Conditions	119 Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU	Frampton Cotterell	Frampton Cotterell Parish Council
4	P19/0820/F	Approve with Conditions	51 Milton Road Yate South Gloucestershire BS37 5EJ	Yate North	Yate Town Council
5	P19/0914/LB	Approve with Conditions	12 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NE	Ladden Brook	Wickwar Parish Council
6	PK18/5353/F	Approve with Conditions	12 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NE	Ladden Brook	Wickwar Parish Council
7	P19/1223/F	Approve with Conditions	45 Kingsfield Lane Hanham South Gloucestershire BS15 9NR	Hanham	Hanham Parish Council
8	P19/1270/F	Approve with Conditions	Stonewalls Sodbury Road Acton Turville Badminton South Gloucestershire GL9 1HD	Cotswold Edge	Acton Turville Parish Council
9	P19/1318/RVC	Approve with Conditions	Paddock To The West Of Sweet Briar Hazel Lane Tockington South Gloucestershire BS32 4PL	Severn Vale	Olveston Parish Council
10	PK18/4550/F	Approve with Conditions	Kingsway Park Tower Lane Warmley South Gloucestershire BS30 8XY	Siston	Siston Parish Council
11	PT18/5555/F	Approve with Conditions	Weekend Training Centre New Passage Road Pilning South Gloucestershire BS35 4LZ	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
12	PT18/5877/RVC	Approve with Conditions	Weekend Training Centre New Passage Road Pilning South Gloucestershire BS35 4LZ	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
13	PT18/6506/F	Approve with Conditions	7 Kings Field Rangeworthy South Gloucestershire BS37 7QP	Ladden Brook	Rangeworthy Parish Council

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	MOD19/0001	Applicant:	Linden Homes
Site:	Heneage Farm Moorslade Lane Falfield Wotton Under Edge South Gloucestershire GL12 8DJ	Date Reg:	19th March 2019
Proposal:	Modification of S106 Agreement attached PT17/4800/O	Parish:	Falfield Parish Council
Map Ref:	368336 193676	Ward:	Charfield
Application Category:		Target Date:	14th May 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule as it relates to a modification of a planning obligation under section 106 of the Town and Country Planning Act 1990. Under the scheme of delegation, such matters need to be referred to the circulated schedule for Members' attention.

1. THE PROPOSAL

- 1.1 This application is made under section 106A of the Town and Country Planning Act 1990 (as amended). It is proposed to vary the section 106 agreement attached to planning permission PT17/4800/O (as set out in Section 3 below).
- 1.2 Paragraph 2.4 of Schedule 2 (Part 2 Covenants relating to Open Spaces) states
As part of the reserved matters submission the Owner shall provide a Management and Maintenance Scheme for Open Spaces and no dwelling shall be occupied unless or until the Management and Maintenance Scheme for the Open Spaces has been submitted to and approved by the Director.
- 1.3 It is usual for an annex to be attached to the agreement to provide guidance as to the level of detail that will be required within the Management and Maintenance Scheme for the Open Spaces. An error was made such that this information was not included with the S106 agreement.
- 1.4 The purpose of this report is to allow this supporting information to be included within the S106 agreement. It is important to note that there will be no change to the development itself or the amount of open space required to be provided.

2. POLICY CONTEXT

- 2.1 Legislation
Town and Country Planning Act 1990 (as amended)
Community Infrastructure Levy Regulations 2010 (as amended)
- 2.2 National Guidance
National Planning Policy Framework March 2012
National Planning Practice Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS6 Infrastructure and Developer Contributions
CS9 Managing the Environment and Heritage
CS24 Green Infrastructure, Sport and Recreation Standards

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted 8th November 2017

PSP1 Local Distinctiveness

PSP2 Landscape

PSP3 Trees and Woodland

PSP20 Flood Risk, Surface Water and Watercourse Management

2.3 Supplementary Planning Guidance

CIL Charging Schedule and the CIL & S106 SPD (Adopted) March 2015

3. **RELEVANT PLANNING HISTORY**

3.1 The application relevant to this proposal is as follows;

PT17/4800/O Change of use and development of agricultural land to provide up to 85no. dwellings with associated access, parking, hard/soft landscape works, public open space, and drainage, together with development of a 'Park and Share' facility for up to 100 cars and new Community Hub (Outline) with access to be determined. All other matters reserved (Approved 19th December 2017)

4. **ANALYSIS OF VARIATION**

4.1 Principle of Development

There is no change to the development itself or the heads of terms of the S106 agreement. The proposed change relates to the attachment of technical guidance within the legal agreement itself. Therefore, in principle the proposed variation is acceptable

4.2 Public Open Space

The following shall be included as Annex 3 to the S106 legal agreement associated with PT17/4800/O (this scheme is acceptable to the Council Public Open Spaces Officer):-

Management and Maintenance Scheme

1. A plan identifying the relevant areas of Open Spaces to be covered by the scheme;
2. Full details of the permanent management and maintenance specifications for the Open Spaces, including frequency of inspections and maintenance and standard of maintenance and repair to be achieved and maintained;
3. Interim arrangements for managing and maintaining the Surface Water Infrastructure during the course of the construction of the Development where appropriate;

- 4 Details of the management of the Open Spaces to ensure it shall remain available for use by the general public in perpetuity including the drainage facilities and the ecological, landscape, social and amenity uses (including how the Management Entity will engage with the residents and deal with land issues such as community events or conflicts over the use of the Open Spaces);
- 5 Details of the Management Entity (including emergency contact details and arrangements for both office hours and out of office hours, constitution, composition, objectives, responsible person and management arrangements) responsible for managing and maintaining the Open Spaces;
- 6 In relation to the Allotments include details of a management plan for the running of the Allotments service, including managing waiting lists, lettings and creating and managing allotment regulations and guidance
- 7 Include details of funding arrangements to ensure the operation, maintenance and management of the Open Spaces in perpetuity and for the avoidance of doubt this shall include:
 - (i) the Service Charge Terms;
 - (ii) a mechanism to ring fence funds received from owners of the Dwellings for use solely in relation to the management and maintenance of the Open Spaces; and
 - (iii) details of funding arrangements to cover the periodic costs of replacement and/or refurbishment of features and/or facilities;
 - (iv) details of the procedure to be implemented to safeguard the Open Spaces should the Management Entity become insolvent or fail in its duties; and
 - (v) a guarantee against any of the Open Spaces being made subject to a financial charge or mortgage

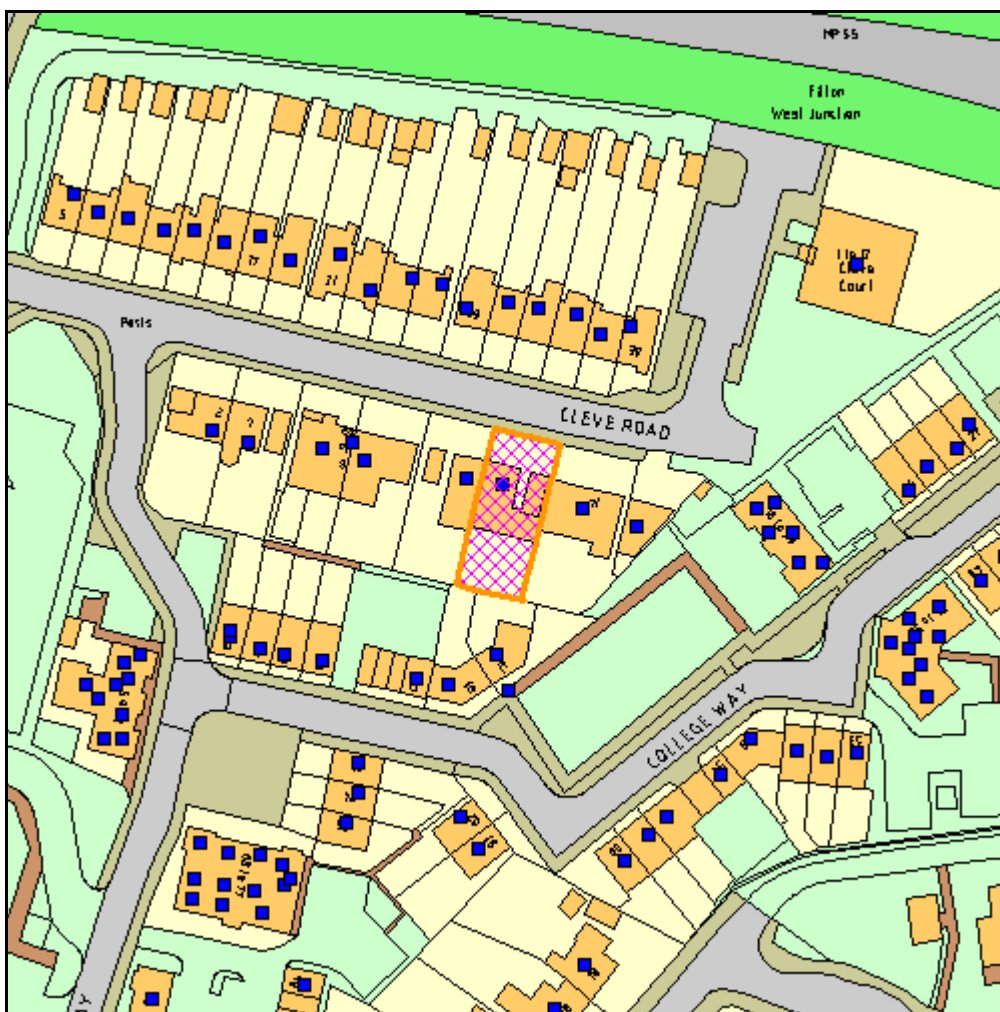
5. RECOMMENDATION

- 5.1 It is recommended that authority be delegated to the Director of Environment and Community Services and the Head of Legal and Democratic Services to vary the S106 agreement dated 18th December 2017(associated with planning permission PT17/4800/F) to include an annex that sets out the requirements for the Management and Maintenance Scheme associated with the development.

Contact Officer: David Stockdale
Tel. No. 01454 866622

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	P19/0068/F	Applicant:	Mr And Mrs Mitson
Site:	12 Cleve Road Filton Bristol South Gloucestershire BS34 7QF	Date Reg:	4th January 2019
Proposal:	Demolition of existing garage and annexe. Erection of two storey side extension to form 1 no. attached dwelling with associated works.	Parish:	Filton Town Council
Map Ref:	360532 179830	Ward:	Filton
Application Category:	Minor	Target Date:	28th February 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the demolition of an existing garage and annexe, to facilitate the erection of a two storey side extension to form 1 no. attached dwelling with associated works. The application relates to no. 12 Cleve Road, Filton.
- 1.2 The application site consists of semi-detached property set within a moderately sized plot. The site is located in the urban fringe area of Filton. The existing property incorporates a pitched roof, and is finished in a light render.
- 1.3 A revised site plan was submitted on 13th February 2019. The revised plan shows the proposed parking arrangements for both the existing and proposed dwellings

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance (2014)

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
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP21	Environmental Pollution and Impacts
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) 2007
 Residential Parking Standards SPD (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

3.1 **P86/1059**

Erection of single storey extension to rear of existing garage.

Approved: 26.02.1986

3.2 **PT08/1222/F – 6 Cleve Road**

Erection of single storey rear extension to facilitate conversion of 1 no. dwelling to 2 no. dwellings with associated works. Construction of new vehicular access.

Approved: 20.06.2008

4. **CONSULTATION RESPONSES**

4.1 Filton Town Council

Objection - the development is over intensive and we have concerns over parking, the space outside the front of bay window will not be long enough to fit a car. There will be restricted access to the front door with all 4 cars parked out the front.

4.2 Other Consultees

Sustainable Transport

No objection

Lead Local Flood Authority

No objection

Archaeology Officer

No comment

Highway Structures

No comment

Other Representations

4.3 Local Residents

One comment neither objecting to nor supporting the application was submitted during the statutory consultation period. The main point raised are summarised below:

- Concern about parking. Existing house has letting rooms and this will increase amount of cars.
- Already stretched in area due to college students parking.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a new attached dwelling. Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of the north and east fringes of the Bristol urban area, and within defined settlement boundaries. The application site is located within the area defined as the north fringe of the Bristol urban area. As such, based solely on the location of the site within the context of the Council's locational strategy for development, the principle of the development is acceptable.

5.2 The development is acceptable in principle under the provisions of policy CS5, and it is acknowledged that the provision of a new dwelling towards housing supply would have a modest socio-economic benefit. However the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm. For this type of development at this location, the further areas of assessment are; impacts on visual amenity, impacts on residential amenity, and impacts on the surrounding transport network.

5.3 Design and Visual Amenity

Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF.

5.4 The proposed new dwelling would attach to the east-facing side elevation of the host dwelling. The existing building line would be continued, with the proposed dwelling following the same ridge and eaves line as the existing dwelling. The proposed new dwelling would extend to a width of 5m, with the host dwelling retaining a width of 5.66m. A flat roof, single storey extension would project from the rear of both dwellings. The proposed dwelling would also incorporate a small rear dormer as to facilitate second floor living accommodation.

- 5.5 It is acknowledged that the provision of a new attached dwelling would create a terrace row of three, in an area predominantly consisting of semi-detached dwellings. As such, the development is not considered to be entirely consistent with the prevailing character of the streetscene. It is also noted that the provision of a new dwelling would unbalance the semi-detached pair to a degree.
- 5.6 However it is acknowledged that a similar new dwelling has been previously approved and constructed in close proximity to the site; at no. 6 Cleve Road. When comparing the two schemes, the resultant terrace of three would not be dissimilar in appearance to that created at no. 6. On the basis that there is an almost identical development within a few doors of the application site, it is not considered that the proposed dwelling would appear as a completely alien addition to the streetscene.
- 5.7 To add to the above, the proposed dwelling would be of a similar width to the host dwelling. As such, it is not considered that it would appear as an unduly cramped or contrived addition to the site. On the basis that the new dwelling would not appear unduly cramped, it is not considered that there would be any overriding sense of overdevelopment.
- 5.8 The more detailed elements of the scheme such as proposed fenestration and materials would assimilate those at the host dwelling, which is also considered to aid in overall integration. This is considered to be the most appropriate design approach, however for the avoidance of doubt, a condition will be attached to any decision ensuring that the materials used in the external finish of the proposed dwelling match the exterior of the existing dwelling.
- 5.9 To add to the above, the site is situated towards the end of a small residential cul-de-sac, and does therefore not hold a prominent position within the immediate locality. As such, the overall impact on visual amenity and the character of the area as a whole is reduced.
- 5.10 On the basis of the assessment set out above, the overall design approach is considered appropriate, and it is possible that the site could accommodate an additional attached dwellinghouse without causing significant harm to visual amenity. The proposal therefore complies with policy CS1 of the Core Strategy.
- 5.11 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.12 When considering the impact of the development on the residential amenity of neighbours, the main impact would be experienced by the occupants of the neighbouring bungalow to the east, at no. 14 Cleve Road.

- 5.13 It is acknowledged that the proposed new dwelling would extend to within 0.5m of the eastern boundary, and would result in the encroachment of considerable built form towards the neighbouring property. That said, the two storey element of the proposed dwelling would follow largely the same building line as the adjacent bungalow. As such, there would be minimal loss of outlook from front and rear-facing windows. Furthermore, any sense of overbearing on to the neighbouring garden area would also be limited. As the rear garden areas serving the dwellings are south-facing, it is also not considered that there would be any unacceptable overshadowing effects.
- 5.14 In terms of overlooking, no side-facing windows are proposed at a first floor level. As such, it is not considered that the privacy of neighbours would be prejudiced through any increased sense of overlooking.
- 5.15 Overall, it is not considered that the presence or occupation of the proposed dwelling would have any unacceptable impact on the residential amenity of neighbours. It is however acknowledged that the erection of a new dwelling is likely to cause a degree of disturbance to nearby residents during the construction period. Whilst this is not considered to sustain a reason for refusing to grant planning permission, in the interests of protecting residential amenity, a condition will be attached to any decision restricting the permitted working hours during the construction period.
- 5.16 In terms of amenity space, an area extending to approximately 50m² would be afforded to the rear of the new dwelling, with an area extending to approximately 60m² retained for the main dwelling. Both properties would contain 3 bedrooms. Under policy PSP43 of the Policies, Sites and Places Plan, a minimum of 60m² of usable, accessible private amenity space should be provided for residential units containing 3 bedrooms. Whilst the provision for the proposed new dwelling would fall slightly below the standard, the area of amenity space would be easily accessible, and would also be of sufficient width and depth as to serve its primary function. As such, it is not considered that the substandard provision of amenity space would translate to a severe impact on residential amenity.
- 5.17 Subject to the condition set out above, it is not considered that the development would have any unacceptable impacts on residential amenity. The proposal therefore complies with policy PSP8 of the Policies, Sites and Places Plan.
- 5.18 Transport
During the course of the application, a revised site plan was submitted indicating the proposed parking areas for both the existing and proposed dwellinghouses. This shows two parking spaces provided to the frontage of each 3-bed dwelling.
- 5.19 Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's minimum parking standards for residential development. Under PSP16, a minimum of two parking spaces should be provided for 3-bed properties. As such, the proposed provision meets the minimum standards. Furthermore, the proposed parking spaces meet the minimum size standards for a parking space, as set out in PSP16. Overall, the proposed parking arrangements are

considered acceptable. However given the increase in living accommodation, a condition will be attached to any consent ensuring that the proposed parking spaces are provided prior to the first occupation of the new dwelling, and thereafter retained for that purpose.

5.20 Given the quiet, residential nature of the cul-de-sac, there are no issues regarding the proposed vehicular access point to the frontage of the dwelling. Subject to the aforementioned condition securing parking spaces, there are no concerns from a transportation perspective.

5.21 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.22 With regards to the above this planning application is considered to have a neutral impact on equality.

5.23 Planning Balance

The standard provision of amenity space is considered to represent a very modest harm. However the harm is considered to be outweighed by the benefit of providing a new residential unit at a sustainable location. As such, the development proposal succeeds, and it follows that planning permission should be granted.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 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 included on the decision notice.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

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 new dwelling hereby permitted shall match those used in the existing dwelling at no. 12 Cleve Road.

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; and the National Planning Policy Framework.

3. The hours of working on site during the period of construction shall be restricted to 0730 - 1800 on Mondays to Fridays and 0800 - 1300 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

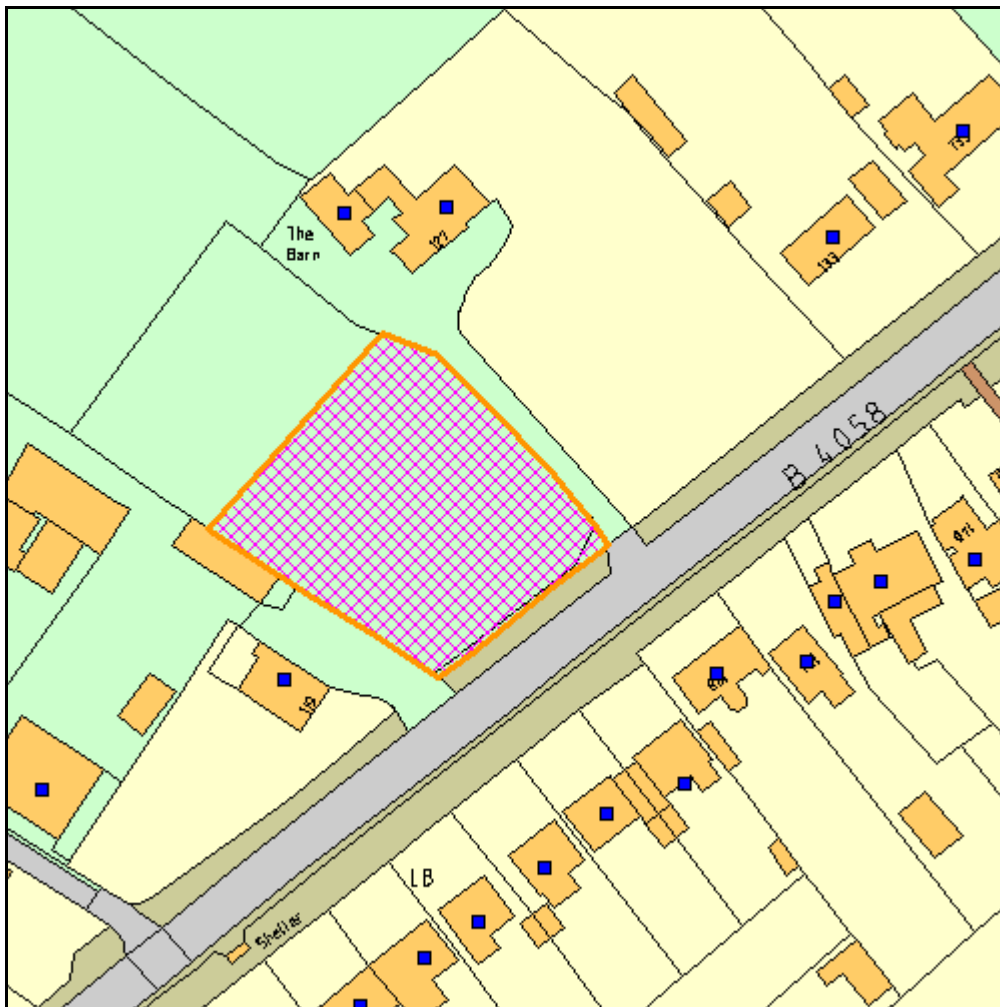
4. The off-street parking facilities (for both the existing and proposed dwellings) shown on the plan (008 C) hereby approved shall make provision for the parking of a minimum of 2 vehicles for each dwelling, and shall be provided before the new dwelling is first occupied, and thereafter retained for 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 PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	P19/0647/F	Applicant:	Mr David Cahill
Site:	119 Bristol Road Frampton Cotterell Bristol South Gloucestershire BS36 2AU	Date Reg:	22nd January 2019
Proposal:	Erection of 3no dwellings (Use Class C3) with detached garages, new access and associated works. (Amendment to previously approved scheme PT18/1280/F).	Parish:	Frampton Cotterell Parish Council
Map Ref:	365741 181970	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	19th March 2019



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 100023410, 2008. **N.T.S.** **P19/0647/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR SUBMISSION TO CIRCULATED SCHEDULE

This application is circulated as a result of the objection from Frampton Parish Council set out below.

1. THE PROPOSAL

- 1.1 This application is an amendment to a previous application for three dwellings but with access from Bristol Road coming in at the centre of the site rather than from the northern end to facilitate access to the field. The proposal also allocates a garage to each of the dwellings with internal measurements of 3m by 6m.
- 1.2 The whole site is located in the Bristol/Bath Green Belt and is outside but adjoining the nearest settlement boundary of Frampton Cotterell which is not a washed over village. The site is in Flood Zone 1. The site is not considered to be a previously developed site.
- 1.3 Members may recall that the principle of three dwellings in a line along this street frontage was permitted at a time when the authority could not demonstrate a five year housing land supply (5YHLS). Whilst this situation has changed and the council can now demonstrate a 5YHLS the dwellings have planning consent and have been substantially built under the permission granted PT18/1280/F. As such this application only deal with the amendments proposed.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019

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
CS9	Managing the Environment and heritage
CS15	Housing distribution
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable housing
CS34	Rural Areas.

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017.

PSP1	Local distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential amenity
PSP11	Transport impact management
PSP16	Parking standards
PSP19	Wider Biodiversity
PSP20	Drainage
PSP37	Internal space and accessibility standards for dwellings
PSP40	Residential development in the countryside
PSP43	Private amenity space standards

2.3 Supplementary Planning Guidance

South Gloucestershire Development in the Green Belt (Supplementary Planning Document) Adopted May 2007

South Gloucestershire Design Checklist (Supplementary Planning Document) Adopted 2007

South Gloucestershire Council Affordable Housing Supplementary Planning Document (Adopted) September 2008

Residential Parking Standards Supplementary Planning adopted December 2014

South Gloucestershire Landscape Character Assessment as amended and adopted Nov 2014:-

3. RELEVANT PLANNING HISTORY

3.1 PT17/2904/O Erection of 3no. dwellings (Outline) with access, siting and scale to be determined. (All other matters reserved) Approved 26.01.2018

3.2 PT18/1280/F Erection of 3 dwelling houses (Use Class C3) together with associated new vehicular access, hard/soft landscape works, and drainage. Approved

DOC18/0333 Discharge of conditions 6 (Brick sample), 8 (Sparrow boxes) and 10 (Written scheme of investigation) attached to planning permission PT18/1280/F. Erection of 3 dwelling houses (Use Class C3) together with associated new vehicular access, hard/soft landscape works, and drainage. All Discharged

DOC18/0360 Discharge of condition 3 (Drainage and SUDs) attached to planning permission PT18/1280/F. Erection of 3 dwelling houses (Use Class C3) together with associated new vehicular access, hard/soft landscape works, and drainage. Discharged

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

The Parish council objects. The size of the garages does not comply with South Gloucestershire Council's requirements.

- 4.2 Other Consultees
Landscape officer
No comment received

Lead Local Flood Authority

Further to relocation of a soakaway in the rear garden of plot two, the plans when combined with the previously discharge of drainage condition are acceptable.

Sustainable transport

No objection subject to conditions as set out on the initial scheme - Path and parking

Highway structures

No comment

Archaeology

No objection following previous investigation of the site.

Other Representations

- 4.3 Local Residents
One letter of objection

Looking through the documents online, there is inconsistencies between the plans and the landscape proposal for example - the access to the site is in a different place on the landscape proposal than on the proposed site plan. There are no garages showing on the landscape proposal. And where are the trees at the front of the development that were in the original planning application PT18/1280/F

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

The principle of the development of three dwellings at this site and in the manner set out on the proposed block plan, as infill development in the Green Belt, was established under outline planning consent PT17/2904/O and was later agreed with a full application PT18/1280/F. This scheme simply alters the access to the site and amends the parking for each of the three dwellings.

- 5.2 Whilst the three dwellings within the application site are outside of the settlement boundary and in the Green Belt the principle of three dwellings in a line along this street frontage was permitted at a time when the authority could not demonstrate a five year housing land supply (5YHLS). Whilst this situation has changed and the council can now demonstrate a 5YHLS the dwellings have planning consent and have been substantially built under the permission granted PT18/1280/F. As such this application can only deal with the amendments proposed.

5.3 Sustainability

In approving the previous scheme PT18/1280/F it was considered that the site immediately adjoined the designated settlement boundary of Frampton Cotterell and is therefore in a reasonably sustainable location. It was acknowledged that there are also houses and businesses on either side of the site. The highways officer however raised concern about sustainable use of the site as there is no safe route to the nearby public bus stop. Concern was not specifically about crossing the road at this point as the road is straight with good visibility but walking in the road between the bus stop and the site or traversing the grass verge which is not suitable or safe for pedestrians, prams, wheelchairs. The site is 150m from the nearest bus stop and a footway was negotiated outside of the site to mitigate this concern. As such the risk to pedestrians is overcome and the sustainability of the site is increased to an acceptable level. The agent shows on their plans the creation of the 1.5m wide footpath to be installed between the site and the footpath. As such this site of three dwellings continues to be acceptable in terms of sustainability.

The footway is again recommended to be secured by condition.

5.4 Green Belt

This site lies within the Green Belt. The siting of the dwellings has been found to be appropriate development under PT18/1280/F (at the time of no 5YHLS) and it is not unreasonable to have a modest single garage as part of a residential curtilage. The garages are set well back from the road and similar to that agreed at the neighbouring site. The scale of the garage is acceptable, being a single garage with only minimum internal dimensions.

5.5 As to openness of the greenbelt the garages will be read against the scale of the proposed (mainly constructed) dwellings which rise at their ridgeline to 5.9m high. The garages by comparison rise less than 4m high. Space is maintained around the bungalows such that openness is maintained through to the open fields behind the site. As such this appropriate development is not considered to be harmful to the openness of the greenbelt.

5.6 Design and impact on countryside

The detailed design of the bungalows have been agreed and built under the previous application are considered to be acceptable. The garages complement the form of the dwellings. Cedar boarding, reconstituted stone, brick and Redland flat tiles are proposed which are acceptable. These can be conditioned to match the already constructed dwellings.

5.7 In terms of landscaping this part of the field has no soft edges and is enclosed by walling to three sides. A proposed landscape scheme shows that trees and hedges can be used to form the rear boundary to the site and that hedge and trees will be used to soften the southern and western boundaries. The installation of landscaping is beneficial and would need to be conditioned. The front boundary walling can be conditioned to match the existing front boundary wall.

5.8 Highway safety

From a transportation perspective this proposal is similar to that previously approved under PT18/1280/F, and as such is acceptable in principle subject to the duplication of conditions 2 relating to provision of a footway along the frontage of the site and condition 5 relation to the continued provision of parking, manoeuvring, cycle and bin storage. Whilst it is noted that the current arrangement indicates access to the rear agricultural field that was not on the previous iterations of the scheme, this field is relatively small in scale and is unlikely to generate significant movements such that the proposed access arrangements are likely to create a highway safety issue. The previous conditions are added to the recommendation.

5.9 Residential Amenity

The proposal would not affect the residential amenity of the neighbouring properties.

5.10 Environmental Issues

The site is in flood zone 1 where flooding is not likely to occur.

A phase one habitat survey was carried out which found that the majority of the habitats on site were botanically poor which limited their ecological value, these however are to be lost and the introduction of the new hedgerows as part the scheme would enhance the site's ecological value.

There was found to be negligible potential for the majority of protected species and low potential for nesting birds but this could be improved as part of the scheme.

Recommendations put forward in section 10 of the Ethos Environmental Planning Habitat survey would protect what little wildlife exists and enhance the ecology of the site. Aside from clearing the site at appropriate times of the year this would include planting native species, grassing the site with a particular slow growing grass (Emorsgate EL1) seed to enhance wild flower species which in turn has value for pollinators, and that house sparrow terraces nesting boxes are provided. Details of the Sparrow nesting boxes were agreed under DOC18/0333. It is proposed that these matters remain is secured by conditions.

5.11 Foul drainage

The Lead Local Flood Authority have asked for additional details regarding drainage. This detail has already been agreed on the previous application and as such a condition will be attached to link those agreed details to that case.

5.12 Archaeology

A watching brief carried out for the previous application has shown the absence of archaeology and as such no further investigation is required.

5.13 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty

came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application it is considered to have a neutral impact on equality.

5.14 Planning Conclusion

Substantial weight must be given to the sustainable location of the site and its current planning permission for three almost built out dwellings.

In terms of the alterations which this scheme proposes, the proposed change of vehicular access location has no detrimental impact on the openness of the green belt and in fact opens up a view up the field track and directly into the field at the rear of the site. The modest garages are not found to be harmful to the openness of the greenbelt.

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 development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is granted subject to the conditions set out below:

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

1. The development shall not be occupied until such time as a footway, within the highway verge, as shown on submitted plan 2904/101 revision E is provided between the site and the nearby bus stop.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP11 of the South Gloucestershire Local Plan- Policies Sites and Place Plan Adopted November 2017 and the National Planning Policy Framework.

2. Drainage shall be carried out in accordance with the details agreed under DOC18/0360 (condition 3 of PT18/1280/F). These being
 - A) Proposed Site Drainage / Drwg. No. 2904/98 / Dated July 2017 (rcvd 20-11-18) as amended by drawing 2904/101 Rev F in respect of soakaway in garden 2, submitted 20/3/2019,
 - B) WMS Solution - Soakaway Design / 127 Bristol Road, Frampton / Dated May 2018 and
 - C) Percolation Test Results / 127 Bristol Road, Frampton / Rcvd 26-09-18)

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. The scheme of landscaping submitted 20/3/2019 as set out on plan 1301-01 Rev B shall be carried out within or before the first planting season after the erection of the dwellings and maintained thereafter for a period of at least five years, with any dead or dying elements being replaced and thereafter cared for as prescribed in the scheme.

Reason

To protect the character and appearance of the area, to increase biodiversity and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

4. Prior to the first occupation of a dwelling the amendments to the front boundary walling, including the closure of the existing access shall be finished to match the existing front boundary walling.

Reason

To protect 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 the National Planning Policy Framework.

5. Prior to the first occupation of the site the parking scheme showing the provision of three parking spaces, for each dwelling (including within garages) together with the manoeuvring space, cycle and bin storage facilities for all dwellings and a bin drop off point shown on the plan 2904/101 Rev f shall be provided 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; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013 and the South Gloucestershire Waste SPD (Adopted) February 2015.

6. The development shall proceed in accordance with the recommendations made in the Phase 1 Survey by Ethos Environmental Planning (April, 2017) and these details shall be incorporated into the landscape scheme to be agreed under condition four above. This includes avoiding disturbance and harm to nesting birds, sowing Emorsgate seed EL1 on amenity grassland areas, planting locally native species and installing bird nesting boxes.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the local wildlife and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

7. Prior to first occupation of a dwelling the erection of three house sparrow terrace boxes shall be carried out in accordance with the details agreed under DOC18/0333 (condition 8 of PT18/1280/F). They shall thereafter be maintained as such.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the local wildlife and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

8. The application shall be built out in accordance with the following plans:
Location plan 2904/501
Garage plan and elevation 2904/500 all received 18/1/2019

Plans and elevations of plots 1 and 3 2904/104 rev D

Plans and elevation of plot 2 2904/103 rev D all received 22/1/2019

Landscape plan 1301-01 Rev B received 20/3/2019

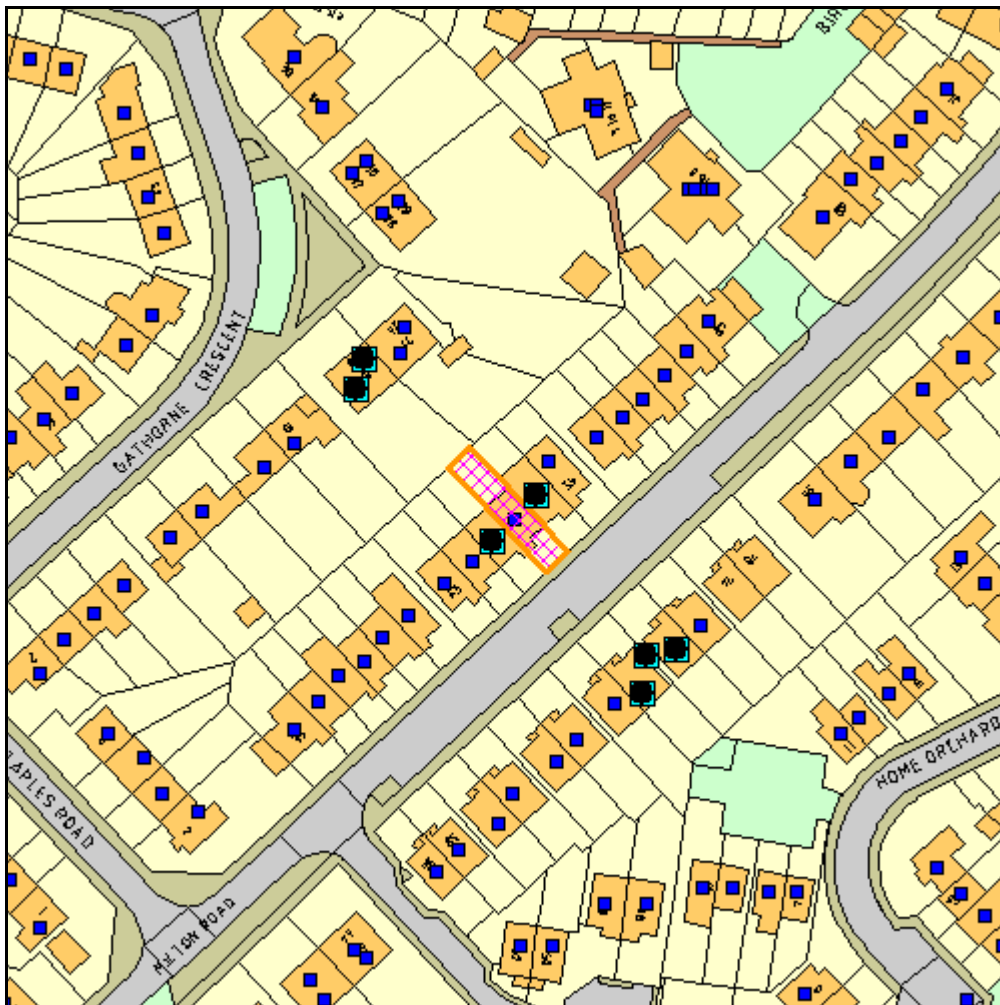
Proposed site plan 2904/101 rev F received 20/03/2019

Reason

For clarity and to prevent the need for remedial action.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	P19/0820/F	Applicant:	Mr R Summers
Site:	51 Milton Road Yate Bristol South Gloucestershire BS37 5EJ	Date Reg:	23rd January 2019
Proposal:	Installation of 1 No. front and 1 No. rear dormers to facilitate loft conversion.	Parish:	Yate Town Council
Map Ref:	370904 182779	Ward:	Yate North
Application Category:	Householder	Target Date:	18th March 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Town Council to the contrary of the officer recommendation detailed within this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the installation of 1 no. front dormer and 1 no. rear dormer to facilitate a loft conversion at 51 Milton Road, Yate.
- 1.2 Two bedrooms were originally proposed within the loft conversion, however following concerns raised by officers this was reduced to one additional bedroom in amendments received on 5th March 2019. A public re-consultation was no deemed necessary.
- 1.3 The application site is situated within an established residential area within the town of Yate.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Practice Guidance

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

South Gloucestershire Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) December 2013
Residential Parking Standards SPD (adopted) August 2007

3. RELEVANT PLANNING HISTORY

3.1 There is no recent or relevant planning history at the site.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection – the occupants cannot provide adequate additional off-street parking.

4.2 Other Consultees

Sustainable Transport

No comment.

Other Representations

4.3 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan (November 2017) 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 Design and Visual Amenity

The proposal is for the installation of 2 no. dormer windows at 51 Milton Road, Yate, which is a render, mid terrace property with a gable roof line. The rear dormer is the largest, however this will not be visible from the public realm and is not a cause for concern. The front dormer will be visible and it is noted that on this stretch of Milton Road, there are not any similar developments on the front roof slope which would be visible from the application site. That said, the proposed front dormer is small in scale and will not dominate the street scene. All external finishes are proposed to match the existing and so it is therefore considered acceptable in terms of policy CS1 of the Core Strategy.

5.3 Residential Amenity

Following amendments received on 5th March 2019, the proposal will increase the capacity of the dwelling from a three-bedroom to a four-bedroom property. Adequate garden space will remain to serve the dwelling following development, and the footprint of the property is not proposed to increase and so no garden is to be lost.

5.4 In terms of surrounding occupiers, the front dormer window will face across the highway, whilst the rear dormer window will allow for long distance and indirect views into neighbouring gardens which is already the case, and is typical of high density residential areas such as this. There is no objection from a residential amenity perspective.

5.5 Transport

The proposal originally showed two additional bedrooms within the roof space, however this has now been reduced to one following concerns raised by officers about parking provision. Following development, the application will have four bedrooms instead of three, and because both three and four bedroom properties require two off-street parking spaces, the proposal does not increase parking demand at the site.

5.6 To prevent future subdivision of the loft conversion back into two bedrooms, and therefore requiring an additional parking space, the floor plans will be conditioned in the event the application is approved. Subject to this, the development is in accordance with policy PSP16.

5.7 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application it is considered to have a neutral impact on equality.

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 development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is **GRANTED** subject to the conditions on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 864735

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).

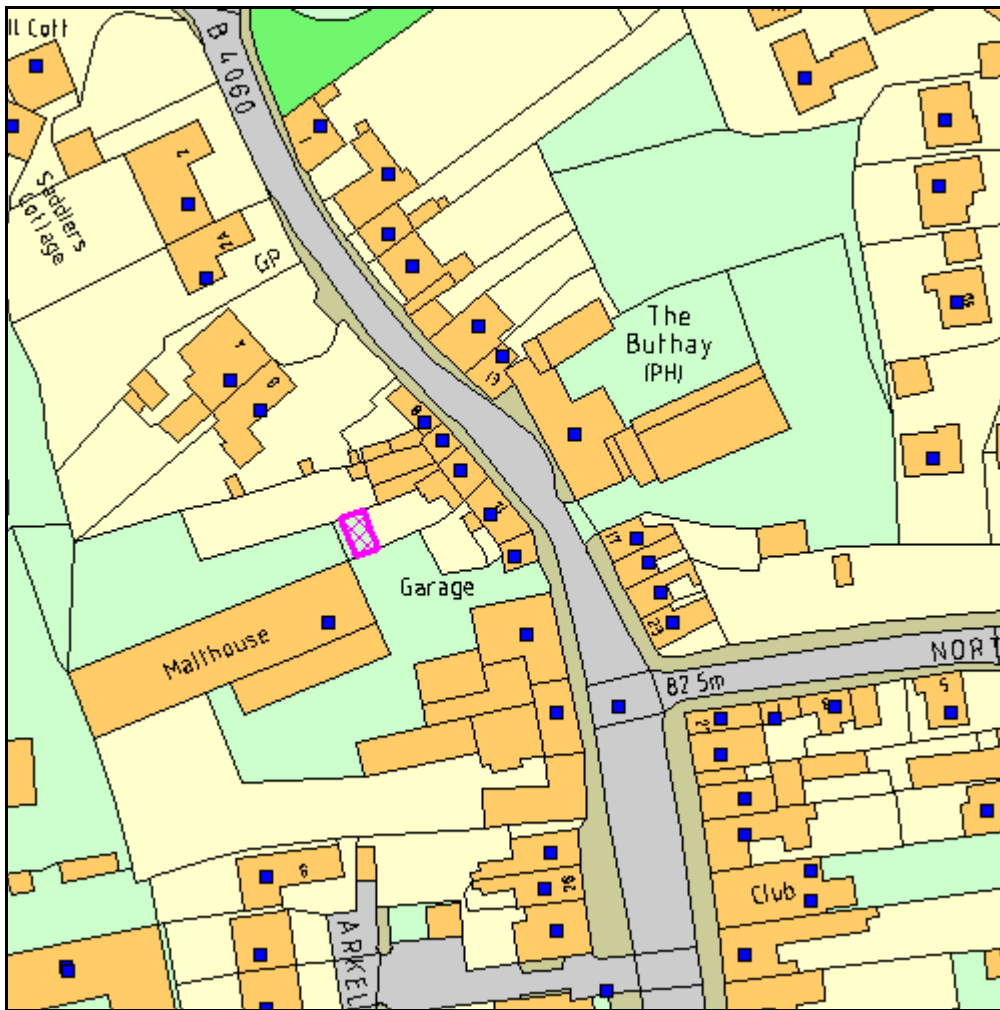
2. Development shall take place in strict accordance with plan reference D.DW.18.12.01A received on 5th March 2019.

Reason

To prevent further subdivision of the dwelling which would put a strain on parking at the site, in order to accord with policy PSP11 and PSP16 of the Policies Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	P19/0914/LB	Applicant:	Mr T.P Wilcox
Site:	12 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NE	Date Reg:	28th January 2019
Proposal:	Alterations to existing pedestrian access gate to form vehicular access opening in curtilage listed wall.	Parish:	Wickwar Parish Council
Map Ref:	372368 188601	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	21st March 2019



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 100023410, 2008. **N.T.S.** **P19/0914/LB**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure as comments received from the local Parish Council have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks Listed Building consent for alterations to the existing pedestrian access gate to form a vehicular access opening in a curtilage listed wall.
- 1.2 The application site relates to a Grade II curtilage listed wall which is located in the Wickwar Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2019
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS9 Managing the Historic Environment

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP17 Heritage Assets

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1552
Temporary change of use of ground floor of dwelling house to offices (Class B1) erection of stone walls and provision of additional car parking.
Refusal: 24/07/1997
- 3.2 P97/1553/L
Demolition of wall and erection of new stone walls; re-render and re-pointing façade
Refusal of Listed Building Consent: 24/07/1997

- 3.3 P97/2207/L
Demolition of section of boundary wall to form arched vehicular access.
Erection of boundary walls and buttress. Re-render and re-point to match existing.
Refused: 13/11/1997
- 3.4 P98/1621/L
Repairs to boundary wall and formation of opening
Refusal of Listed Building Consent: 19/06/1998
- 3.5 PK01/1314/LB
Installation of pedestrian access door in side of boundary wall
Refused: 15/06/2001
- 3.6 PK01/2145/LB
Installation of pedestrian access door in side of boundary wall
Approve with conditions: 15/10/2001
- 3.7 PK03/3665/F
Erection of garden store within the curtilage of a Grade II Listed Building
Approve with conditions: 29/03/2004
- 3.8 PK18/5353/F
Change of Use of land to residential use (Class C3) as defined in Town and Country (Use Classes) Order 1987 (as amended). Erection of single garage and alteration to existing access gate to form vehicular access and associated works.
Pending consideration.

4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council
Wickwar Parish Council have raised concerns regarding the loss of a historical feature in the village but from an utilisation point of view can understand the benefits it will give.
- 4.2 Conservation and Listed Building Officer
- Site is not typical of traditional linear burgage plot, as there has been historical development to the rear of number 12 and to the NE of the Malthouse
 - This erratic, discordance arrangement and character can be considered to survive today
 - Therefore, the location of the garage is not considered to be harmful, or unacceptable
 - Loss of the lantern arched doorway would be a shame as it can be considered to be of some historic interest, although this would be considered low
 - Materials unacceptable
 - Bricks should be reused with reclaimed bricks to match used to form the rest of the arch

Other Representations

4.3 Local Residents

Two letters of objection have been received by local residents and are summarised as follows:

- Impact on a significant historic structure within the Wickwar Conservation Area
- Access alteration detrimental to the Conservation Area
- The Wickwar Conservation Document states that “The outbuildings, stone walls and their historic layout are an important legacy of the past and they should be retained and repaired. In particular it is important that the long narrow nature of the burgage plots are preserved and the removal of the walls resulting in the loss of historic layout will be restricted”
- Compromising the enclosed characteristic of the burgage plot

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the property. According to the Listed Building and Conservation Act (1990) no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character, unless the works are authorised.

- 5.2 Policy PSP17 states that alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings. The NPPF supports this statement in Paragraph 193 where it is stated that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

5.3 Analysis

Comments from the Conservation Officer state that the loss of the lancet archway style door would be a shame, because of its historical significance. However, the planning history for the site suggests that the archway and gate were created in 2001, approved under application ref. PK01/2145/LB. The case officer therefore considers the historical significance of the gate of the archway to be low because it is a modern addition.

- 5.4 The Conservation Officer has not raised an objection to the creation of the vehicular access. The proposal would involve some loss of the wall. However, this is not considered to be substantial, nor harm the overall significance of this asset; it will still appear as a wall after the development. In addition, the wall itself is curtilage listed and is associated with nos. 8-16 High Street, which are

the Grade II Listed Buildings it forms part of the curtilage for. It is not considered that the widening of the access would cause harm to these buildings. The design of the opening will be similar to that on the adjacent Malthouse, which gives the scheme the benefit of complimenting its immediate context. It has been recommended that reclaimed brick is used to line the archway. However, the existing gateway is modern according to the planning history and so this is not thought to be necessary. A condition will be added to the decision notice to ensure the materials match the existing arrangement to protect the visual amenity of the area. It is therefore not considered to be detrimental to the visual amenity of the area. The case officer therefore has no objection to the widening of the access of in terms of heritage.

- 5.5 Local residents and the Parish Council have raised concerns regarding the loss of the wall, and have quoted the Wickwar Conservation Document; “removal of the walls resulting in the loss of historic layout will be resisted”. Whilst officers recognise that this is an adopted SPD, it is not considered that the removal of a section of wall will result in the loss of the historic layout. The main body of the wall is not to be retained, the proposal includes the widening of an existing access. It has also been raised that the significance is recognised. As stated above, the wall is Curtilage Listed (Grade II). However, as per the above, the proposal is not considered to harm the significance of the wall to a level which would warrant a 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 development plan 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 included on the decision notice.

Contact Officer: Isabel Daone
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The development hereby approved will be implemented strictly in accordance with the following plans:

Site and Block Plan. 7274/3. Received by the Local Planning Authority 28/02/2019
Alterations to Access North Side Elevation. 7274/4. Received by the Local Planning Authority 24/01/2019
Proposed Garage. 7274/2A. Received by the Local Planning Authority 28/02/2019

Reason

To ensure that the development is carried out in accordance with the approved plans in order to comply with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

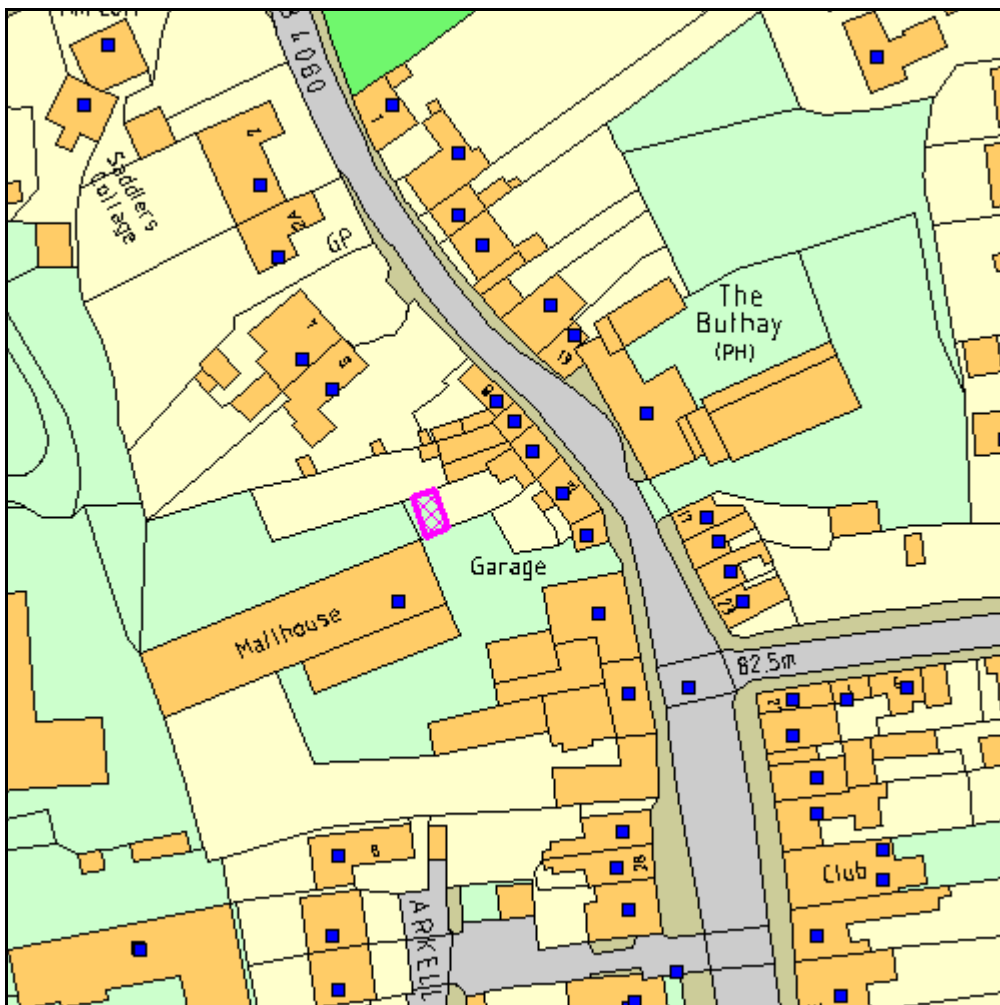
3. The materials to be used in the construction of the vehicular access in the curtilage listed wall hereby permitted shall match those used in the existing arrangement.

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; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	PK18/5353/F	Applicant:	Mr T.P Wilcox
Site:	12 High Street Wickwar Wotton Under Edge South Gloucestershire GL12 8NE	Date Reg:	28th January 2019
Proposal:	Change of Use of land to residential use (Class C3) as defined in Town and Country (Use Classes) Order 1987 (as amended). Erection of single garage and alteration to existing access gate to form vehicular access and associated works	Parish:	Wickwar Parish Council
Map Ref:	372368 188601	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	21st March 2019



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 100023410, 2008. **N.T.S.** **PK18/5353/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure as comments received from the local Parish Council have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks Listed Building consent for alterations to the existing pedestrian access gate to form a vehicular access opening in a curtilage listed wall.
- 1.2 The application site relates to a Grade II curtilage listed wall which is located in the Wickwar Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2019
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS9 Managing the Historic Environment

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP17 Heritage Assets

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1552
Temporary change of use of ground floor of dwelling house to offices (Class B1) erection of stone walls and provision of additional car parking.
Refusal: 24/07/1997
- 3.2 P97/1553/L
Demolition of wall and erection of new stone walls; re-render and re-pointing façade
Refusal of Listed Building Consent: 24/07/1997

- 3.3 P97/2207/L
Demolition of section of boundary wall to form arched vehicular access.
Erection of boundary walls and buttress. Re-render and re-point to match existing.
Refused: 13/11/1997
- 3.4 P98/1621/L
Repairs to boundary wall and formation of opening
Refusal of Listed Building Consent: 19/06/1998
- 3.5 PK01/1314/LB
Installation of pedestrian access door in side of boundary wall
Refused: 15/06/2001
- 3.6 PK01/2145/LB
Installation of pedestrian access door in side of boundary wall
Approve with conditions: 15/10/2001
- 3.7 PK03/3665/F
Erection of garden store within the curtilage of a Grade II Listed Building
Approve with conditions: 29/03/2004
- 3.8 PK18/5353/F
Change of Use of land to residential use (Class C3) as defined in Town and Country (Use Classes) Order 1987 (as amended). Erection of single garage and alteration to existing access gate to form vehicular access and associated works.
Pending consideration.

4. CONSULTATION RESPONSES

- 4.1 Wickwar Parish Council
Wickwar Parish Council have raised concerns regarding the loss of a historical feature in the village but from an utilisation point of view can understand the benefits it will give.
- 4.2 Conservation and Listed Building Officer
- Site is not typical of traditional linear burgage plot, as there has been historical development to the rear of number 12 and to the NE of the Malthouse
 - This erratic, discordance arrangement and character can be considered to survive today
 - Therefore, the location of the garage is not considered to be harmful, or unacceptable
 - Loss of the lantern arched doorway would be a shame as it can be considered to be of some historic interest, although this would be considered low
 - Materials unacceptable
 - Bricks should be reused with reclaimed bricks to match used to form the rest of the arch

Other Representations

4.3 Local Residents

Two letters of objection have been received by local residents and are summarised as follows:

- Impact on a significant historic structure within the Wickwar Conservation Area
- Access alteration detrimental to the Conservation Area
- The Wickwar Conservation Document states that “The outbuildings, stone walls and their historic layout are an important legacy of the past and they should be retained and repaired. In particular it is important that the long narrow nature of the burgage plots are preserved and the removal of the walls resulting in the loss of historic layout will be restricted”
- Compromising the enclosed characteristic of the burgage plot

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the property. According to the Listed Building and Conservation Act (1990) no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character, unless the works are authorised.

- 5.2 Policy PSP17 states that alterations, extensions or changes of use to listed buildings, or development within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings. The NPPF supports this statement in Paragraph 193 where it is stated that: When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

5.3 Analysis

Comments from the Conservation Officer state that the loss of the lancet archway style door would be a shame, because of its historical significance. However, the planning history for the site suggests that the archway and gate were created in 2001, approved under application ref. PK01/2145/LB. The case officer therefore considers the historical significance of the gate of the archway to be low because it is a modern addition.

- 5.4 The Conservation Officer has not raised an objection to the creation of the vehicular access. The proposal would involve some loss of the wall. However, this is not considered to be substantial, nor harm the overall significance of this asset; it will still appear as a wall after the development. In addition, the wall itself is curtilage listed and is associated with nos. 8-16 High Street, which are

the Grade II Listed Buildings it forms part of the curtilage for. It is not considered that the widening of the access would cause harm to these buildings. The design of the opening will be similar to that on the adjacent Malthouse, which gives the scheme the benefit of complimenting its immediate context. It has been recommended that reclaimed brick is used to line the archway. However, the existing gateway is modern according to the planning history and so this is not thought to be necessary. A condition will be added to the decision notice to ensure the materials match the existing arrangement to protect the visual amenity of the area. It is therefore not considered to be detrimental to the visual amenity of the area. The case officer therefore has no objection to the widening of the access of in terms of heritage.

- 5.5 Local residents and the Parish Council have raised concerns regarding the loss of the wall, and have quoted the Wickwar Conservation Document; “removal of the walls resulting in the loss of historic layout will be resisted”. Whilst officers recognise that this is an adopted SPD, it is not considered that the removal of a section of wall will result in the loss of the historic layout. The main body of the wall is not to be retained, the proposal includes the widening of an existing access. It has also been raised that the significance is recognised. As stated above, the wall is Curtilage Listed (Grade II). However, as per the above, the proposal is not considered to harm the significance of the wall to a level which would warrant a 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 development plan 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 included on the decision notice.

Contact Officer: Isabel Daone
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The development hereby approved will be implemented strictly in accordance with the following plans:

Site and Block Plan. 7274/3. Received by the Local Planning Authority 28/02/2019
Alterations to Access North Side Elevation. 7274/4. Received by the Local Planning Authority 24/01/2019
Proposed Garage. 7274/2A. Received by the Local Planning Authority 28/02/2019

Reason

For the avoidance of doubt

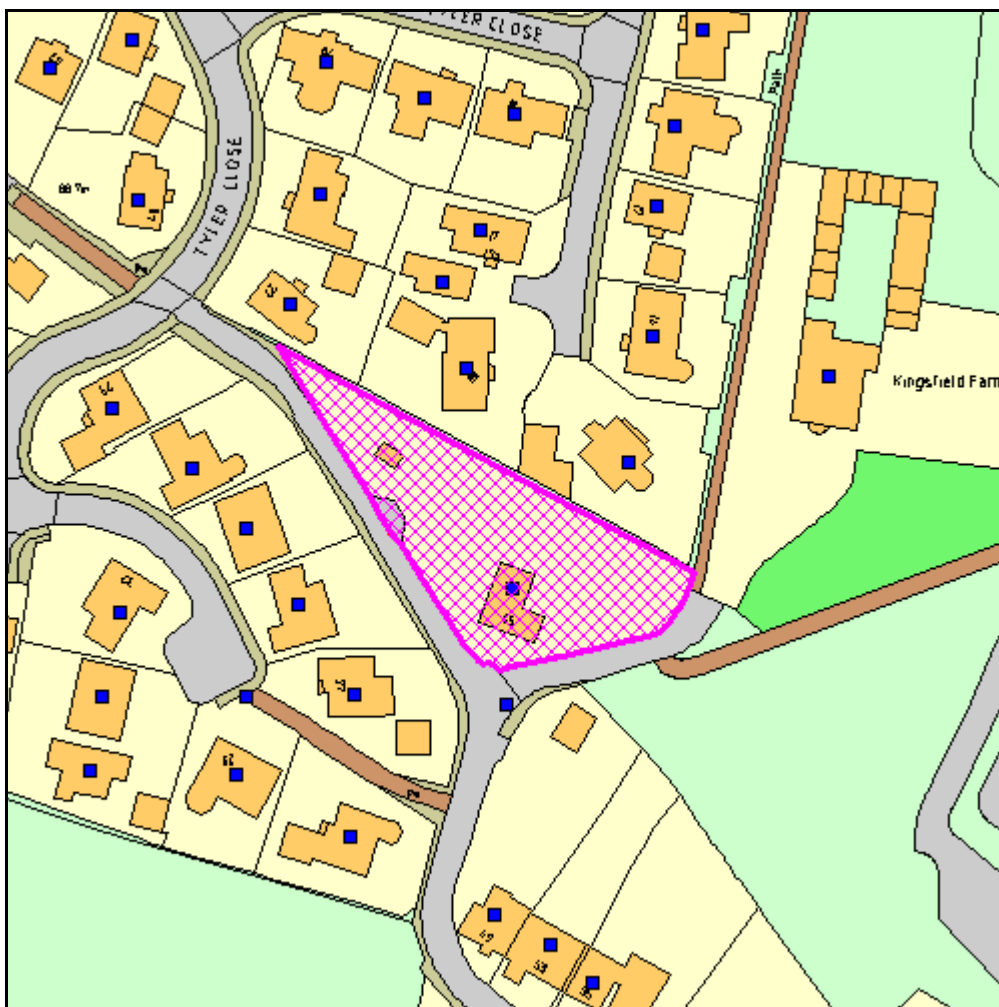
3. The materials to be used in the construction of the vehicular access in the curtilage listed wall hereby permitted shall match those used in the existing arrangement.

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; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO.12/19 – 22 MARCH 2019

App No.:	P19/1223/F	Applicant:	Graham and Leanne Woodhall and Greene
Site:	45 Kingsfield Lane Hanham South Gloucestershire BS15 9NR	Date Reg:	5th February 2019
Proposal:	Demolition of existing porch and erection of replacement. Erection of two storey rear and side extension to form additional living accommodation.	Parish:	Hanham Parish Council
Map Ref:	365162 172336	Ward:	Hanham
Application Category:	Householder	Target Date:	1st April 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure as comments received from the local Parish Council have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of the existing porch and erection of replacement. The erection of a two storey rear and side extension to form additional living accommodation at 45 Kingsfield Lane, Hanham.
- 1.2 The proposal site relates to a two-storey detached dwelling located within a residential area of Hanham.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

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

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP34	Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK17/5603/F
Erection of 1no. detached dwelling with detached garage, access, parking and associated works

Refused: 05/03/2018

- 3.2 PK18/1332/F
Erection of 1no. dwelling with access and associated works (resubmission of PK17/5603/F)
Approve with conditions: 30/04/2018

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
The Parish Council have objected to this application on the grounds that it could be considered overdevelopment in light of the planning permission already granted on this plot of land for a new detached dwelling.
- 4.2 Transport
No objection

Other Representations

- 4.3 Local Residents
One letter of support has been received from a local resident. Two letters objecting to the proposal have also been received from local residents and their comments are summarised as follows:
- The appearance of the proposal is out of character with the existing dwelling
 - Over development of the site
 - Accumulation of development will increase occupancy levels and therefore traffic problems
 - Insufficient parking
 - Overspill parking onto Tyler Close for visitor and delivery drivers
 - Narrowness of the lane in terms of parking and highway safety
 - David Rose (BSA) Hons states on previous applications that any further development on Kingsfield Lane should be refused due to safety concerns for pedestrians and cyclists

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety.
- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.3 It is noted that the proposed elevations drawing has incorrect labelling, and the elevations are labelled as existing rather than proposed. Officers are satisfied that, despite this, a full and proper assessment of the application can still be made. The proposed two storey extension will be an “in-fill” development. The existing floor space of the dwelling is an “L” shape; the proposed extension will be located in the space to the rear right hand corner. It will feature a pitched roof with a gables to the side elevations. The materials proposed are set to match the existing. The proposal also includes the replacement of the existing front porch with one which is slightly larger. It will feature a lean-to roof with 2no. roof lights. Although it is a larger addition to the front of the property, the case officer does not consider that it is an overly dominant structure has no objection in design terms.
- 5.4 A local resident has raised that the proposal is out of character with the existing dwelling. The existing dwelling features a very long, sloping roof to the rear. Whilst it could be argued that any extension to the rear of the dwelling should continue this, the case officer does not consider that the addition of a gable-ended two storey extension is detrimental to the character of the dwelling, which has a gabled end to the existing east elevation. The containment of the two-storey element to the rear of the property lessens its impact on the street-scene.
- 5.5 Overall, it is considered that the proposal is of a satisfactory standard of design which is not thought to be detrimental to the character of the existing dwelling, nor its immediate context. Officers therefore have no objection to the proposal in terms of design and visual amenity.
- 5.6 Residential Amenity
Policy PSP8 of the PSP Plan (Adopted November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.7 The residential amenity of the neighbouring and surrounding occupiers has been considered. The subject dwelling is located within a large plot and due to the location of the proposed development, it is unlikely that it will have an overbearing or overshadowing effect on the neighbouring occupiers. There may be some potential for increased overlooking from the rear elevation, due to the windows which are to be inserted in the proposed two storey extension. However, there are windows in the existing rear elevation and it is not thought that the windows in the proposed extension will increase overlooking to an unacceptable level. There is also a degree of separation between 45 Kingsfield Lane and the properties to the rear.
- 5.8 The proposal will occupy additional floor space. However, it is considered that sufficient private amenity space will remain after the development and there is no objection in this regard.

- 5.9 The proposal is not considered to have a detrimental impact on the residential amenity of the neighbouring or surrounding occupiers. The proposal is therefore considered to comply with policy PSP8 of the Policies Sites and Places (2017) Plan.
- 5.10 Transport
Local residents have raised concerns regarding the level of parking in the area and the impact the proposal will have on this issue. The number of bedrooms at the property will be increasing from 3 to 4. The South Gloucestershire Parking Standards SPD states that for a 4 bedroom property, a minimum of 2 off-street parking spaces should be provided. A revised plan submitted on 19/03/2019 shows that there is existing provision for at least 2 cars. This is not proposed to change as a result of the development and therefore, officers are satisfied that the level of off-street parking is sufficient.
- 5.11 It is noted that there is extant planning permission for a detached dwelling on the site (PK18/1332/F). This would remove the existing parking from the site. However, the site plan submitted as part of that application shows that two parking spaces will be provided for 45 Kingsfield Lane. Residents have raised concerns regarding the increase in occupancy levels and the level of parking for both dwellings. However, the site plans show that the minimum level of parking required is being provided on site and therefore, there is not a reason for refusal on this basis.
- 5.12 Local residents have also raised concerns regarding highway safety in this area. It is acknowledged that the lane is narrow. However, it is not considered that this proposal (a two storey rear and single storey front extension) will have an unacceptable impact on highway safety. Paragraph 109 of the NPPF states that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”. It is noted that there will be some impact on the road network, this is not considered to be severe and would not warrant a refusal reason. It has been stated that David Rose has previously said that any new development should be refused on the basis of highway safety. Every application is assessed on its own merits and as set out above, the impact on highway safety as a result of this proposal will not be unacceptable.
- 5.13 The issue of increased overspill traffic parking on Tyler Close; such as delivery vans and visitors. There are no parking restrictions on Tyler Close and therefore cars can be parked on this road without penalty. Whilst it is acknowledged that an increase in the number of cars could add to this issue, it is not considered that the proposal will exacerbate this to an unacceptable level.
- 5.14 Overall, a sufficient amount of off-street parking can be provided for at the property after the proposal. Officers are satisfied that if the extant permission for a detached dwelling was implemented on the site, the level of parking would still be sufficient. The proposal is not considered to have an unacceptable impact on highway safety, not a severe cumulative impact on the highway and as such, it cannot be refused on transportation grounds.

5.15 Other Matters

The Parish Council and local residents have raised concerns that the proposal could be considered over development of the site. The planning history of the site shows that there is extant planning permission for a detached dwelling on the site (approved under PK18/1332/F). Although every planning application is assessed on its own merit, the proposed extensions to 45 Kingsfield Lane have been considered in the context of the proposed dwelling. Officers consider that the proposed extensions will not cause the site to feel over developed. The two-storey rear extension has the benefit of being contained within the existing built form; being built against two existing walls. Its footprint is also relatively modest. There will still be a good amount of private amenity space remaining for number 45 Kingsfield Lane, and the new proposed dwelling should it be constructed. The host dwelling is also located within a residential context. Therefore, officers do not feel that the site will not be overdeveloped as a result of the proposal and do not consider there is reason enough to refuse the application on these grounds.

5.16 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.17 With regards to the above this planning application it is considered to have a neutral impact on equality.

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 development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That permission be **GRANTED** subject to the conditions on the decision notice.

Contact Officer: Isabel Daone
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The development hereby approved shall be implemented strictly in accordance with the following plans:

Existing Ground Floor Plan. PL01. Received by the Local Planning Authority 02/02/2019

Existing First Floor Plan. PL02. Received by the Local Planning Authority 02/02/2019

Existing Roof Plan. PL03. Received by the Local Planning Authority 02/02/2019

Existing Elevations. PL05. Received by the Local Planning Authority 02/02/2019

Location Plan. PL06. Received by the Local Planning Authority 02/02/2019

Proposed Ground Floor Plan. PL07. Received by the Local Planning Authority 02/02/2019

Proposed First Floor Plan. PL08. Received by the Local Planning Authority 02/02/2019

Proposed Roof Plan. PL09. Received by the Local Planning Authority 02/02/2019

Proposed Elevations. PL11. Received by the Local Planning Authority 02/02/2019

Existing Site Plan. PL04A. Received by the Local Planning Authority 19/03/2019

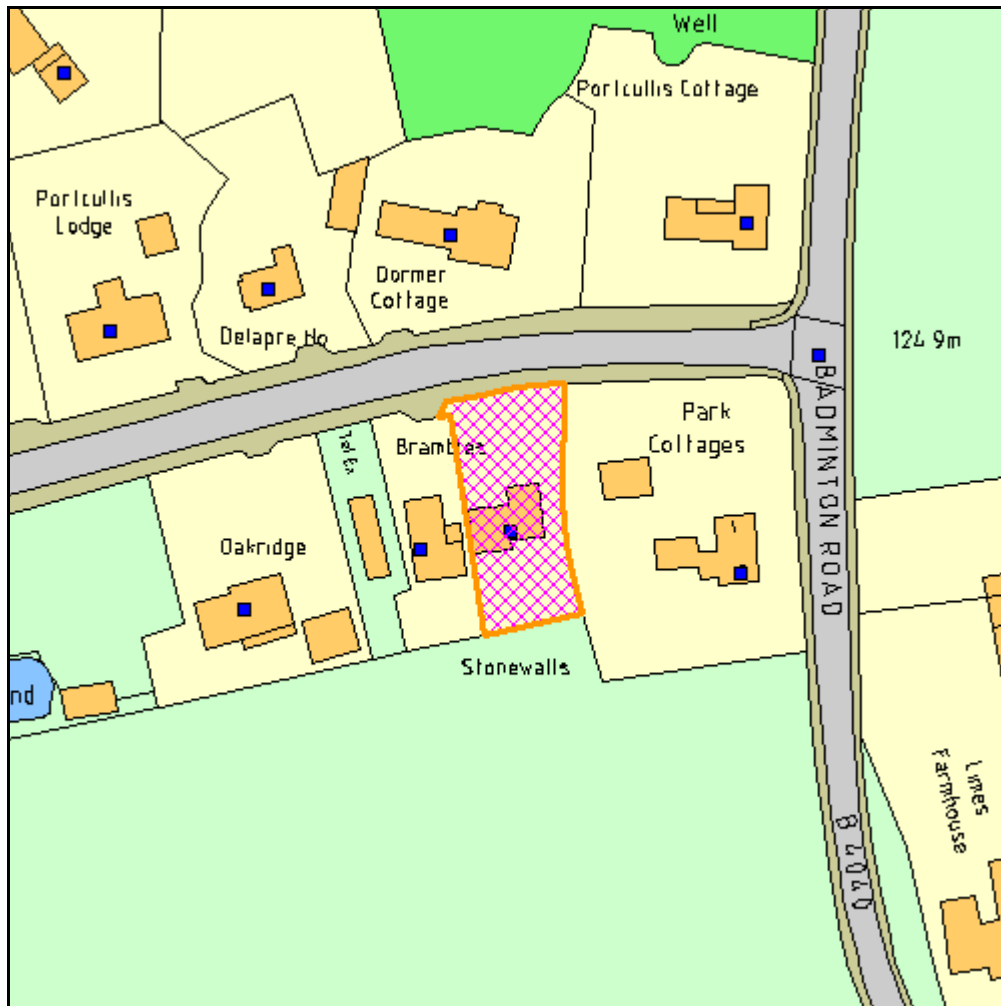
Proposed Site Plan. PL10A. . Received by the Local Planning Authority 19/03/2019

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	P19/1270/F	Applicant:	Mr Wayne Gwilliam
Site:	Stonewalls Sodbury Road Acton Turville Badminton South Gloucestershire GL9 1HD	Date Reg:	4th February 2019
Proposal:	Demolition of existing garage and erection of external store. Erection of single storey front and side extensions to form additional living accommodation (Amendment to a previously approved scheme PK18/4080/F).	Parish:	Acton Turville Parish Council
Map Ref:	380839 181071	Ward:	Cotswold Edge
Application Category:	Householder	Target Date:	29th March 2019



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule as comments of objection from the local parish council have been received. These are contrary to the officer recommendation and according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of existing garage and erection of external store. Erection of single storey front and side extensions to form additional living accommodation (Amendment to a previously approved scheme PK18/4080/F).
- 1.2 The application site relates to a single storey, detached bungalow which is located within a residential area of Acton Turville.
- 1.3 The application site is located within the Cotswolds area of outstanding natural beauty.
- 1.4 This application is an amendment to a previously approved scheme (PK18/4080/F) that proposed to demolish an existing garage, erect of new detached garage and erect single storey side, front and rear extensions to provide additional living accommodation.
- 1.5 This amendment is similar in scale but now seeks to remove the single storey rear element, slightly increase the front porch and alter the detached garage. The detached garage alteration is the most significant change, the original application (PK18/4080/F) the garage was located directly in front of the principal elevation, running in an east-west direction. The new proposal seeks to alter this by relocating the garage (now proposed as a store) more to the side of the dwelling and running in a north to south direction. The proposal also seeks to widen the existing hardstanding, allowing for more vehicle parking.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance

- 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

South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP11 Transport

PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 None Relevant

4. CONSULTATION RESPONSES

4.1 Acton Turville Parish Council Object

- The garage/store is significantly forward of the building line of properties on this road
- Plans submitted do not show the garage/store will impact visual aspect from the front of the property.
- The removal of the garage will result in vehicles parked on the hardstanding, detracting from the open rural landscape.

Sustainable Transport

We understand that this planning application seeks to construct extensions to Stonewalls, Sodbury Road, Acton Turville. We also understand that it is a resubmission of a previous one (ref PK18/4080/F) and note that, upon resolution of our initial queries, we did not object to that application. Although we note that some minor changes have been made to the proposed development, it remains broadly the same overall. Therefore, as we consider that this proposal remains essentially unchanged in highways and transportation terms, we do not wish to object to the current application either. However, we would recommend that any conditions placed on the planning permission previously granted for this development, should be carried over to the current version as well.

Listed Building and Conservation Officer

In light of the planning history there are no objections and subject to no impact on the boundary planting, the positioning of the garage/store would be a considered improvement on the previous scheme. Would also advise the same conditions for PK18.4080/F be reapplied.

Other Representations

- 4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy 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 Design and Visual Amenity

The application seeks full planning permission for the demolition of existing garage and erection of external store. Erection of single storey front and side extensions to form additional living accommodation (Amendment to a previously approved scheme PK18/4080/F).

Single storey front

- 5.3 The application seeks full planning permission for the erection of a single storey front extension to form additional living accommodation. The proposed single storey floor front extension will have a width of approximately 5.7metres, a depth of 2.9metres and a maximum height of 5.2metres.

Single Storey side

- 5.4 The proposed single storey side extension will have a maximum height of 4.4metres, extend approximately 3.6metres from the existing side elevation at its widest point and have a depth of approximately 8.4metres. The existing detached garage will be demolished to facilitate the proposal.

Front porch

- 5.5 The proposal will have a width of approximately 2.9metres, a depth of 1.9 metres and a maximum height of 4metres. The proposal will introduce feature an oak framed gable roof with materials to match the existing dwelling.

- 5.6 The proposal will match the existing dwelling in terms of design, with its asymmetrical roof remaining a strong feature. It is considered that the design approaches, siting and scale allow for the proposed extensions to appear both proportionate to the host dwelling and appear in keeping with the domestic character of the building.

Detached Store

- 5.7 The proposal will measure 3.2metres wide, 6.3metres deep and will have a maximum height of 3.8metres. The proposal will introduce double doors to the west elevation, feature a pitched roof and introduce reconstructed stone to both the north and west elevations.
- 5.8 An objection was raised in regards to the location of the detached store. It is Officers opinion that the proposed store would be located in a sympathetic position, situated to the principal elevation of the existing dwellinghouse, facing onto the hardstanding area. The proposal is considered to be of an appropriate scale and form, and would appear as a fairly typical addition to a domestic property. Furthermore, detached garages/outbuildings are present in front of the principal elevations of both Park Cottage, located immediately to north-east and Delapre House located immediately north-west.
- 5.9 In addition to the above, the location of the proposed garage was deemed acceptable under a previous permission (PK18/4080/F). Whilst the orientation of the built form has changed, it is not considered that it would have a significant negative effect on the visual amenity of the surrounding area, and the development is therefore considered acceptable.
- 5.10 A further objection raised concerns that the removal of the garage will result in additional vehicles parking on the hardstanding, impacting on the open rural landscape. The case officer does not consider the removal of the garage to increase traffic or congestion. Whilst it is likely more vehicles will be stationed on the driveway, the principle of a driveway is to gain access to and from the property and to store vehicles, furthermore, the property benefits from a large driveway. As such, it is not considered that the removal of one parking space that would be provided by the garage would significantly or detrimentally impact the open rural land.
- 5.11 Residential Amenity
Policy PSP38 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.12 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location of the extensions, it is not considered that its erection would materially harm the residential amenity at any of the adjoining properties. Due to levels of separation, it is not deemed that the proposed extensions would impact upon the residential amenity enjoyed at properties
- 5.13 The proposal will occupy additional floor space, however sufficient private amenity space will remain following development and there is no objection with regard to this.
- 5.14 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal will not result in an unacceptable impact on the residential amenity of its neighbouring

occupiers. Therefore, the development is not considered to be detrimental to residential amenity and is deemed to comply with Policy PSP38 of the PSP Plan (November 2017).

5.15 Sustainable Transport and Parking Provision

As a result of the proposed development, the number of bedrooms within the property would increase from a total of 2 to 4. South Gloucestershire Residential Parking Standards SPD outlines that properties with 3 bedrooms must make provision for the parking of a minimum of 2 vehicles, with each parking space measuring a minimum of 2.4m x 4.8m.

5.16 Submitted plans show that two parking spaces can be provided to the front of the property. On this basis, it is considered that the minimum parking provision for a 4-bed property can be provided on-site.

5.17 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

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 development plan 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 included on the decision notice.

Contact Officer: **Westley Little**
Tel. No. **01454 862217**

CONDITIONS

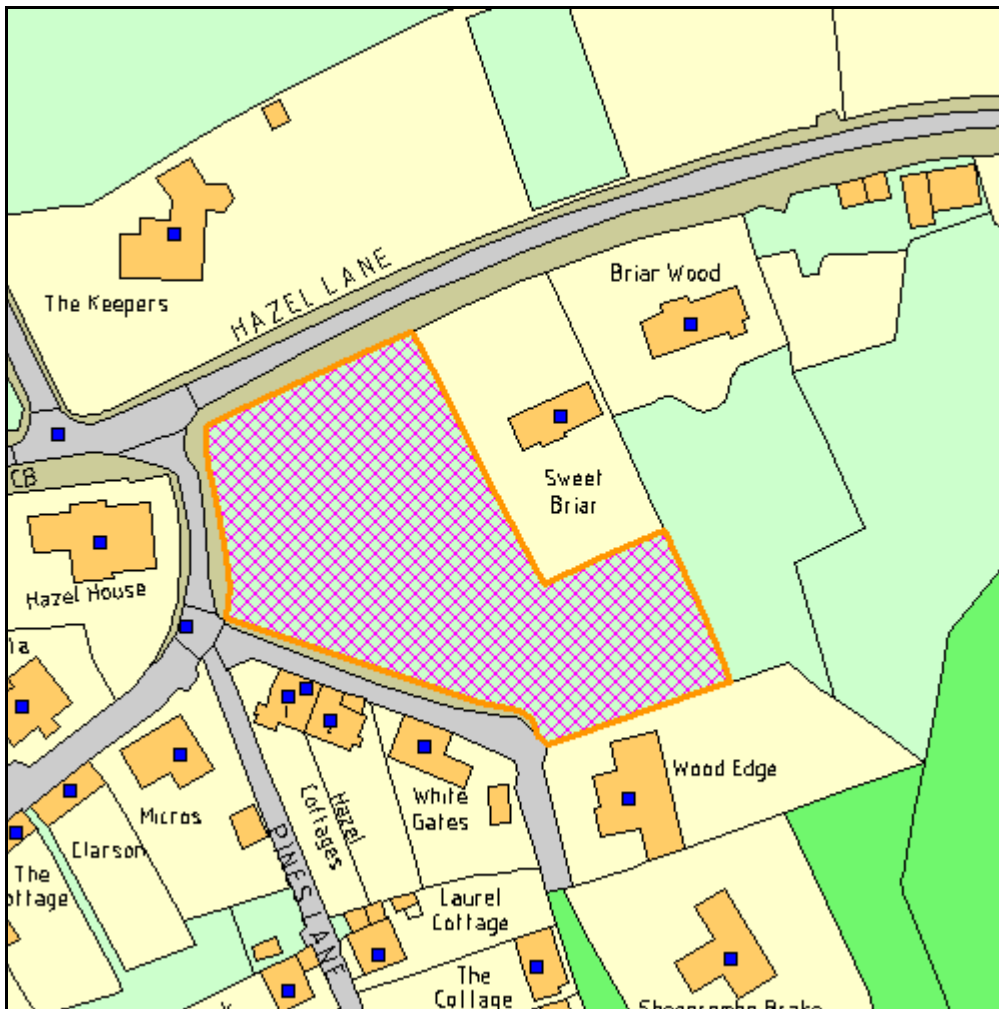
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	P19/1318/RVC	Applicant:	Mrs K. Honor
Site:	Paddock To The West Of Sweet Briar Hazel Lane Tockington Bristol South Gloucestershire BS32 4PL	Date Reg:	6th February 2019
Proposal:	Variation of condition 5 attached to PT17/4635/F added to by PT18/6382/NMA to substitute approved plan number 1106- 17-100A with SK-001A, 1 1106-17_101 and 1106-17-200B with SK-002E, 1106- 17_102 and 1106-17-200B with SK-004C, 1106-17_105 with SK-003D and 1106- 17_106 with SK-005B and SK-006A.	Parish:	Olveston Parish Council
Map Ref:	361913 187454	Ward:	Severn Vale
Application Category:	Minor	Target Date:	2nd April 2019



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 100023410, 2008. **N.T.S.** **P19/1318/RVC**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule, due to the receipt of a response received, from the Parish Council, raising concerns with regards to the application.

1. THE PROPOSAL

1.1 This application was submitted as a variation of condition 5 attached to PT17/4635/F, as added to by PT18/6382/NMA, to substitute approved plan numbers 1106-17-100A with SK-001A, 1 1106-17_101 and 1106-17-200B with SK-002E, 1106-17_102 and 1106-17-200B with SK-004C, 1106-17_105 with SK-003D and 1106-17_106 with SK-005B and SK-006A. PT17/4635/F was for the demolition of an existing shelter and erection of 2no detached dwellings with access and associated works.

1.2 The condition that is sought to be varied states:
'The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan

Existing site plan and topographical survey 3306-1

Proposed Site Plan 1106-17-100A

Proposed Plans House 1 1106-17_101

Proposed Plans House 2 1106-17_102

Proposed Elevations 1 of 2 1106-17_105

Proposed Elevations 2 of 2 1106-17_106

Proposed Sections AA and BB 1106-17-200B'

1.3 In working up the proposals for Building Regulations approval, a number of minor changes have resulted to the design of the houses. The majority of changes relate to adjustments to the size and/or position of windows or doors. The most significant change is an increase in height of the front elevation porch of House 2/Plot 2. The amended design has increased it to two storeys and introduced a pitched roof which intersects with the main roof.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

National Planning Practice Guidance 2014

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

CS9 Managing Environment and Heritage
CS13 Non-safeguarded Economic Development Sites
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS30 Yate and Chipping Sodbury

South Gloucestershire Policies Site and Places Plan

PSP8 Residential Amenity
PSP16 Parking Standards
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT17/4635/F - Demolition of existing shelter and erection of 2no detached dwellings with access and associated works. Approved 20.04.2018.
- 3.2 PT18/6382/NMA - Non material amendment to planning permission PT17/4635/F to list the approved plans as a condition. Approved 16.01.2019

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council

It was minuted by the Olveston Planning Committee on 12th Feb 2019 to object on the grounds of green belt ground and over development

4.2 Other Consultees

Ecology

No objection

Tree Officer

There are no objections to the changes provided that the works are in accordance with the Arboricultural report submitted with PT17/4635/F

Highways Structures

No comment

Lead Local Flood Authority

No objections

Sustainable Transportation

We note that this planning application seeks to vary a condition (ref 5) placed on the permission granted under PT17/4635/F and PT18/6382/NMA for development on land to the west of Sweet Briar Hazel Lane, Tockington. We understand that this proposal already has planning permission and this application will permit the replacement of a number of drawings by new

versions. However, our examination suggests that this will not result any material change to the development as a whole. Consequently we have no highways or transportation comments about this application.

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The principle of the housing development is established. The issue for consideration therefore is whether the changes highlighted above, through the substitution of certain plans, raise any further issues or give rise to different considerations. The main issues relating to the changes are considered to be those of design and window/door location and whether these changes are acceptable in visual and residential amenity terms.
- 5.2 Green Belt
The comments from the Parish Council regarding the Green Belt are noted. It must however be considered that the principle of development with the Green Belt has been considered acceptable and established. It is not considered that the alterations proposed, as described, are considered significant as to give rise to additional impact upon the openness of the Green Belt or materially alter Green Belt considerations.
- 5.3 Residential Amenity
The extent of the proposed changes through the substitution of plans given their nature and location these are not considered to give rise to additional issues of overlooking or materially impact upon the original considerations of the application. The addition of the first floor level above the porch area to the front, similarly would not impact upon amenity in its own right or cumulatively with the development. Given the existing approval, previous consideration, and relationship of the proposals with the surrounding area the details are considered acceptable as proposed.
- 5.4 Design/Visual Amenity
The proposals incorporate some relatively minor slightly differences to some of the windows and doors to the previously approved external design, as well as an additional storey above the porch. This is not considered to fundamentally alter or materially detract from the approved scheme. The varied scheme is considered acceptable and does not raise any material or additional issues and the proposals are considered acceptable in their own right in this respect.
- 5.5 Transportation
It is not considered that the proposed variation affects the transport considerations of the site.

5.6 Ecology

It is not considered that the proposed variation affects the ecological considerations of the site.

5.7 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

The remaining relevant conditions on PT17/4635/F have been carried over and updated where necessary.

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 Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report. Conditions that remain relevant and not subject to this variation application will be brought forward with this recommendation.

7. RECOMMENDATION

7.1 That permission for the variation of condition is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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

This is a pre-commencement condition to ensure that the proposed materials are acceptable, and be incorporated within the development from the start.

3. All works must proceed in strict accordance with the methods detailed in Section 4.2 of the Reptile Survey Report (IES Consulting, October 2016). This relates to the use of habitat manipulation prior to construction. A copy of the Reptile Survey Report must be kept on site at all times.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the ecology of the site, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework

4. Prior to the commencement of development, a construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. The construction management plan required by this condition shall include: parking for vehicles associated with site operations, including visitors; routes for construction traffic; means of prevention of mud being carried onto highway; pedestrian and cyclist protection along Hazel Lane; any temporary traffic restrictions; arrangements for turning construction and delivery vehicles within the site; and working hours.

Reason

To protect the amenities of nearby occupiers during construction works and to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the National Planning Policy Framework, March 2012.

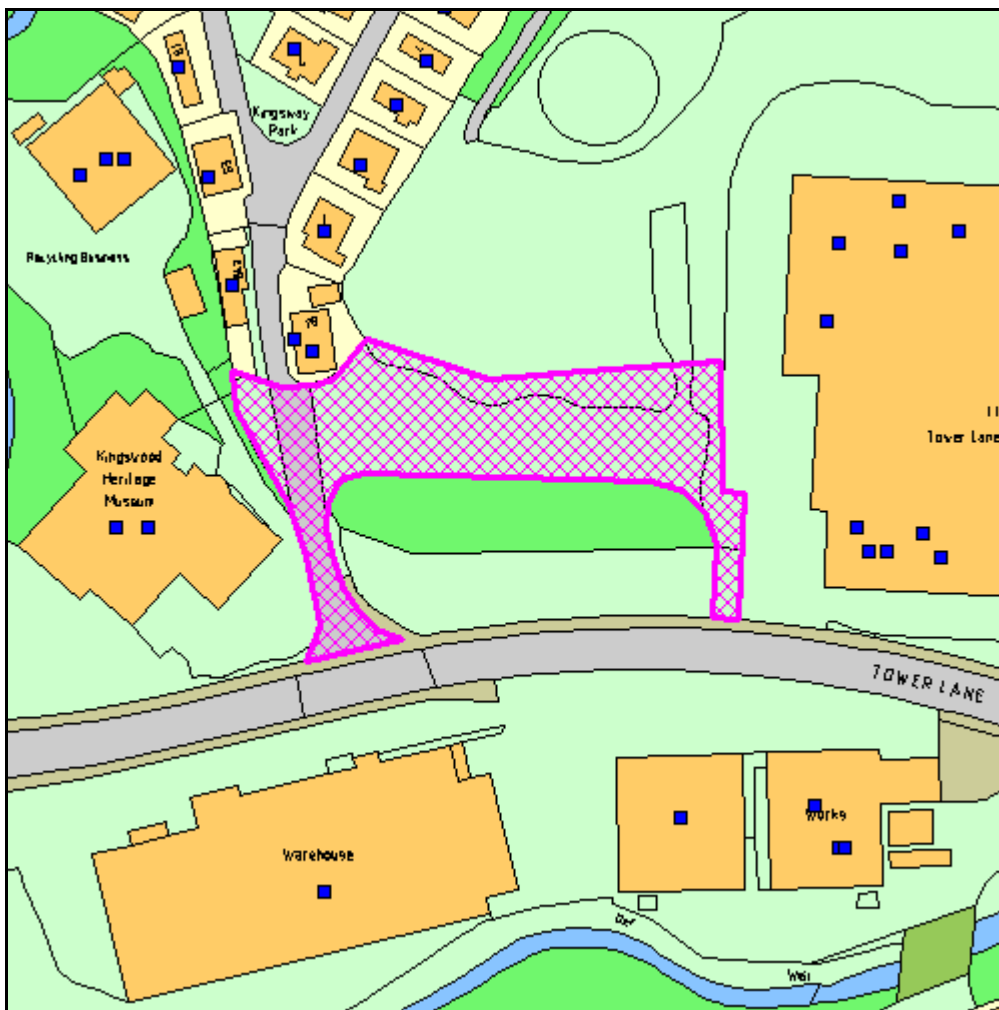
5. The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan and Topographical Survey (Ref108/3306/1) and Reptile Survey Report, received by the Council on the 3rd October 2017 and Proposed Plans and Elevations - SK-001A, SK-002E, SK-004C, SK-003D , SK-005B and SK-006A, received by the Council on the 5th February 2019.

Reason

To ensure that the development is carried out in accordance with the approved plans.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	PK18/4550/F	Applicant:	Sovereign Park Home Developments
Site:	Kingsway Park Tower Lane Warmley Bristol South Gloucestershire BS30 8XY	Date Reg:	29th October 2018
Proposal:	Construction of 5no. hardstanding bases for caravans (resubmission of PK18/0244/F).	Parish:	Siston Parish Council
Map Ref:	366835 172766	Ward:	Siston
Application Category:	Minor	Target Date:	21st December 2018



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South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments from local residents and community groups.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the construction of 5no. hardstanding bases for caravans. This is a resubmission of PK18/0244/F. The application site relates to an existing residential caravan park situated at Kingsway Park, Tower Lane, Warmley and therefore within the settlement boundary. The site is located to the front of the existing caravan park on an area of hardstanding. A number of commercial uses are in the vicinity of the site and the Kingswood Heritage Museum is directly to the west.
- 1.2 This residential caravan park is formed of or directly adjacent to a number of heritage features which include the curtilage of a listed building, a conservation area and a registered park and garden. Furthermore, it is noted that the site is subject to an Article 4 designation as a result of these heritage features.
- 1.3 Specifically the site lies within Warmley Brassworks Scheduled Ancient Monument, Warmley Conservation Area and registered garden and as such, scheduled monument consent was required and subsequently obtained.
- 1.4 During the course of this application the number of caravans was reduced from 6no. to 5no. and revised plans have amended the location of the caravans on the site.
- 1.5 The agent has provided a heritage assessment which indicates the following: The site which is currently a car park, formerly lay on the western side of William Champion's 18th century brass works, and to the south of Warmley House and landscape garden. Cartographic evidence shows that the site was occupied by the southern extent of a man-made lake associated with the industrial complex. Along the southern boundary, the site may also include the northern edge of a row of terraced houses built by Champion for his workers. The terrace was demolished in 1968 although the foundations and associated artefacts may survive.
- 1.6 The desk based heritage assessment goes on to acknowledge the proposed development would have a direct effect on a number of assets and has indicated the degree of impact on the Warmley Brass works scheduled ancient monument as being moderately adverse for the truncation of archaeological heritage assets. As such the applicant applied to Historic England for scheduled monument consent and consent was given.

- 1.7 The agent's assessment continued; with regards to Warmley Conservation Area the replacement of the car park with mobile homes was considered to have neither a negative impact nor to significantly improve the Conservation Area and therefore the impact was assigned as being not significant.
- 1.8 Furthermore, they declare that as the development is outside the registered gardens, the impact on Warmley Gardens was assigned as being not significant. This assumption was made on the basis of retention of the trees and vegetation along the application's northern boundary which screens views between the car park and the gardens.
- 1.9 Finally, the heritage assessment stated; Remains of the filled in lake and foundations of the terraced houses to the front and just beyond the car park are assigned an unknown level of impact due to the uncertainty regarding depth and survival.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2018
National Planning Guidance

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
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS23	Community Infrastructure and Cultural Activity
CS29	Communities of the East Fringe of Bristol

South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP9	Health Impact Assessments
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management

PSP21	Environmental Pollution and Impacts
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.
 South Gloucestershire Design Checklist (Adopted) 2007)
 South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013
 Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
 SPD – (Adopted) March 2015
 South Gloucestershire Council Waste Collection: guidance for new
 developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

- 3.1 PK18/0244/F Construction of 8no hardstanding bases for caravans.
 Refused 3.9.18

Reason:

Insufficient or inadequate information has been submitted to appropriately assess the impact on a range of heritage assets and it is thought the development would likely have an adverse impact on the health of a number of protected trees, which in turn add value to the setting and appearance and character of the Warmley Conservation Area, Grade II* and Grade II listed buildings; and the Brassworks registered park and garden. Consequently in the absence of appropriate information and the likely harm, and the fact great weight should be attached to heritage considerations; significant and demonstrable harm has been raised. The proposal is therefore viewed to fail Policies CS1 and CS9 of the Core Strategy (2013); Policies PSP1, PSP3 and PSP17 of the Policies Sites and Places DPD (2017); and the provisions of the NPPF (2018)

- 3.2 PK15/2573/CLP Application for certificate of lawfulness for the proposed siting of additional mobile homes.
 Refused 7.9.15

Reason:

The application fails to demonstrate that the siting of additional mobile homes on the land edged red on the submitted plan would not be contrary to the requirements of the South Gloucestershire Council Warmely Conservation Area Article 4(1) Direction - dated 27th October 2006. In accordance with the Schedule of the Article 4 direction the proposal is development for which Planning Permission is required.

Approval at Appeal 25/08/2015

4. CONSULTATION RESPONSES

4.1 Siston Parish Council

Members very much regret the fact that previous decisions lend support to what will now become a form of intrusive piecemeal development at this nationally and internationally important location.

In the event of this reduced number of mobile homes now being approved, it is felt that priority consideration should be given to improved tree screening of both the northern and southern sides of the site.

Internal Consultees

4.2 Conservation

Objection:

Layout of caravans and number have been reduced since previous scheme. Current proposal is unclear regarding access to the Gardens, access into the site by vehicles and proximity of one of the caravans to the listed Museum building, proximity of eastern most caravan and problems of disturbance, query regarding conifer hedge.

More information needed regarding parking, garden/amenity space/bin storage and how the proposals will protect the setting and character of Warmley Gardens and the listed Museum building.

Updated comments:

Revised plans have repositioned the units away from the site entrance to the west and the service entrance to the east. Understand concerns raised but note the existing planning constraints. Opportunities to improve landscape/boundary are acknowledged.

4.3 Tree Officer

No objection regarding layout's impact on the significant trees. However, clarification is needed on:

- The proposed method statement for the construction of the access road between T1 and T2. If the sub base is considered to be inadequate and further excavation is considered to be necessary, this further excavation is to be carried out using an air spade to establish the extent of roots beneath the access track. This will be carried out under Arboricultural supervision. If roots are exposed the access track will be constructed using no-dig methods (Cellular Confinement System) above them.
- It is accepted that the dead trees should be removed but landscape proposals that mitigate fully for their loss need to be submitted. This should include the full planting of the northern boundary of this area.
- There is no indication of the proposed location of utilities and drainage to these units. Need assurance that these will come into this area under the access road and not via the Root Protection Areas (RPAs) of the retained trees.

Updated comments:

During the course of the application an agreement has been reached that the Cypress trees on the Tower Lane boundary are to be removed. A landscape plan to be submitted prior to commencement of development is required. On the basis that a further condition regarding the submission of a plan showing the route of all utilities is to be submitted to the LPA for approval there are no objections.

4.4 Ecology

No objection subject to a condition regarding additional planting.

4.5 Highway Structures

No objection

4.6 Environmental Protection

No objection subject to a condition regarding construction sites

4.7 Archaeology

No objection subject to a condition due to the unknown level of impact as a result of the uncertainty regarding depth and survival.

Statutory / External Consultees

4.8 Transport

No objection

4.9 Historic England

No objection

4.10 Drainage

No objection subject to an informative regarding surface water flooding

4.11 Coal Authority

No objection subject to an informative

Other Representations

4.12 Community Groups

Warmley Brassworks Trust:

- Further investigation required into previous aims and enhancement strategies for the site
- Visual distraction and harm to setting of historic garden
- Significant impact on public access and enjoyment of the gardens – permanent public right of way over car park should be established
- Awareness of site and contribution made by many voluntary organisations committed to preserving what remains of Champion's Brassworks and Gardens

4.13 Avon Gardens Trust

Objection:

- this proposal will not only make maintenance of the Registered Park and Garden almost impossible, but it will further encroach upon this fragile site, detract from its significance and not make any positive step towards removing the site from the 'Heritage At Risk' register.

4.14 Local Residents

Two letters of objection and one letter of support have been received. The comments of objection are summarised as:

- Impact on historic setting and heritage assets.
- Site is outside that allowed under the certificate of lawful development.
- Filling-in of the historic lake to form the park home has harmed historic significance of the collection of historic assets but the carpark still retains shape of former water body
- Hardstanding bases would be raised above the level of existing hard surface – visually discordant to the garden setting nearby
- No public benefits to outweigh the harm

The comments in support are summarised as:

- Cannot understand why people are objecting – this is a lovely community where people over the age of 50 come to downsize or retire.

5. **ANALYSIS OF PROPOSAL**

5.1 The application is for the construction of 5no. hardstanding bases for caravans.

5.2 Principle of Development

The scheme is to be assessed against the above listed policies and all material considerations which includes a certificate of lawfulness that permits the installation of mobile homes on the site (providing there is no operational development). Details on the certificate can be found below.

The site is located within the established settlement boundary where both local and national planning policy supports development. On this basis the proposal accords with Policy CS5 but is subject to site specific considerations.

5.3 The NPPF declares that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation – the more important the asset, the greater the weight should be. Furthermore, the national guidance is clear when it states this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. Where a development would lead to less than substantial harm, this harm should be weighed against the public benefits.

5.4 PSP17 states that development within or affecting the setting of a Conservation Area will be expected to preserve or, where appropriate, enhance those elements which contribute to their special character or appearance; and pay particular attention to opportunities to enhance negative parts of conservation areas and to draw on local character and distinctiveness. It also states that alterations, extensions or changes of use to listed buildings, or development

- within their setting, will be expected to preserve and, where appropriate, enhance those elements which contribute to their special architectural or historic interest, including their settings.
- 5.5 In this instance the harm has been assessed as being less than substantial and this is discussed further in the below report. Other matters to consider include the impact on residential amenity, parking and highway safety.
- 5.6 **Background information:**
The proposal site falls within the ownership and original site plan of a caravan park, the permission for which did not specify the number of mobiles homes allowed on the site. Subsequently application PK15/2573/CLP was submitted to establish the lawfulness of additional homes being introduced on the proposal site; in this case without any operational development. This was initially refused by the LPA, however at appeal it was found that the use of the land for such purposes was lawful as it did not constitute a material change of use, did not require any operational development and the appeal was allowed.
- 5.7 Certain operational development can normally be allowed under the provisions of the General Permitted Development Order. Nevertheless the existence of the Article 4(1) direction means that operational development (including that normally permitted under the auspices of the General Permitted Development Order) would require full permission to allow the impact on the conservation area to be considered. In this case the proposal would fall within Class B, Part 5 of the current General Permitted Development Order (2015 (as amended)) which allows for development of the caravan site required by conditions of a site license and in reference to Caravan Sites and Control of Development Act 1960.
- 5.8 The Article 4(1) direction, however, has restricted this and there is no right to carry out what would normally be considered permitted development. Consequently no permission would be required were the caravans introduced without the construction of the hardstanding, however as the development does involve these works, full permission is required. The existence of the historic planning permission for the caravan park is regrettable and a result of historic poor planning practice. Nonetheless its existence leads officers to conclude that the land can be used for the purposes of providing additional mobile homes. Permission, however is required as the proposal involves works under Class B to Part 5 of the GPDO, which have been restricted by the 2006 Article 4(1) direction. Permission would not be required for the use of the land and this application can therefore only consider the impact of the operational development – the provision of the hard standings themselves.
- 5.9 **The application site**
The red edge plan presented to the LPA indicates an area up to the front boundary of the site. Comments received have indicated that the red edge has gone beyond what was considered under the certificate of lawfulness application and should not be included within this proposal.

- 5.10 The question has been raised as to whether this area should be included in the hardstanding which was considered under the appeal decision. In response to this query the applicant has acknowledged that the CLE application had followed contours on a map and should have included the land up to the southern most boundary. It is therefore necessary to consider if it is reasonable for this small area to be included in the assessment of this application.
- 5.11 The area of land in question comprises the trees, other planting, a grass bank and a mossy area extending out onto the hardstanding. It is also apparent that the area has been used for dumping cut vegetation and is not being well maintained. Some comments have described this area as reflecting the shape of the former pond. However, from the historic maps submitted in the desk-based heritage/archaeology assessment it is clear that the major part of the former man-made lake was where the existing caravan park is now and this area was merely an area of hardstanding and not left because of its shape or because of any reference to the former lake.
- 5.12 Given the above, it is entirely reasonable that this area should be included in this application. Plans indicate that the area would be tidied up and improvements made to the trees and planting to enhance this part of the site. This would be a betterment and a positive contribution to the Conservation Area in general.
- 5.13 **Heritage**
The revised plans have taken into account earlier comments and show the repositioning of the units away from the site entrance to the west and the service entrance to the east. The existing situation is acknowledged whereby the site benefits from unfettered planning permission for an unstipulated number of caravans within the caravan site boundaries (including associated infrastructure).
- 5.14 The 2015 decision highlighted that the Article 4 Direction cannot restrict development that has been previously approved under the 1963 application. Furthermore, the applicant will be respecting the requirements of the site license, the requirements of the scheduled monument consent and the requirements of the Caravan Sites Act.
- 5.15 The adopted Conservation Area SPD provides a strategy for management and enhancement and sets out a number of desired outcomes/objectives which the council aims to secure through development proposals wherever possible. However, in the present situation, the applicant's 'fall-back' position is to place the caravans directly onto the tarmac without the need for planning permission and this fact cannot be dismissed lightly. Comments received by objectors are noted but to try and secure the introduction of a new link through conditions attached to the present application would not meet the Government's tests for planning conditions (including that of 'reasonableness') and failure to provide the link also cannot be used to justify a reason for refusal given the above.

5.16 The applicant has confirmed that the units will adhere to the relevant spacing requirements of the site license and the reduced number is an improvement on the previous application. There will be an opportunity to grass over areas of the car park not required for access to improve the general appearance of the site and the removal of the tall, imposing leylandii hedge will be an improvement to the street-scene and open up views of the windmill tower which is presently obscured in views from the east. The removal of the trees will conversely open up views in to the caravan park so it would be imperative to secure an appropriate boundary treatment other than tall domestic fencing – this will actually require planning permission on the back of the Article 4 Direction.

5.17 **Conclusion of heritage section:**

In terms of the NPPF paragraph 196 makes it very clear that:

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefit of the proposal including, where appropriate, securing its optimum viable use.

5.18 This proposal would be on a piece of degraded land to the front of the caravan site next to existing car parking areas. It would have less than substantial harm to the identified heritage assets and would provide public benefit in the form of five new homes for the community and in the form of improvements to the front of the site by means of new planting. This is given significant weight in the overall assessment and to outweigh the less than substantial harm identified.

5.19 **Design and appearance**

The agent has confirmed that the proposal will conform to the stipulations of the Caravan Sites Act 1968 as amended in 2006 which specifies, among other things, the size of caravans, distances from boundaries and roads. This would be a matter for the site owners and managers to comply with and it is only the hardstanding that the LPA can assess.

5.20 Five areas of hardstanding are proposed on this car parking area. This is considered to be an appropriate number for the size of the site under consideration. The layout has been altered during the course of the application the result of which has ensured the existing vehicular access into the site remains clear and also would ensure the right of access used by the Council to gain entry into the historic gardens to the north is also not blocked by hardstanding or parked cars.

5.21 The areas of hardstanding would be of a size and material appropriate to their function and therefore their design, siting and appearance is acceptable in policy terms.

5.22 **Residential amenity:**

Given the location of the site and the layout of the proposed bases (and therefore subsequent mobile homes) there would be no adverse impact on the amenity of existing mobile homes or on the adjacent industrial/commercial buildings to the east. Again the agent has confirmed that the positioning will

conform to the stipulations required under the caravan site. The proposals are therefore acceptable in policy terms.

5.23 **Trees:**

Officers are aware that the proposal would have residential units in close proximity to the large Cypress trees on the Tower Lane boundary. This is not something that would normally be condoned or encouraged. To this end it has been agreed that by means of conditions improvements will be secured to demonstrate betterment for this area. These will be in the form of plans indicating the removal of the Cypress trees and the layout of mixed species, deciduous trees to replace them which Officers suggest should include some large-growing species, that may include Hornbeam, Sweet Gum or Small-leaved Lime. These larger trees should be planted as 12-14 cms girth heavy standards so as to provide some immediate impact and mitigation for the loss of the large Cypress trees.

5.24 Following discussions during the course of the application, Officers have agreed that appropriate conditions attached to the decision notice will further ensure the protection of nearby existing trees to the north. On this basis there are no objections to the scheme.

5.25 **Other objection/comments not covered above:**

Access into the gardens:

It has been stated that the proposal would affect access into the registered gardens for maintenance purposes. There is a right of access over the east part of the site for Council vehicles and the revised plans show that the position of the hardstanding would not affect the current arrangement.

Another objection comment has indicated that there should be a pedestrian link across the car park area from the Warmley Brassworks museum into the registered gardens. This is a private matter to be discussed between the relevant parties and not something that can be taken into consideration given the limited scope of this planning application.

5.26 **Pre-commencement conditions**

The agent has agreed to the suggested pre-commencement conditions.

5.27 **Impact on Equalities**

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

5.28 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.29 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

5.30 **Planning balance:**

The proposal is for the installation of 5 hardstanding bases for mobile homes. The site is within the Warmley Conservation Area and proximity of heritage assets has been noted. The harm resulting from the proposal has been attributed as being less than substantial. Improvements to the front of the site will be secured by means of appropriate conditions. This is considered a betterment which weighs in favour of the scheme. This, along with the scheme providing 5 new homes is considered to outweigh the identified harm and on this basis the proposal is supported.

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: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

7.1 It is recommended that the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. Development shall proceed in accordance with the following approved plans:

As received by the Council on 26.10.18:

Site location plan
Combined existing plan

As received by the Council on 14.11.18:
Combined proposed plan

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; PSP17 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

3. Prior to the commencement of any groundworks, including any exempt infrastructure, geotechnical or remediation works, a programme of archaeological work and subsequent detailed mitigation, outreach and publication strategy, including a timetable for the mitigation strategy, must be submitted to and approved by the local planning authority. Thereafter the approved programme of mitigated measures and method of outreach and publication shall be implemented in all respects.

Reason

In order to ensure the adequate protection of archaeological remains, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

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

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. Section 9.4.2 of the Arboricultural Method Statement shall be amended to read:

If the sub base is considered to be inadequate and further excavation is considered to be necessary, this further excavation is to be carried out using an air spade to establish the extent of roots beneath the access track. This will be carried out under Arboricultural supervision. If roots are exposed the access track will be constructed using no-dig methods (Cellular Confinement System) above them.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. There is no indication of the proposed location of utilities and drainage to these units. Prior to commencement a plan indicating the route of all utilities and drainage will be submitted and approved in writing by the LPA.

Reason

This is a prior to commencement condition to avoid any unnecessary remedial action and to protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

7. Notwithstanding condition 5, development shall be carried out in accordance with the details contained within the Silverback Arboricultural Method Statement (October 2018).

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(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	PT18/5555/F	Applicant:	Mr Neil Sutton Wessex Reserve Forces and Cadets Association
Site:	Weekend Training Centre New Passage Road Pilning Bristol South Gloucestershire BS35 4LZ	Date Reg:	4th December 2018
Proposal:	Erection of 2 no. metal storage containers with associated works.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	354610 186154	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	28th January 2019



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100023410, 2008. **N.T.S.** **PT18/5555/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because it represents a departure from the Development Plan on Green Belt policy.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 2no. metal containers with associated works.
- 1.2 Planning permission Ref. PT14/3455F Erection of 2no. metal storage containers was approved 8th January 2015, with an attached condition No.2 for a temporary period of five years. This application requires two additional metal storage containers in addition to the existing two temporary containers.
- 1.3 This application seeks to add additional storage within the application site to support the long-term viability of the WETC. The applicants state that the current amount of storage on site is insufficient and is adversely affecting the running of the Weekend Training Centre. If the temporary containers were to be removed after the five year period, this would limit the usefulness of the site and affect its long term viability for Wessex Reserve Forces and Cadets Association.
- 1.4 The site is located to the north of New Passage Way, within the Green Belt and outside of any defined settlement boundary. The site is located within Flood Zone 3, which is an area where there is a high probability of flooding, and within the Severn Estuary Coastal Zone. A Public Right of Way extends directly adjacent to the south-west boundary of the site.
- 1.5 Planning application Ref. PT18/5877/RVC Removal of condition 2 attached to planning permission PT14/3455/F to retain storage containers relates to the same application site and is being determined concurrently.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2018
National Planning Policy Guidance 2018

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted (December 2013)

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS34 Rural Areas

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan Adopted (November 2017)

PSP1 Local Distinctiveness

PSP2 Landscape

PSP7 Development in the Green Belt

PSP16 Parking Standards

PSP19 Wider Biodiversity

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (Adopted)

The South Gloucestershire Development in the Green Belt SPD (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT18/5877/RVC Removal of condition 2 attached to planning permission PT14/3455/F to retain storage containers Pending determination.
- 3.2 PT14/3455/F Erection of 2no. metal storage containers Condition no. 2 granted for a period of five years. Approved 8th January 2015
- 3.3 PT06/0206/C84 Erection of 3 no. huts, boundary palisade fencing and Other associated works for cadet training camp, Approved 9th March 2006
- 3.4 PT03/2409/C84 Demolition of existing buildings to facilitate erection of Single storey timber building for use as a cadet youth activity centre Approved 13th October 2003
- 3.5 PT03/0184/C84 Erection of single storey timber building for use as a Cadet youth activity centre Objection 25th February 2003

4. CONSULTATION RESPONSES

4.1 Pilning and Severn Beach Parish Council

The Parish Council have objected for the following reasons:

1) This site is in the green belt and as such is not suitable for B8 storage and distribution.

2) There is no landscaping offered or offer to provide significant planting around the boundaries of the site, to mask the activity on the site.

4.2 Highway Structures

No comment.

4.3 Lead Local Floor Authority

No objection. Recommend consult Lower Severn Drainage Board.

4.4 Lower Severn Drainage Board
No comments received.

4.5 Transportation DC
No objection.

Other Representations

4.6 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 The application seeks to erection 2no. metal storage containers with associated works.

5.2 Principle of Development

Green Belt assessment

The National Planning Policy Framework (NPPF) sets out the limited categories of development that are appropriate in the Green Belt. erection of 2no. metal storage containers does not fall within the limited categories of development that is appropriate in the Green Belt and therefore, represents inappropriate development and contrary to policy CS34 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

5.3 There are two existing metal containers (pre-2014), which appear to be lawful. The existing 2no. containers (Ref. PT14/3455/F) and an additional 2no. metal storage containers (total of six), will be located on an existing concrete slab. Each container measures approximately 2.5 metres in width, 6 metres in length and 2.6 metres in height. The site is secured by metal palisade fencing, with relatively low vegetation surrounding the site. The site is made up of several outbuildings and a large swathe of concrete hardstanding, left from the demolition of a former Nissen hut. The containers proximity to existing buildings on the site will ensure that there will not be a significant effect on the openness of the Green Belt. Accordingly, the addition of 2no. storage containers on the application site will have an impact on the Green Belt, which must be assessed.

5.4 The agent has provided the following supporting information in their Design and Access Statement (16 November 2018):

The WETC is owned and administered by the Wessex Reserve Forces and Cadets Association who provide accommodation for the Air Training Corps (ATC) and the Army Cadet Force (ACF). The centre is well used during the

weekends and school holidays for the outdoor training of army and Air Cadets, and is an important facility for the Association.

The accommodation on the site currently comprises a Warden's Cottage, a Cadet Hut, 2no. Accommodation Blocks, a Kitchen/Canteen Block, and an Ablution Block. Four metal storage containers are sited on an existing concrete slab remaining from a previously demolished building. Two are under a temporary (5 year) planning permission which was granted in 2014 (Application Number PT14/3455/F).

There is a requirement for additional storage on site as the current amount is insufficient and is adversely affecting the running of the WETC... The provision of additional storage facilities will allow for the continued and improved use of these facilities for the benefit of local young people. If additional storage were not permitted this would limit the usefulness of the site and affect its long term viability.

It is therefore highly desirable that this facility is maintained with sufficient accommodation for use by local Cadets. This additional storage will assist with cadet retention and recruitment and contribute to the long term viability of the facility.

The ATC and ACF aim to stimulate an interest in the Air Force and the Army, in their achievements, skills and values, and advises and prepares those considering a career in the Services or with the Reserve Forces. It is Wessex Reserve Forces and Cadets Association's intention to continue to provide this valuable facility which provides training for the youth of South Gloucestershire and further afield.

The existing metal storage buildings are used for storing the Cadet's kit and equipment and are fitted out with shelving and lighting. The proposed metal storage buildings will have the same use as the existing, and shall only function for purposes ancillary to the use of the site as a Cadet Training Centre.

Storing equipment on the site is essential for use in conjunction with the outdoor activities run by the training centre. As such there is no reasonable or satisfactory alternative location for the storage off site.

- 5.5 Given the supporting information submitted by the agents, the Officer must consider how much weight can be given to the very special circumstances put forward and whether on balance it sufficiently outweighs the harm to the Green Belt. It is considered that the proposal and the very special circumstances put forward are the same as the previously approved application Ref. PT14/3455/F. They are as following:

- 1) The existing site is a cadet training centre where cadets take part in a number of outdoor activities, which requires sufficient secure storage of the associated, necessary kit and equipment;
- 2) WETC is a community facility that provides a valuable service in the local community in terms of education and the development of young people considering a career in the services. This requires secure

storage to protect the long-term viability and function of the existing training centre. The NPPF encourages the retention and development of community facilities;

5.6 It is considered that significant weight can be attributed to reasons one and two of the very special circumstances provided. There is clearly a need for safe and secure storage within the site, in order for the facility to remain viable in the long term. The facility is a well-used and important asset for the youth of South Gloucestershire and further afield. Overall, there remains a clear and continuing need for secure storage, which sufficiently outweighs the harm to the Green Belt.

5.7 Design and Visual Amenity

The proposed containers are located on an existing concrete slab, to the north of the accommodation blocks, etc. The two additional metal containers will be slightly smaller in size, measuring approximately 4 metres by 2.1 metres. The siting of the storage containers are closely associated with the existing much larger accommodation/ablutions/canteen blocks. Similar to the existing containers, they will be grey/green in colour, which respects the rural context of the setting and will mitigate any harm to the rural landscape. Whilst the metal storage containers are more functional in design, they represent a temporary and transient solution. To support this end, a condition will be added requiring the storage containers to be removed after a period of two years.

5.8 Residential Amenity

There are no neighbouring properties within close proximity to the site. The site is relatively isolated and is located on the outskirts of Pilning. It is not considered that the proposal will have negative impacts on the residential amenity of neighbouring occupiers.

5.9 Transportation

Given the nature and siting of the proposed containers, it is not considered that there will be a material effect in terms of highway safety.

5.10 Conclusion

There is clearly a need for safe and secure storage in order for the facility to continue to function and thrive. It is considered that the two additional storage containers will meet the needs of the WETC in the short term. The applicants are encouraged to seek a more permanent solution of a higher quality design in the near future.

5.11 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities

5.12 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.13 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. CONCLUSION

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

6.2 The recommendation to **APPROVE** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is **APPROVED**, subject to the attached conditions.

Contact Officer: Katie Warrington
Tel. No. 01454 864712

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 storage containers hereby permitted shall be removed and the land restored to its former condition within 2 years of the date of this permission.

Reason

Given the temporary nature of the containers, to encourage good quality design and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; PSP2 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework (2018).

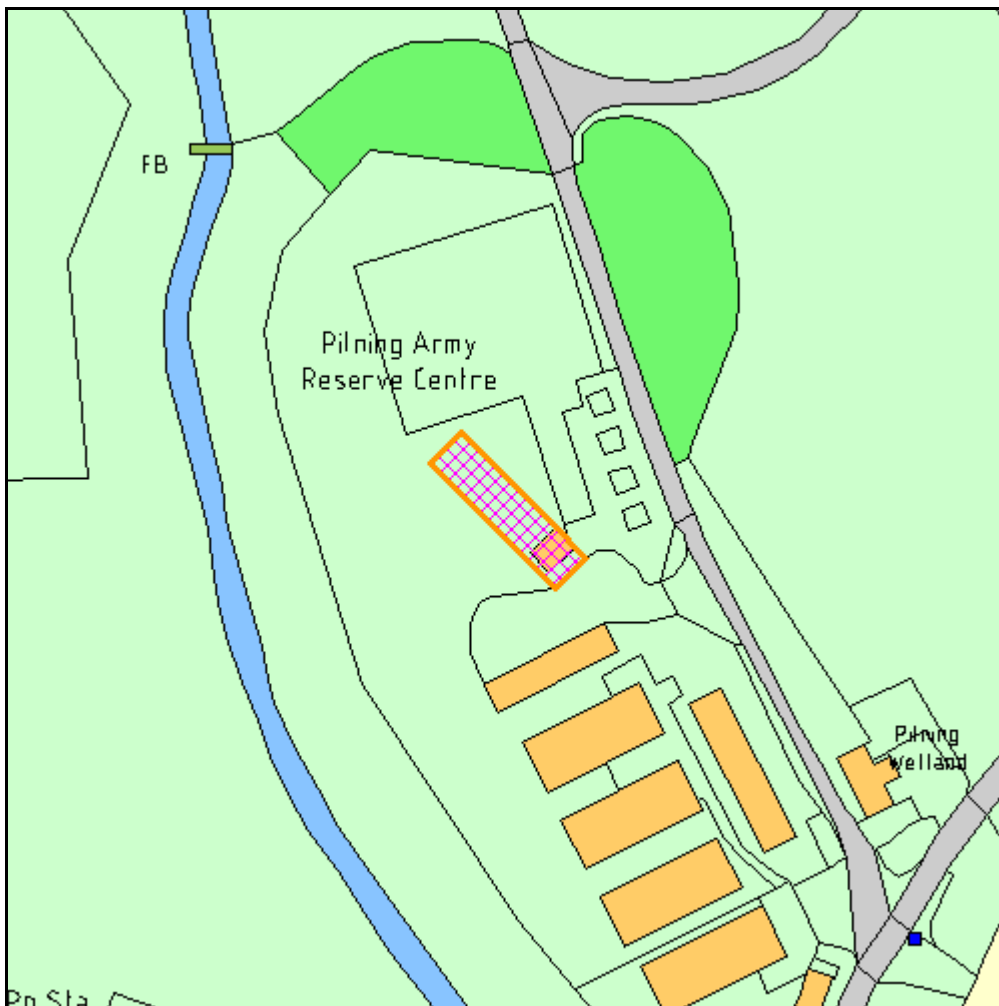
3. The storage containers hereby permitted shall only function for purposes ancillary to the use of the site as a Cadet Training Centre.

Reason

Very special circumstances have been provided for the need for the storage containers based on the individual circumstances of the use site. If the storage containers are used for other purposes it will represent inappropriate development in the Green Belt contrary to guidance contained in the National Planning Policy Framework; policy CS34 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and the South Gloucestershire Development in the Green Belt SPD (adopted).

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	PT18/5877/RVC	Applicant:	Mr Neil Sutton Wessex Reserve Forces and Cadets Association
Site:	Weekend Training Centre New Passage Road Pilning Bristol South Gloucestershire BS35 4LZ	Date Reg:	7th December 2018
Proposal:	Removal of condition 2 attached to planning permission PT14/3455/F to retain storage containers.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	355046 186005	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	1st February 2019



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 100023410, 2008. **N.T.S.** **PT18/5877/RVC**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because it represents a departure from the Development Plan on Green Belt policy.

1. THE PROPOSAL

1.1 This application seeks planning permission for the removal of condition no. 2 attached to planning permission PT14/3455/F to retain storage containers.

1.2 Planning permission Ref. PT14/3455F Erection of 2no. metal storage containers was approved 8th January 2015. Condition no. 2 states:

2) The storage containers hereby permitted shall be removed and the land restored to its former condition within 5 years of the date of this permission.

Reason

Given the temporary nature of the containers to encourage good quality design and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

1.3 This application seeks to remove the above condition or for temporary planning permission to be extended. The applicants state that the current amount of storage on site is insufficient and is adversely affecting the running of the Weekend Training Centre. If the temporary containers were to be removed after the five year period, this would limit the usefulness of the site and affect its long term viability for Wessex Reserve Forces and Cadets Association.

1.4 The site is located to the north of New Passage Way, within the Green Belt and outside of any defined settlement boundary. The site is located within Flood Zone 3, which is an area where there is a high probability of flooding, and within the Severn Estuary Coastal Zone. A Public Right of Way extends directly adjacent to the south-west boundary of the site.

1.5 Planning application Ref. PT18/5555/F Erection of 2no. metal storage containers with associated works is being determined concurrently.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2018

National Planning Policy Guidance 2018

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted (December 2013)

- CS1 High Quality Design
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS34 Rural Areas

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan Adopted (November 2017)

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP7 Development in the Green Belt
- PSP16 Parking Standards
- PSP19 Wider Biodiversity

2.3 Supplementary Planning Guidance

- The South Gloucestershire Design Checklist SPD (Adopted)
- The South Gloucestershire Development in the Green Belt SPD (Adopted)

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|---------------|---|
| 3.1 | PT18/5555/F | Erection of 2no. metal storage containers with associated works.
Pending determination. |
| 3.2 | PT14/3455/F | Erection of 2no. metal storage containers
Condition no. 2 granted for a period of five years.
Approved 8 th January 2015 |
| 3.3 | PT14/3455/F | Erection of 2no. metal storage containers
Condition no. 2 granted for a period of five years.
Approved 8 th January 2015 |
| 3.4 | PT06/0206/C84 | Erection of 3 no. huts, boundary palisade fencing and
Other associated works for cadet training camp, Approved
9 th March 2006 |
| 3.5 | PT03/2409/C84 | Demolition of existing buildings to facilitate erection of
Single storey timber building for use as a cadet youth
activity centre
Approved 13 th October 2003 |
| 3.6 | PT03/0184/C84 | Erection of single storey timber building for use as a
Cadet youth activity centre
Objection 25 th February 2003 |

4. CONSULTATION RESPONSES

4.1 Pilning and Severn Beach Parish Council

The Parish Council have objected for the following reasons:

- 1) This site is in the green belt and as such is not suitable for B8 storage and distribution.
- 2) There is no landscaping offered or offer to provide significant planting around the boundaries of the site, to mask the activity on the site.
- 3) The applicant has had ample time to arrange other more suitable storage.

4.2 Landscape

No objection.

4.3 Lead Local Floor Authority

No objection. Recommend consult Lower Severn Drainage Board.

4.4 Lower Severn Drainage Board

No comments received.

Other Representations

4.5 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 The application seeks to remove condition 2 approved under PT14/3455/F - Erection of 2no. metal storage containers.

5.2 Principle of Development

Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.

5.3 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly.

5.4 If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused.

5.5 In assessing this application it is necessary to assess whether the Relevant condition, or any variations satisfy the requirements of planning conditions as set out in the National Planning Policy Framework (NPPF). The NPPF requires all planning conditions to pass three tests – that conditions should be:

- i. Necessary to make the development acceptable
- ii. Directly related to the development

iii. Fairly and reasonably related in scale and kind

5.6 Analysis of the proposal

The application seeks to remove Condition 2 attached to planning permission PT14/3455/F. the full condition and the reason for its attachment were as follows:

2) *The storage containers hereby permitted shall be removed and the land restored to its former condition within 5 years of the date of this permission.*

Reason

Given the temporary nature of the containers to encourage good quality design and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

5.7 The purpose of the condition was to ensure that the storage containers were to remain only temporary fixtures within the site to encourage and ensure a more permanent solution of better design quality is secured in the near future.

5.8 It is acknowledged that the principle of development on this site has been established, however, given the location, a detailed assessment is required.

5.9 Green Belt assessment

The National Planning Policy Framework (NPPF) sets out the limited categories of development that are appropriate in the Green Belt. The proposed temporary or permanent retention of 2no. metal storage containers does not fall within the limited categories of development that is appropriate in the Green Belt and therefore, represents inappropriate development and contrary to policy CS34 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. Very special Circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

5.10 The existing 2no. metal storage containers will be retained in their current position, located on an existing concrete slab. Each container measures approximately 2.5 metres in width, 6 metres in length and 2.6 metres in height. The site is secured by metal palisade fencing, with relatively low vegetation surrounding the site. The site is made up of several outbuildings and a large swathe of concrete hardstanding, left from the demolition of a former Nissen hut. The containers proximity to existing buildings on the site will ensure that there will not be a significant effect on the openness of the Green Belt. Accordingly, the retention and continued presence of the metal storage containers on the application site will have an impact on the Green Belt, which must be assessed.

- 5.11 The agent has provided the following supporting information in their Design and Access Statement (16 November 2018):

The WETC is owned and administered by the Wessex Reserve Forces and Cadets Association who provide accommodation for the Air Training Corps (ATC) and the Army Cadet Force (ACF). The centre is well used during the weekends and school holidays for the outdoor training of army and Air Cadets, and is an important facility for the Association.

The accommodation on the site currently comprises a Warden's Cottage, a Cadet Hut, 2no. Accommodation Blocks, a Kitchen/Canteen Block, and an Ablution Block. Four metal storage containers are sited on an existing concrete slab remaining from a previously demolished building. Two are under a temporary (5 year) planning permission which was granted in 2014 (Application Number PT14/3455/F).

There is a requirement for additional storage on site as the current amount is insufficient and is adversely affecting the running of the WETC... The provision of additional storage facilities will allow for the continued and improved use of these facilities for the benefit of local young people. If additional storage were not permitted this would limit the usefulness of the site and affect its long term viability.

It is therefore highly desirable that this facility is maintained with sufficient accommodation for use by local Cadets. This additional storage will assist with cadet retention and recruitment and contribute to the long term viability of the facility.

The ATC and ACF aim to stimulate an interest in the Air Force and the Army, in their achievements, skills and values, and advises and prepares those considering a career in the Services or with the Reserve Forces. It is Wessex Reserve Forces and Cadets Association's intention to continue to provide this valuable facility which provides training for the youth of South Gloucestershire and further afield.

The existing metal storage buildings are used for storing the Cadet's kit and equipment and are fitted out with shelving and lighting. The proposed metal storage buildings will have the same use as the existing, and shall only function for purposes ancillary to the use of the site as a Cadet Training Centre.

Storing equipment on the site is essential for use in conjunction with the outdoor activities run by the training centre. As such there is no reasonable or satisfactory alternative location for the storage off site.

- 5.12 Given the supporting information submitted by the agents, the Officer must consider how much weight can be given to the very special circumstances put forward and whether on balance it sufficiently outweighs the harm to the Green Belt. It is considered that the proposal and the very special circumstances put forward are the same as the previously approved application Ref. PT14/3455/F. They are as following:

- 1) The existing site is a cadet training centre where cadets take part in a number of outdoor activities, which requires sufficient secure storage of the associated, necessary kit and equipment;
- 2) WETC is a community facility that provides a valuable service in the local community in terms of education and the development of young people considering a career in the services. This requires secure storage to protect the long-term viability and function of the existing training centre. The NPPF encourages the retention and development of community facilities;

5.13 It is considered that significant weight can be attributed to reasons one and two of the very special circumstances provided. There is clearly a need for safe and secure storage within the site, in order for the facility to remain viable in the long term. Although it is considered that a permanent solution should be forthcoming in the near future rather than to perpetuate temporary solutions in the form of numerous storage containers. The facility is a well-used and important asset for the youth of South Gloucestershire and further afield. Overall, there remains a clear and continuing need for secure storage, which sufficiently outweighs the harm to the Green Belt.

5.14 Analysis of Proposal

The application seeks to remove condition no. 2. There is a further planning application (Ref. PT18/5555/F) which seeks to erection a further 2no. metal storage containers on the site; there is clearly a need for safe and secure storage in order for the facility to continue to function and thrive.

5.15 It is acknowledged that the applicant has requested to remove the temporary permission and permanently retain the existing 2no. metal storage containers. It is considered that the need for a permanent solution that also fulfils good quality design remains a requirement and therefore the Officer is reluctant to remove condition 2no. The metal containers appear temporary and are clearly meant as a short-term solution. It is unfortunate that during the course of the temporary permission, the applicants have not considered a more permanent and more visually appealing solution to their storage problem. With this in mind, the Officer is minded to vary condition no. 2 and to extend the condition timescale by a further two years.

5.16 Other Matters

The Parish Council have raised a concern about the application site not being suitable for a B8 storage and distribution use. The site is the home to the Wessex Reserve Forces and Cadets Association in South Gloucestershire. The metal containers are used for safe and secure storage. The site is a secured site and is only used on certain weekends. The storage use is not akin to a storage and distribution use.

5.17 Additional landscaping was discussed with the agent. However, given this is for a further temporary consent and is not a permanent solution to their storage issues on site, it was considered that a permanent scheme would address a landscaping scheme.

5.18 Conclusion

It is considered that the variation of condition no.2 will meet the needs of the WETC in the short term, with the ability to work out a more permanent solution in the short term.

5.19 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities

5.20 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.21 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. CONCLUSION

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

6.2 The recommendation to **APPROVE** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 **That condition no. 2 is varied as follows:**

2) The storage containers hereby permitted shall be removed and the land restored to its former condition within 2 years of the date of this permission.

Reason

Given the temporary nature of the containers, to encourage good quality design and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; PSP2 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework (2018).

Contact Officer: Katie Warrington
Tel. No. 01454 864712

CONDITIONS

1. The development hereby permitted shall only 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 storage containers hereby permitted shall be removed and the land restored to its former condition within 2 years of the date of this permission.

Reason

Given the temporary nature of the containers, to encourage good quality design and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; PSP2 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework (2018).

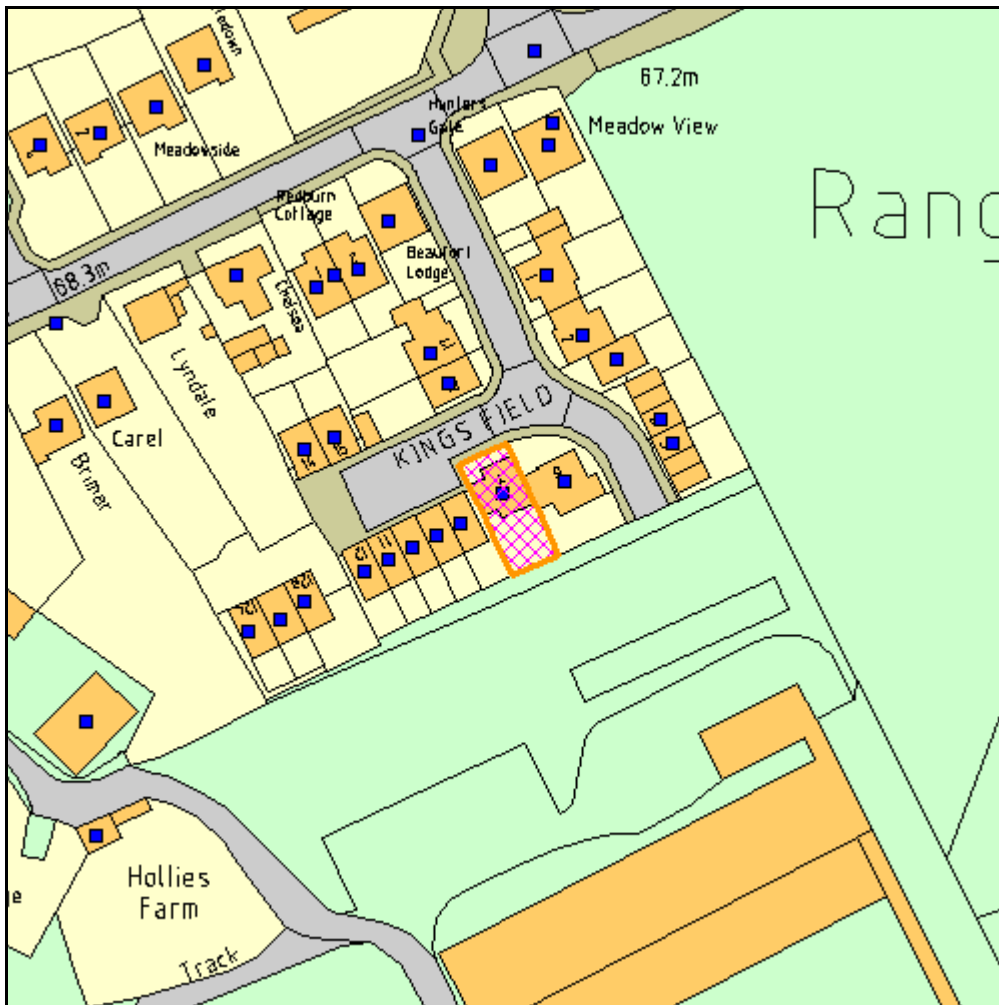
3. The storage containers hereby permitted shall only function for purposes ancillary to the use of the site as a Cadet Training Centre.

Reason

Very special circumstances have been provided for the need for the storage containers based on the individual circumstances of the use site. If the storage containers are used for other purposes it will represent inappropriate development in the Green Belt contrary to guidance contained in the National Planning Policy Framework; policy CS34 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and the South Gloucestershire Development in the Green Belt SPD (adopted).

CIRCULATED SCHEDULE NO. 12/19 – 22 MARCH 2019

App No.:	PT18/6506/F	Applicant:	Mr Wharrier
Site:	7 Kings Field Rangeworthy Bristol South Gloucestershire BS37 7QP	Date Reg:	21st December 2018
Proposal:	Erection of a rear extension and alteration to garage.	Parish:	Rangeworthy Parish Council
Map Ref:	369404 185821	Ward:	Ladden Brook
Application Category:	Householder	Target Date:	15th February 2019



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 100023410, 2008. **N.T.S.** **PT18/6506/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application is referred to circulated schedule due to an objection from the parish council, which is contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the rear extension and alteration to an existing attached garage at 7 Kings Field, Rangeworthy.
- 1.2 The application site relates to a semi-detached, two storey property which is located in a relatively modern housing development in Rangeworthy.
- 1.3 The site is within the settlement boundary of Rangeworthy and part of the defined Rural Areas of South Gloucestershire.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework Feb 2019
National Planning Policy Guidance

- 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
CS9	Managing the Environment and Heritage
CS34	Rural Areas

South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development in Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT06/0085/RM Approved 10.03.2006
Erection of 21 dwellings (approval of Reserved Matters) to be read in conjunction with outline planning permission PT05/0597/O.
- 3.2 PT05/0597/O Approved 24.11.2005
Residential development on 0.45 hectares of land (Outline) with details of siting, design, external appearance and means of access to be considered.

4. CONSULTATION RESPONSES

- 4.1 Rangeworthy Parish Council
Objection. Comments summarised as follows:
- Concerns regarding parking
 - Comments regarding chimney stack
 - Rooflights would overlook nearby properties
- 4.2 Sustainable Transport
Insufficient information submitted.

Other Representations

- 4.3 Local Residents
2no. objections from local residents. Comments summarised as follows:
- Overlooking concerns
 - New wall against boundary I would like the materials to match existing wall
 - Reduction in natural light.
 - Overhanging drainage concern.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The development proposes extensions to form additional living accommodation within an existing residential curtilage, this type of development is acceptable in principle as set out in PSP38. This is subject to considerations of visual amenity, residential amenity and highway safety. These detailed matters will be discussed below
- 5.2 Design and Visual Amenity
Policy CS1 only permits new development where the "highest standards" of site planning and design are achieved. This policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.
- 5.3 The development proposes a modest extension to the rear of an existing attached garage. This would allow the part conversion of the garage to form additional living accommodation. The extension would follow the existing building line of the garage and would involve the installation of 2no. rooflights and 1no. window to the rear elevation.

- 5.4 The main dwelling is formed of reconstituted stone, and this application proposes that the extension would match this. In this way, it is considered that the development would respect the character of the host and surrounding area.
- 5.5 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration. In order to be acceptable, any development proposal must be compatible with its immediate surroundings.
- 5.6 Comments submitted from a neighbouring occupier stated that the development would result in overlooking and a loss of natural light. The development would introduce rooflights, however, given the height of these they do not give rise to overlooking impacts. In terms of loss of light, whilst there may be some increased impact to a neighbouring side window at ground floor, it is not considered that it would be unacceptable. Accordingly, no objection is raised.
- 5.7 Parking and Highway Safety
Planning history shows that the property has 3no. bedrooms. As such, PSP16 does require that at least 2no. off-street parking spaces are required.
- 5.8 Concerns were raised by the parish Council and local residents. The development would result in the loss of some garage space. However, Officers are mindful that the existing garage does not meet the expected dimensions as set out in PSP16, and therefore, is not considered towards parking provision. The property is also currently supplied with a sub-standard car parking space on hardstanding to the front. This also cannot be counted towards parking provision. As such, the property currently has no parking provision according to PSP16. This development would alter the garage, but would still provide sufficient space to store bicycles. It is therefore considered that the parking provision at the site would remain the same, and there is a neutral impact.
- 5.9 Accordingly, whilst concerns raised are understood, an objection cannot be sustained on this basis.
- 5.10 Other matters
Comments received raised concerns of potential overhanging drainage. These matters would be covered by building regulations, and any dispute would be a civil matter.
- 5.11 The parish council queried the use of a chimney stack/flue at the site. This is existing, and its use goes beyond the scope of the assessment of this application.

5.12 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.13 With regards to the above this planning application is considered to have a neutral impact on equality.

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: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 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 conditions.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

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).