

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: 23/22

Date to Members: 10/06/2022

Member's Deadline: 16/06/2022 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. 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. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

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 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 You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

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.

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?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

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:

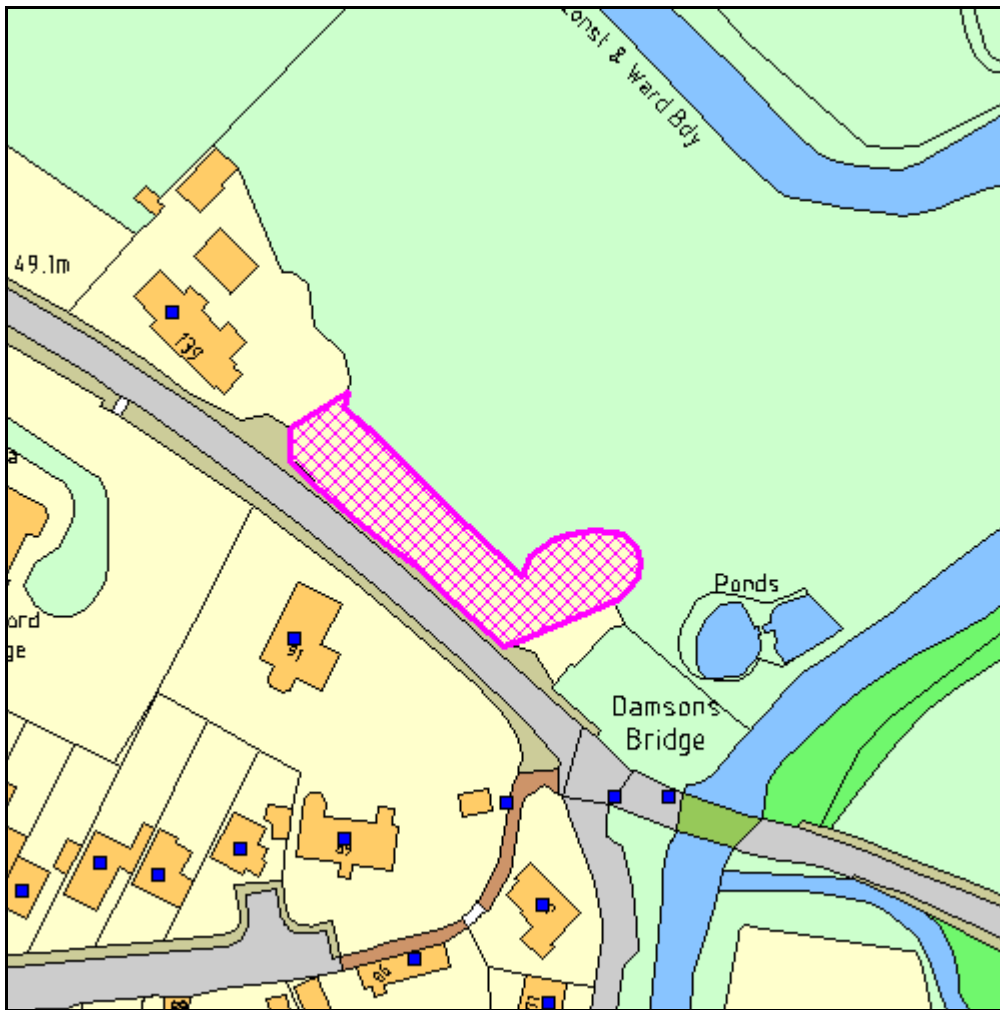
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 10 June 2022

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/07190/F	Approve with Conditions	Land At Damson House 139 Down Road Winterbourne Down South Gloucestershire BS36 1DF	Winterbourne	Winterbourne Parish Council
2	P21/07616/F	Approve with Conditions	Existing National Highways Depot North Of Shaft Road Severn Beach South Gloucestershire BS35 4NQ	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
3	P22/01175/PND	Prior Approval Granted with Conditions	Watermore Infant School Woodend Road Frampton Cotterell South Gloucestershire BS36 2LQ	Frampton Cotterell	Frampton Cotterell Parish Council
4	P22/02388/HH	Approve with Conditions	52 Park Road Staple Hill South Gloucestershire BS16 5LG	Staple Hill And Mangotsfield	Downend And Bromley Heath Parish Council

CIRCULATED SCHEDULE NO. 23/22 - 10th June 2022

App No.:	P21/07190/F	Applicant:	Mr & Mrs Orr-Ewing
Site:	Land At Damson House 139 Down Road Winterbourne Down South Gloucestershire BS36 1DF	Date Reg:	26th November 2021
Proposal:	Erection of 1 no. detached dwelling with associated works.	Parish:	Winterbourne Parish Council
Map Ref:	365715 179507	Ward:	Winterbourne
Application Category:	Minor	Target Date:	21st January 2022



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 100023410, 2008. N.T.S. P21/07190/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 APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of 1 no. detached dwelling with associated works at Land at Damson House, 139 Down Road, Winterbourne Down.
- 1.2 The application site relates to an area of residential curtilage associated with the host dwelling. The site is located within the settlement boundary for Winterbourne. The majority of the site is located outside of the Bristol and Bath Green Belt apart from the southern end of the site which is already in use as amenity/ parking in association with the host dwelling.
- 1.3 Revised plans have been received since the point of submission which include amendments to the red line plan, parking / private amenity space provision, and visibility splays.

2. POLICY CONTEXT

2.1 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
CS34 Rural Areas

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP11 Transport Impact Management
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 Whilst there is some planning history associated with the site, none is considered relevant.

4. CONSULTATION RESPONSES

4.1 Town/Parish Council

Winterbourne Parish Council - Objection

"It is considered the access to the dwelling is dangerous, exiting onto a busy road with limited visibility. The design of the dwelling is out of character for the local area and we believe the entrance to be in greenbelt land."

"There are no elements of sustainability and as with all new builds the Parish Council would encourage developers to consider sustainability, biodiversity and the environmental impact and stress the importance of designing a sustainable building."

"We believe some of the statements made in 'the covering letter and planning statement' document regarding sustainable development are not, all, substantiated."

4.2 Other Consultees

Landscape Officer – No objection, conditions recommended.

Tree Officer – No objection, conditions recommended.

Sustainable Transport – No objection, conditions recommended. Further comments have been received since the initial consultation detailed below:

"We have previously commented on a planning application seeking to erect a new dwelling adjacent to 139 Down Road, Winterbourne and are now providing further clarification of our recommendation that the proposed access arrangements are adequate."

"We reached this conclusion because we understood that the new dwelling would be able to use an existing access to the site which would be up-graded to make it more suitable for residential use. Nevertheless, we noted that driver's visibility to the left when leaving this access was restricted by the road configuration whereas to the right which was more than adequate. However, although Down Road may be busy, it is not classified within the A or B Classes which meant that we were unable to insist upon provision of full visibility to the standards pertaining to these categories as set out in the Design Manual for Roads and Bridges or the Manual for Streets."

"It was also necessary to consider the potential lawful daily use of the existing access by any number of vehicles and the fact that a new dwelling would be likely to generate less than 10 vehicular trips per day, resulting in a theoretical reduction."

“On balance, therefore, given the limited trip generation of a new dwelling and that an access already exists at this point, we considered that this proposal is unlikely to raise any 'severe or unacceptable' highway or transportation issues. Therefore, we would be unable to successfully sustain an objection to this proposal on this basis and made our recommendation accordingly.”

Lead Local Flood Authority – No objection.

Ecology Officer – No objection, conditions recommended.

4.3 Local Residents

Two letters from local residents have been received – one no objection, and one objection. Concerning the objection letter, the key points relate to overdevelopment of the area and increased flooding.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS5 sets out the locational strategy for development in South Gloucestershire. New development is directed towards the existing urban areas and defined rural settlements. The application site is located within the defined rural settlement of Winterbourne. Therefore, in principle the development is acceptable under the provisions of policy CS5, and it is acknowledged that the provision of one additional 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. These are discussed below.

5.2 The lower garden area (the southwestern most tip) of the site for which comprises an area of hardstanding used for amenity purposes in connection within the host dwelling is located with the Green Belt. Whilst this designation only represents a very small fraction of the overall site, the impact must be assessed. The Framework outlines that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. In this instance, the proposed use being that of residential amenity would be the same use as the existing. Furthermore, no development is proposed, and as such the proposal is compliant with the provisions of paragraphs 149 and 150 of the NPPF. Concerning the impact of openness, due to the extant use and the scale of development, there would not be a material change or loss of openness which would be harmful.

5.3 Design and Visual Amenity

The application is proposing to erect a single storey, 3 bed detached dwelling within the amenity land of Damson House, 139 Down Road which is located to the northwest of the development site. As per policy CS1, development will only be permitted where the highest standards of design are met.

5.4 The site is located on the very edge of the settlement boundary for Winterbourne Down, and thus experiences a character change from one of urban residential to a rural feel, which provides expansive views to the area of open countryside to the north through the existing vegetation on, and bordering

the site. The site experiences a rise in gradient from east to west, with the lower section of the site being flattened which is inclusive of an area of hard standing that provides access to the rear meadow. On approach to the site from the east, dwellings are visible at The Dingle. When coming from the west, the breaks in built development increases, with the host dwelling following the contour of Down Road.

5.5 The design of the proposed dwellinghouse is of a single storey linear construction, with a modern split pitched roof. The finish would include a mix of render, timber cladding, and large glazed sections. NO detail of the roof has been provided, however it appears as a black/ grey standing seam roof – details of such can be formed via condition. The roof face directed towards the highway would be almost fully covered in solar PV. The overall forms and appearance is representative of a dwelling normally associated with more rural typologies. Concerning integration with the locality, the proposed design in terms of form, scale and materials would take cues from the host property, and would fit well in the surrounding context. Whilst the proposed dwelling building seems quite tight within the plot, ample circulation space is provided for around the perimeter, in addition to sufficient parking and amenity space (discussed later in the report). The stone wall fronting the site towards the highway contributes positively to local character and is set to be retained and decorated with cock and hen style stonework as indicated on the plans (to be conditioned), this would enhance the existing appearance by removing the existing concrete top finish. As such, the overall design is considered to be of a high design quality, for which is respectful of the site and its context. Subject to a condition to remove permitted development rights to ensure a high quality visual appearance is retained, no objections are raised. The provisions of policy CS1 are therefore achieved.

5.6 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact. The proposal has been carefully assessed and has found to be in compliance with these policies. Concerning the provisions of private residential amenity space, both the host property and the proposed property would exceed the minimum standards as outlines under policy PSP43, and the space afforded would be sufficiently private.

5.7 Transport

The application site is located on the edge of the settlement boundary, as such compliance is met with the locational requirements of policy PSP11. The proposed dwelling would provide 3no bedrooms and 3no parking spaces, inclusive of a turning area to allow vehicles to leave the site in a forward gear. The proposed driveway is also proposed to be surfaced in a bound material – this should be reinforced via condition to ensure no loose material is dragged onto the highway. The existing access would be used and has been deemed satisfactory by transport officers. Subject to the provision of one electric vehicle charging point in order to promote sustainable forms of transport, no objections are raised and the proposal complies with policies PSP11, PSP16, and CS8.

5.8 Ecology

A Preliminary Ecological Appraisal has been submitted for which has been reviewed by specialist officers. It was concluded that the submitted information demonstrated that the impact of development was unlikely to result in the loss or deterioration to habitats or species. However, a CEMP, biodiversity lighting and PEA compliance conditions are recommended to ensure the protection and enhancement of endangered species. Subject to the conditions, no objections are raised and compliance is met with policy PSP19.

5.9 Trees and Landscape

The applicant has submitted an Arboricultural report to support the proposal. Four trees are proposed for removal. Trees 553, 554 and 556 are low quality with limited life expectancy. Tree 555 is a poor-quality tree with included forks and extensive storm damage and tear out wounds on the lower trunk. The trees have very limited visual amenity value. New planting is proposed as part of the landscape planting which will provide a net gain to compensate their loss and provide a suitable and sustainable tree population for the future. The remaining existing trees will be protected in accordance with the British standard 5837:2012, and any trees which die within 5 years as a result of the development can be conditioned to be replaced. Provided that all the works are in accordance with the report including an arboricultural watching brief for the installation of the no dig hard surfacing there are no objections to this proposal and compliance is achieved in relation to the SG Trees SPD and policy PSP3.

5.10 Concerning the impact on the surrounding landscape character, This assessment considers the visual effect on views from both Downs Road and the Frome Valley Walkway, which runs along the northern side of the River Frome, which in turn runs along the northern edge of the agricultural field (same ownership as the site) lying to the north of the site before turning south along the eastern edge of the same field. Section 6.3 concludes that 'Planting of indigenous tree and shrub species along the field boundary adjacent to the River Frome would help to screen the development from viewpoints on the Frome Valley Footway'. Benefits of such off-site planting also reiterated in Para. 7.1, and shown on Figure 5. Such planting would be welcomed.

5.11 The proposed new dwelling would impact on the current views of open countryside from Down Road and the River Frome Walkway it must be appropriately integrated into its surroundings by a robust tree and planting mitigation strategy as proposed within the Visual Assessment and Landscape Strategy Report (March 2022). A detailed landscaping/ planting plan, has been included within the revised drawings for which the measures are appropriate and proportionate.

5.12 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. 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 It is recommended that planning permission is GRANTED.

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/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Received by the council on 10th November 2021: Proposed Plans (Rev C). Received by the council on 31st May 2022: Existing Site Location and Block Plan (Rev C), Proposed Block Plan (Rev G).

Reason

To define the terms and extent of the permission.

3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, E, F) and no development as specified in Part 2 (Classes A and B) other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure a high quality design to comply with the provisions of policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

4. The proposed access and parking area must be entirely formed of a bound surface (i.e. not gravel) and must remain as such for the lifetime of the development.

Reason

To ensure loose material is not dragged upon the public highway, which could result in harm to highway safety and to accord with policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and the provisions of the NPPF.

5. Prior to first occupation of the approved development, at least one electric vehicle charging point (7Kw, 32Amp, Type 2 Standard) must be fully installed and be made readily available. This charging point must be retained and kept fully operational for the lifetime of the development.

Reason

To promote sustainable forms of transport and to comply with policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

6. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Willder, March 2022).

Reason

To ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

7. Prior to first occupation, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
 - o Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - o Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To avoid remedial action and to ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the

South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

8. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be written in accordance with BS42020, including mitigation details on bats, birds, great crested newt, reptiles, dormice and badger, as well as any pollution prevention measures. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason

To avoid remedial action and to ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

9. The proposed development must be built in strict accordance with the details contained with the submitted arboricultural report and arboricultural watching brief (Tree Maintenance Ltd, March 2022), inclusive of the installation of the no dig hard surfacing and the protection of the trees in accordance with the British Standard 5837:2012. Any existing trees not proposed for removal, and any new tree(s) that die(s), are/is removed, become(s) severely damaged or diseased shall be replaced and any new planting (other than trees) which dies, is removed, becomes severely damaged or diseased within five years of planting shall be replaced. Replacement planting shall be in accordance with the approved details (unless the Local Planning Authority gives its written consent to any variation).

Reason

To ensure the local character is retained and to protect and enhance trees, in accordance with policy PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017.

10. Prior to the relative stage of development, details of the roof finish and solar pv shall be submitted to the council for approval. The proposed development must proceed in strict accordance with the approved details.

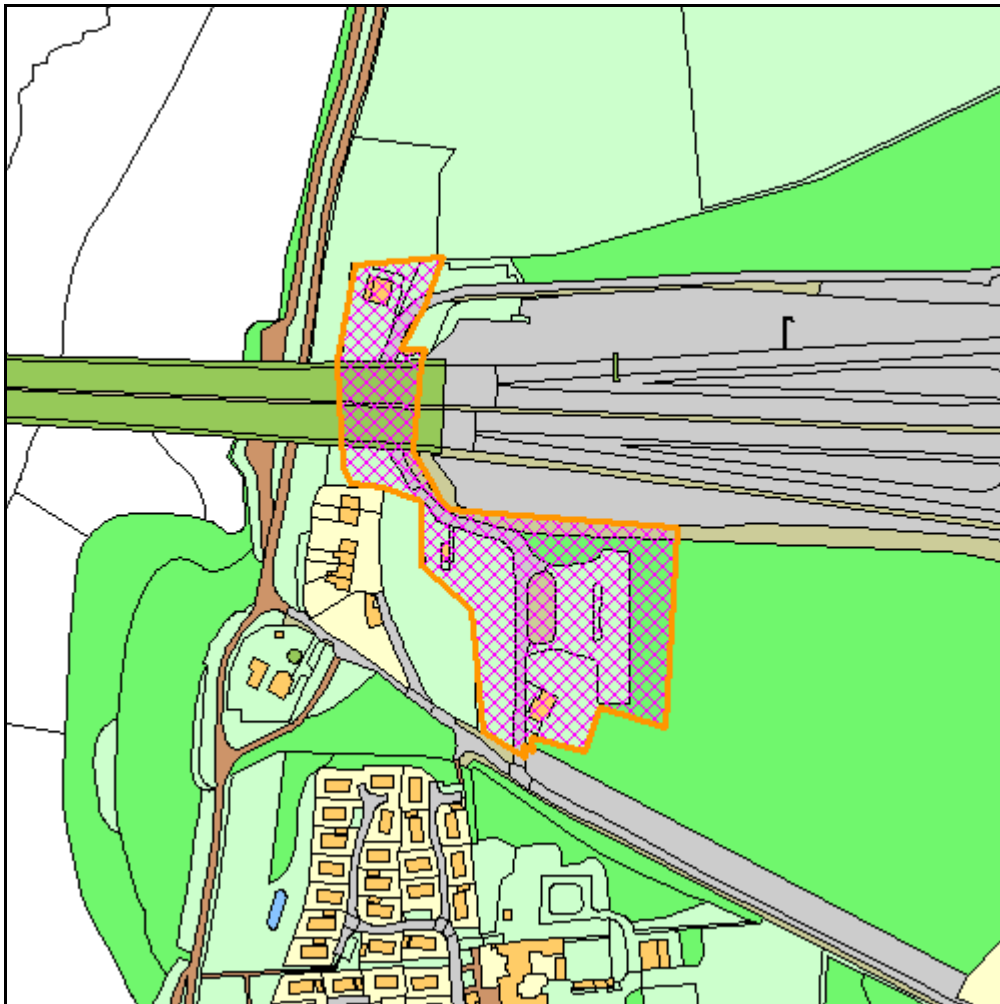
Reason

To prevent remedial action and to ensure a high quality design in accordance with policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

Case Officer: Thomas Smith
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 23/22 - 10th June 2022

App No.:	P21/07616/F	Applicant:	National Highways
Site:	Existing National Highways Depot North Of Shaft Road Severn Beach South Gloucestershire BS35 4NQ	Date Reg:	14th December 2021
Proposal:	Demolition of existing buildings. Erection of 1 no Highways Maintenance depot with associated landscaping and works.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	354110 185783	Ward:	Pilning And Severn Beach
Application Category:	Major	Target Date:	11th March 2022



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P21/07616/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.

INTRODUCTION

This application appears on the Circulated Schedule as a result of comments and concerns raised, including from the Parish Council, towards aspects of the application.

1. THE PROPOSAL

- 1.1 The application is for the demolition of existing buildings, and the erection of 1 no Highways Maintenance depot with associated landscaping and works.
- 1.2 The site is the existing Highways England Severn Beach Depot, located at the Prince Of Wales Bridge, Severn Beach, South Gloucestershire.
- 1.3 The Severn Beach depot, as existing, essentially comprises two areas; referred to as the northern section and the southern section. The planning history and merits of the site are discussed in more detail in the relevant sections of the report below.
- 1.4 The northern section is located partially below the M4, adjacent to the bank of the River Severn and the Severn Way. This section of the depot extends beyond the overhead footprint of the M4 carriageway structure by circa. 50m to the north and 15m to the south. The site is located within the Green Belt.
- 1.5. The southern section of the existing depot is located to the south of the M4, to the north of Shaft Road and the Salthouse Farm Park Homes, a residential estate and with a row of properties to the west of the site.
- 1.6 The application is accompanied by a Landscape and Visual Appraisal, Geotechnical and Geo-Environmental Desk Study, Tree Survey and Arboricultural Impact Assessment, Flood Risk Assessment and Drainage Strategy, Ecological Appraisal and Bio-diversity Net Gain Assessment Report. The application has been screened in accordance with the current Environmental Impact Assessment regulations.
- 1.7 During the course of the application additional revised plans and information have been received which have sought to address parking comments raised, drainage calculations, ecological surveys as well as removing containers from the north of the site to address concerns of visual amenity.

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 (Inc. Green Belt)
 - CS7 Strategic Transport Infrastructure
 - CS9 Managing the Environment and Heritage
 - CS34 Rural Areas
 - CS12 Safeguarded Area for Economic Development
- 2.3 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
 - PSP16 Parking Standards
 - PSP19 Wider Biodiversity
- Supplementary Planning Guidance
South Gloucestershire Green Belt SPD

3. **RELEVANT PLANNING HISTORY**

- 3.1 It appears that there is no specific Local Authority planning history available for the depot maintenance buildings. However, it is understood that the depot maintenance buildings were originally granted planning permission by virtue of the Severn Bridges Act 1992. They have been in place for over 23 years.
- 3.2 P96/1400 - Retention of building as a Visitors Centre with car parking and access. Approved 03.01.1997
- 3.3 PT01/1372/RTC - Retention of building (visitor centre) on a permanent basis. Approved 05.12.2001. This was subsequently approved on a long term temporary basis.

4. **CONSULTATION RESPONSES**

Pilning and Severn Beach Parish Council

- 4.1 Pilning & Severn Beach Parish Council has no objection to this application. It must be noted that this application is being undertaken on an unauthorised existing depot, hence the enforcement action that was registered in 2004, that remained in abeyance. The application needs to be considered as a new construction, in the Green Belt. Whilst it has justification to be in this position in the Green Belt it is providing an authorised facility for one that was previously unauthorised, so therefore calculations of access, traffic generation etc are as from zero, as there is no existing authorised use.

The Parish Council would also require the following conditions.

- 1) Everything possible is removed from under the bridge and alongside the sea wall, including the secure fencing, between the access road and the sea wall.

- 2) The car parking and vehicle access should be arranged as discretely as possible.
- 3) The removal of the previous visitor centre (which was authorised) caused the loss of public facilities, we look to this development to provide / replace the lost facilities, especially some public car-parking.

Further comments were subsequently received, as follows:

At the recent meeting of Pilning & Severn Beach Parish Council it was resolved to ask you for an explanation as to why the unauthorised site under the Prince of Wales Bridge is being treated as authorised. The existing unauthorised development should be treated as “retrospective” at best.

When the Prince of Wales Bridge was constructed the Parish Council was told that the temporary buildings under the structure would only be there for a short time and that they would be removed. These structures are not part of the construction of the bridge and were not included in any drawings under the Act. The temporary buildings were only allowed for the period of completion of modifications to the structure, the details of which were the subject of negotiation and agreement with Council Enforcement Officers, not shared with the Parish Council.

The Parish Council is dissatisfied that these temporary buildings are being given any status whatsoever, irrespective that it has taken nearly thirty years to get the planning application for the permanent depot.

At a recent Neighbourhood Plan consultation event there were many complaints noted about the buildings blocking the view under the bridge. With all the above in mind the Parish Council insist that this matter be referred to the Circulated List for further scrutiny.

Landscape Officer

No objections. A detailed landscape plan is recommended through condition together with a landscape and ecological management plan

Tree Officer

No objections

Ecology Officer

No objections in principle, subject to conditions. Biodiversity Net Gain assessment will be required.

Conservation Officer

No objections

Environmental Protection Officer

No objections

Contaminated Land Officer

No objections in principle

Flood and Water Management Officer

Initially further details were required, upon receipt and reconsultation there were no objections. Informatives and advisories are recommended.

Sustainable Transportation

No objections. The existing access arrangements for the long standing temporary Highways Depot and the proposed internal road layout will provide safe and suitable access to the new Depot.

Environmental Policy and Climate Change Officer

Details of energy strategy may require clarification. Further details have been received

Urban Design Officer

No comment

Arts and Development Officer

No comment

Avon and Somerset Police (Crime Prevention Design Advisor)

No objections

Lower Severn Drainage Board

No comments received

Environment Agency

No objection in principle, conditions recommended

Network Rail

No objection in principle but highlight that the proposal is next to Network Rail land and our infrastructure and provides recommendations to ensure asset protection that no part of the development adversely impacts the safety, operation and integrity of the operational railway.

Local Residents

One letter has been received stating support with certain criteria:

The substandard facilities that have been around for years. The application is an opportunity to get the site right.

The view from the coastal path, the Severn Way, looking north, was intended to provide a clear view under the arches of the new bridge to see the Aust Bridge in the distance. That has been obstructed by the ad-hoc distribution of demountable offices and storage containers. These should all be required to be removed.

In the absence of agreement from the proposers, the proposals should be referred to Committee to ensure this nationally important structure (in an internationally important location) is appropriately addressed.

One letter stating objection to elements of the proposals but welcoming it in principle has been received:

'I welcome the proposal generally but object to the land raising element

(described as freeboard) as it is not justified by the flood risk assessment or the EA correspondence. Land raising increases risk to neighbours and should have no place in modern development design or planning policy. I would urge the applicant to remove this element of the design and show respect for the safety of neighbours.'

Following the submission of revised plan, a further comment was made:

'I have previously commented on this application in which I raised concerns about landraising. It appears this element of the scheme has been removed but it is unclear how the applicant will address the comments made by the Environment Agency (which alarmingly make no reference to existing properties or the requirements of NPPF which state that development must not increase the risk of flooding elsewhere). If the finished floor level is to be at the required height any consent should include a condition that the subfloor is hollow and not solid and thus does not increase flood risk to neighbours.'

A further letter was received, neither objecting or supporting the application but raising the following points on flood risk, similar to the above:

'This development is in a tidal flood risk zone with modern sea defences which means the chances of flooding are low to very low but could flood if the defences failed along with the residential Park Home site of Salthouse Farm and the adjacent cottages. Any raising of the ground level of the development would create extra flood risk by displacement of water on to Salthouse Farm Park So we ask that the overall ground level of the proposed development is not increased from its present height.

One further letter of objections was received, raising the following concerns: (a) access to the site and (b) weekend noise pollution.

Current access via Shaft Road should be limited as this is a single track road where walkers and a few other road users travel. Increased use of this entrance should be limited.

The site is closed during evenings and weekends and thus noise is not currently a problem. Use of the new facilities could increase noise levels to an unacceptable level to local neighbours.

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 The principle of the use of the site as a highways depot appears to have been initially established and was originally necessitated through its proximity and association with the maintenance of the bridge through relevant legislation, as well as the associated visitors centre which secured additional consents. The comments raised above regarding the status of the site are noted. The nature of the existing site, the history of the site and its accepted requirement due to location and proximity along with initial statutory Government requirement/legislation for the site, and its existence for the purposes associated with the maintenance of the motorway/bridge crossing due to the locational requirements, is considered to be a material consideration of the principle of the site and any proposals associated with it. Notwithstanding the considerations over the history of the site, this requirement for the site as a

depot remains and this application seeks to address this need in a new set of proposals that seek to gain planning permission for the site in the form proposed which is the subject of this application and assessment. The main issues for consideration include Green Belt assessment, landscape/visual amenity, highways, noise, flood risk and ecology which are referred to in the relevant sections of the report.

5.2 Green Belt

The site is located within the Green Belt. One of the main principles of Green Belt policy is to protect the openness of Green Belt land. This is reflected in national guidance and local policy which seeks to avoid what would be considered inappropriate development. Further to this and in terms of the Green Belt the NPPF, provides a list of potential exception developments, that may not be considered as inappropriate in the Green Belt.

5.3 One form of development that may not be considered inappropriate development in the Green Belt is local transport infrastructure which can demonstrate a requirement for a Green Belt location.

5.4 The Severn Crossing has led to a requirement for facilities associated with its maintenance to be located in close proximity. In this instance the site required is and continues to be one that is in a Green Belt location. This requirement has been demonstrated to exist and this requirement remains. This is due to the readily available access from the depot to the bridge via Junction 22 of the M4 (necessary for both maintenance and emergency access) and the suspended maintenance platform located on the underside of the bridge at the depot which provides access to the underside of the structure. National Highways have a team of maintenance engineers and inspection teams based at their depot at Severn Beach where access is readily available to the M4 Prince of Wales Bridge.

5.5 The proposals are therefore considered to fall within local transport infrastructure requirements that require a Green Belt location. Proposals in this respect will need to continue preserve its openness and not conflict with the purposes of including land within it. It is considered in this respect the proposal would be directly associated with the Severn Bridge to which it is located virtually adjacent, which is in keeping with the Green Belt exceptions for a Green Belt location referred to above. There are no landscape office objections to the proposals on the grounds of openness or visual amenity. On this basis it is considered that the proposals would accord with Green Belt criteria and requirements.

5.6 Whilst the comments on the sites history are noted, and in addition to the initial Green Belt considerations above, further Green Belt exception criteria may also be reviewed. Further exceptions include limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. There is no planning history available for the depot maintenance buildings on the, albeit they have been in place for over 23 years having been erected as part of the requirements of the Concession

Agreement for the construction of the new M4 bridge, as permitted by the Severn Bridges Act 1992.

- 5.7 Given the considerations above, it appears apparent that the site has been previously developed, albeit under a different legislation and is also in continuing and required use, the area of use proposed is on land that is existing operational land under that legislation within the confines of land that has been previously used in association with the depot. Notwithstanding this any new proposals would remain to be determined as to their impact upon the openness of the Green Belt.
- 5.8 In respect of this criteria it would be necessary for assessment to consider that the proposals would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing. It is noted that the proposals seek to replace an existing old office area (two storey), with a more modern single storey building as well as other reconfiguration and consolidation of the site as whole. In this respect it is considered that the proposals would represent an improved layout and building form and would not have a greater impact than the site as existing. It is considered in this respect that the proposals would be appropriate development in the Green Belt, in addition to the transport infrastructure exception referred to above, based upon what is to be removed, what is to be added in its place, based on development footprints and volumes of building, and what other improvements to the site are proposed.
- 5.9 Transportation/Highways:
On the basis that the purpose of the building is that of an HE depot required at this location to support and maintain the local strategic road network/bridge there is no transport objection in principle. The southern access from Shaft Road would continue to be used as it is at present i.e. by vehicles travelling from the depot at Aust along the A403 or by staff living in the local area. The main access used by operative vehicles would be the northern access off the M4 junction. Egress and access points are considered acceptable and it is not considered the proposals the subject of this application are likely to generate significant additional levels of traffic.
- 5.10 The proposals provide for adequate parking, electric charging and cycle parking for the location. There are no highways objections to the proposals subject to the inclusion of a condition that secures and retains the parking provision and associated facilities.
- 5.11 Local Amenity:
As discussed above, the site is in operational use by virtue of its direct association with the Prince of Wales Bridge and by virtue of the legislation that enabled it. This ongoing relationship remains necessary and this application seeks to secure the redevelopment, reconfiguration and improvement of the site through planning permission. Notwithstanding this, there are residential properties within the vicinity that need to be considered. The nearest residential properties are located at the Salthouse Farm Park Homes site, a residential estate to the south, across Shaft Road and a row of properties to the west of the site. The main depot building will be located to the easternmost side of the

southern section of the site, in the corner, furthest away from residential properties on this part of the site. The building will therefore be set back and will be of single storey construction reducing its impact and benefitting from screening to further reduce any impact. Maintenance of the bridge is an ongoing operation with cyclic maintenance, daily structure inspection checks and safety patrols as well as responding to any incidents that impact the structural integrity on the bridge itself. Activities associated with the depot itself would be an enabling role, due to its location and proximity, and are unlikely to in their own right give rise to unacceptable impacts in terms of noise, odour or disturbance in context with the site and surroundings and its location immediately adjacent to the motorway bridge.

5.12 Landscape/Visual Amenity:

In accordance with policy new development should seek to achieve integration within the surrounding landscape and although the site has been historically used as a depot, parking and materials storage, there is an opportunity to revisit this and provide some enhancements through the assessment of new proposals and a new building scheme within the southern site. The new office building is considered to be designed to be sympathetic to its surroundings with materials to suit the location. Notwithstanding the considerations and comments above, the proposals do offer the opportunity to replace an existing old two storey office area with a more considered single storey building, as well as other improvements to the site. Following demolition of the existing modular office building in the northern section of the site, the area currently occupied by that building would be planted with native species to form a woodland. A native species hedgerow is proposed alongside the main access road through the Site to reduce views into the southern part of the Site from Shaft Road to the south. Revised plans have illustrated further improvements through the removal of containers in the northern section of the site and the scheme as a whole is considered acceptable. A condition is recommended securing the demolition and removal of the buildings and containers that are proposed for removal to secure the visual amenity benefits this will bring.

5.13 A Landscape and Visual Amenity Assessment, along with a tree survey and arboricultural impact assessment have been provided with submission. There are no objections to the proposals in these respects. Additional landscape planting is proposed in both sectors of the site. A landscape masterplan has been provided, the principles of which are acceptable. A 1:200 scale detailed planting plan is required as a condition together with a landscape and ecological management plan, to secure ongoing landscape maintenance and management. A condition is recommended in this respect.

5.14 Ecology

The site lies directly adjacent to Severn Estuary. The Severn Estuary Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA), and Ramsar site is located 0.02km to the west of the site, therefore a separate Habitat Regulations Assessment (HRA) Stage 1 Screening Report has been produced which concluded that there are some likely significant effects predicted from the proposed works on the Severn Estuary SAC, SPA and Ramsar; therefore, the HRA has progressed to Stage 2 Appropriate Assessment. Recommendations include:

- The application of the measures set out in Stage 2 Appropriate Assessment of the HRA to mitigate against surface water pollution and noise disturbance, through the implementation of the project's Construction Environmental Management Plan (CEMP), to ensure that water quality impacts are avoided through good practice, pollution prevention and a spillage response plan and that noise pollution will be minimised.

- General construction safeguards shall be included within a CEMP, for birds, bats, otters and badgers.

- If any clearance of vegetation with the potential to support nesting birds is to be undertaken during the breeding bird season (March to August inclusive) then a suitably qualified/experienced ecologist will be required to carry out a nesting bird check before works can proceed.

- Measures shall be taken to avoid any indirect impacts of the works on bats that may be roosting within the bridge and roosting or foraging in the surrounding woodland and habitats. Measures include directional lighting and lighting hoods to avoid light spill onto the bridge and into surrounding woodland habitat. This has the additional benefit that any potential dormouse habitat in surrounding woodland is protected from light spill. If plans for the works change, further bat surveys may be required to avoid any impacts on this species.

- Habitat Suitability Index surveys are recommended for all waterbodies within 0.25km of the site to determine the suitability of the waterbodies to support great crested newt with a potential for the requirement of further eDNA and presence/absence surveys between mid-March and June inclusive.

- Precautionary measures to prevent trapping or injury of common species of reptile are to be put in place during the construction and operational phases of the development and detailed within the CEMP.

- Precautionary measures to prevent the spread of montbretia and Japanese knotweed during the construction and operational phases of the development shall be followed and detailed within the CEMP.

5.15 Suggested enhancement opportunities for the site include planting native trees and shrubs of local provenance on site after construction, creation of refugia piles for reptiles, hedgehogs and other small mammals, provision of bird boxes within surrounding woodland habitat adjacent to the site; and provision of bat and bird boxes on the proposed new building.

5.16 An Ecological Appraisal has been submitted with the application along with a Habitat Suitability Index Survey Report. There are no ecological objections to the surveys conducted. The assessment made under the Habitats Regulations Assessment (HRA) addressed potential impacts to the Severn Estuary, and has been assessed by the Council's Ecological Officer, and from an ecological perspective, this is acceptable. The report states that it is expected that no piling works are to be carried out, therefore noise will be limited to general construction noise which is not thought to be significant, given the existing

noise from the bridge and motorway above the site. There will be no direct loss of suitable habitat associated with the Severn Estuary or that could support species of which the Estuary is designated for. Due to the existing noise levels and that the site does not support habitats associated with the Severn Estuary or support habitats that are suitable for species for which the SAC/SPA/Ramsar is designated for, no significant effects are likely, however as best practice mitigation has been recommended and this is welcomed. Enhancements have also been recommend and this is welcomed. A Biodiversity Net Gain Assessment has also subsequently been submitted and this is considered acceptable. Conditions are recommended to secure compliance, mitigation and ecological enhancement in accordance with the details submitted and to provide an ecological management plan in conjunction with the landscape management requirements.

5.17 Drainage/Flood Risk

The proposed site is located within Flood Zone 3 and therefore a Flood Risk Assessment (FRA) has been submitted. The Environment Agency have been consulted on the proposals. The Flood Risk Assessment is considered to be acceptable and there are no objections on this basis. The comments above regarding landraising and freeboard allowance are noted. The Environment Agency advises that including a freeboard allowance of 300mm is relevant. This is because the site is currently within Flood Zone 3 at a high risk of flooding, and there remains a residual flood risk if the current flood defences should fail or be overtopped. The EA have sought to condition the Flood Risk Assessment accompanying the planning submission which included finished floor levels of the depot to be set no lower than 7.70mAOD. This remains applicable. Conditions seeking compliance with the specific details and measures contained within the Flood Risk Assessment are recommended. This includes finished floor levels. A drainage strategy for the site has been provided the capacities of which are considered acceptable. The surface water and drainage arrangements for the site are considered acceptable.

5.18 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 as it would not positively or negatively impact upon protected characteristics.

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 recommended.

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/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0001_01 - Location Plan_P01
3005-01

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0001_02 - Existing Site Plan_P01

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0004_01 - Proposed Elevations_P01

HE606811-AMEY-GEN-M4_J22_PoW-VF-AX-0005_01- Proposed Visualisations_P01

CO00378290-AMEY-GEN-M4J22-DR-ME-0600-01-MEP External Services (External Lighting Layout)

CO00378290-AMEY-GEN-M4J22-DR-ME-0500-01-MEP External Services

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0003_01 - Site Sections_P01

Landscape Masterplan Ref: HE606811-AMEY-ELS-M4_J22_PoW-DR-LA-00001 P04

Landscape and Visual Appraisal

Habitat Suitability Index Survey Report

Flood Risk and Drainage Assessment

Phase 1 Geo-environmental Assessment

Detailed Unexploded Ordnance Risk Assessment

Design and Access Statement

Tree Survey and Arboricultural Impact Assessment

- received by the Council on the 24th November 2021

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0001_03 - Demolition Plan_P03

E606811-AMEY-GEN-M4_J22_PoW-DR-AX-0002_01 - Proposed Site Plan_P02

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0002_03 - Illustrative Proposed Ground Floor Plan_P02

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0002_04 - Proposed Roof Plan_P02

HE606811-AMEY-GEN-M4_J22_PoW-DR-AX-0002_02 - Proposed Depot Building Area Layout Plan_P02
HE606811-AMEY-HGN-M4_J22_PoW-DR-CH-0000-02 - Vehicle Tracking-P03
HE606811-AMEY-HMK-M4_J22_PoW-DR-CM-0000-01 - Road Markings-P03
HE606811-AMEY-HDG-M4_J22_PoW-DR-CD-0500-01 - Proposed Drainage Arrangement P05

- received by the Council on the 17th February 2022

Revised Ecological Appraisal Report (April 2022)

- received by the Council on the 4th April 2022

Reason

To define the terms and extent of the permission.

3. No development approved by this permission shall be commenced until a scheme for prevention of pollution during the construction phase has been approved by the Local Planning Authority (LPA). The scheme should include details of the following:

1. Site security.
2. Fuel oil storage, bunding, delivery and use.
3. How both minor and major spillage will be dealt with.
4. Containment of silt/soil contaminated run-off.
5. Disposal of contaminated drainage, including water pumped from excavations.
6. Site induction for workforce highlighting pollution prevention and awareness.

Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.

Reason

To prevent pollution of the water environment and to accord with PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

This is a pre-commencement condition to ensure that pollution control is integrated within the development at an early stage.

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

Reason

To prevent pollution of the water environment and to accord with PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

5. The development shall be carried out in accordance with the submitted Flood Risk Assessment ('Flood Risk Assessment & Drainage Strategy - Prince of Wales Bridge Depot', ref. HE606811-AMEY-HDG-M4_J22_PoW-RP-CS-0500 Rev. P02 dated 03 November 2021, Amey Consulting) and the following mitigation measures it details:
 - o Finished floor levels for the proposed depot shall be set no lower than 7.7 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason

To reduce the risk of flooding to the proposed development and future occupants and manage residual risk should flood defences be breached or overtop. and to accord with PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

6. The development shall not be brought into use until the access, car and cycle parking arrangements have been completed in accordance with the submitted details.

Reason

In the interests of highway safety, to promote sustainable travel and to accord with Policies PSP11, 16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

7. Prior to the commencement of the development hereby approved, a 1:200 scale detailed planting plan, together with a landscape and ecological management plan, to secure ongoing landscape maintenance and management, shall be submitted to the Council, for written approval and thereafter implemented in accordance with the approved details and timescales. The detailed planting plan should accord with the principles set out in the Landscape Masterplan submitted with this application.

Reason

In the interests of the visual amenity and ecology of the site and to accord with Policies PSP2 and PSP19, of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

8. The development shall proceed in strict accordance with the Mitigation Measures provided in the Revised Preliminary Ecological Appraisal and HRA (Amey consulting, April 2022) and Habitat Suitability Index Report (Amey Consulting, October 2021).

Reason

In the interests of the ecology of the site and to accord with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

9. Prior to commencement, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- o Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - o Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority

Reason

In the interests of the ecology of the site and to accord with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

This is a pre-commencement condition to ensure that the consideration of lighting provision for the site is integrated within the development at an early stage.

10. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall be written in accordance with BS42020, including mitigation details on bats, birds, great crested newt, reptiles, dormice, hedgehog, invertebrates and badger, as well as any pollution prevention measures. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason

In the interests of the ecology of the site and to accord with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

This is a pre-commencement condition as it relates to the construction period.

11. Prior to commencement of works an Ecological Enhancement scheme is to be submitted to the Local Planning Authority for written approval, expanding on the recommendations within Revised Preliminary Ecological Appraisal and HRA (Amey consulting, April 2022) and Habitat Suitability Index Report (Amey Consulting, October

2021), this is to include a plan detailing specifications and locations of any instalments. The scheme shall thereafter be implemented in accordance with the approved details and timescales.

Reason

In the interests of the ecology of the site and to accord with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

This is a pre-commencement condition due to the ecological sensitivity of the site and to ensure that these considerations are integrated within the development at an early stage.

12. The development shall proceed in strict accordance with the submitted Arboricultural Report, Tree Protection Plan and Arboricultural Method Statement,

Reason

In the interests of the visual amenity and ecology of the site and to accord with Policies PSP2 and PSP19, of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

13. The demolition, removal and relocation of existing buildings and containers, identified on the approved plans, shall be implemented prior to the first use of the depot building.

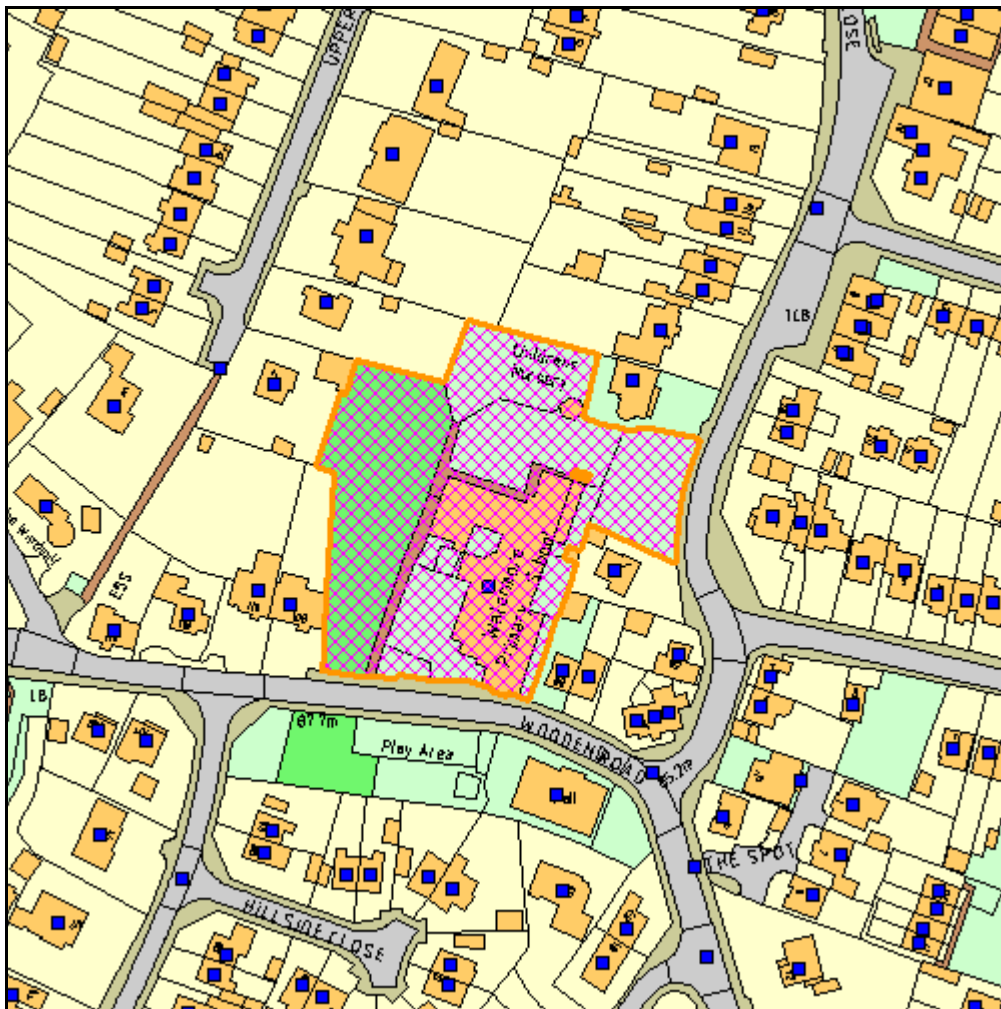
Reason

In the interests of the visual amenity of the site and to accord with Policy PSP2 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, and the provisions of the NPPF.

Case Officer: Simon Ford
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 23/22 - 10th June 2022

App No.:	P22/01175/PND	Applicant:	South Gloucestershire Council
Site:	Watermore Infant School Woodend Road Frampton Cotterell South Gloucestershire BS36 2LQ	Date Reg:	23rd February 2022
Proposal:	Prior notification for the intention to demolish 1970's buildings as identified on submitted drawings with Victorian buildings to be retained.	Parish:	Frampton Cotterell Parish Council
Map Ref:	367308 181318	Ward:	Frampton Cotterell
Application Category:		Target Date:	22nd March 2022



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 100023410, 2008. **N.T.S.** **P22/01175/PND**

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 THE CIRCULATED SCHEDULE

Under the terms of the Council's constitution, applications that are deemed to be granted upon the expiry of a set period of time do not appear on the Circulated Schedule.

In this case however, the applicant is also the decision maker (South Gloucestershire Council). Therefore, this application must be placed on the Circulated Schedule prior to determination, as required by the council's constitution.

1. THE PROPOSAL

- 1.1 The application provides the local planning authority with prior notification of the intent to demolish a building(s). In this instance the buildings are the 1970's buildings as identified on the submitted drawings. The Victorian buildings on the site are to be retained, as indicated also on the submitted drawings.
- 1.2 Under this application the local planning authority must assess whether its prior approval for the proposed demolition is required. Prior approval can assess only the method of demolition and the proposed restoration of the site. As such, other issues of 'planning merit' are not open for consideration in this application.
- 1.3 The application site is Watermore Infant School, situated on the northern side of Woodend Road, within the Frampton Cotterell settlement boundary. An extant planning permission for the re-development of the site is in place (PT18/0930/R30), which is a hybrid application and is split into three sites. The site subject of this application is 'site C', which benefits from outline consent for redevelopment of the site into 21no. dwellings, to include 6no. flats as part of the conversion of the existing school building to be retained. The demolition proposed in this application is required to facilitate the re-development of the site permitted under this consent.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. Town and Country Planning (General Permitted Development) (England) Order 2015- Schedule 2, Part 11, Class B
 - ii. Town and Country Planning (Demolition- Description of Buildings) Direction 2014
 - iii. Assets of Community Value (England) Regulations 2012
 - iv. National Planning Policy Framework
 - v. National Planning Practice Guidance.

2.2 Development Plans

This application is for prior approval for the demolition of a building. The policies that comprise the local development plan are not relevant to the consideration of this application.

3. RELEVANT PLANNING HISTORY

3.1 P20/00010/MOD (approved 05/12/2021):
Modification to Unilateral undertaking and Section 106 agreement attached to planning permission PT18/0930/R3O.

3.2 PT18/0930/R3O (deemed consent 01/08/2018):
Hybrid application for Watermore School (currently split site) including a full planning application for a new 420 Place Primary School with associated playingfield, car parking, MUGA, landscaping and demolition of the existing school building on the Meadow site and outline planning for new residential development on Meadow site (0.14ha/ 5 units) and on the Orchard site (0.55ha/22units), only access and layout reserved.

The site subject of this application forms site C, within consent PT18/0930/R3O.

Other planning history is available that is neither recent nor relevant to this prior notification application.

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

No comments have been received.

4.2 Ward Councillors

Councillor Claire Young – No objection in principle. It is important that all steps are taken to protect wildlife, trees, and the older building.

4.3 Ecology Officer

Further information is required. Conditions recommended once all further information is received.

Updated comments:

Sufficient survey work has been undertaken and there are no objections. Conditions and informative recommended should permission be granted.

4.4 Tree Officer

No objection provided all works accord with the submitted arboricultural report. Condition recommended.

4.5 Building Control

No comments have been received.

4.6 Conservation Officer

Demolition method statement appears generally acceptable. There is an element of uncertainty at the junction of the Victorian School with the plastic clad boiler room. Query whether chimney stack is to be retained and whether there will need to be any remedial works. Query the boarding specification for the Victorian windows. Advice provided in respect of the gate pier removal and reinstatement.

4.7 Local Residents

1no. objection and 2no. general comments have been received, summarised as follows:

Objection

- Concern raised regarding asbestos. Method statement should be updated once further testing has taken place.
- Demolition should not include removal and reinstatement of the gates. Their retention was a condition of PT18/0930/R30).
- Can confirm the presence of bats.
- Have a pond that flanks the boundary.
- Concern noted regarding trees on site.

General

- Traffic concerns during work
- Understand that a construction management plan must be submitted as part of the planning permission
- Seek assurance that works will be carried out with due regard to the dangers posed by traffic movements when pupils are in the vicinity
- Request a ban on site traffic during the hours 08:45-09:30 and 14:45 – 15:30
- Site traffic should use the route to the site in Woodend Road coming in from Badminton Road.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Town and County Planning (General Permitted Development) (England) Order 2015 - Part 11; Class B - gives a deemed planning permission to enable the demolition of buildings. It should be noted that this permitted development right is only evoked when the level of demolition amounts to development. This is defined in the Town and Country Planning (Demolition - Description of Buildings) Direction 2014. Outside of a conservation area, buildings with a volume lower than 50 cubic metres are not considered to fall within the definition of development and therefore planning permission, deemed or otherwise, is not required for their demolition.

- 5.2 The extent of demolition on this site exceeds 50 cubic metres and therefore the applicant must seek a decision from the local planning authority as to whether the authority's prior approval for the demolition is required.
- 5.3 In assessing whether the prior approval is required, and the determination of the prior approval; if required, the local planning authority may- under the terms of the town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) only consider the means of demolition and restoration of the site. The prior approval process does not allow for an assessment on 'planning merit'. It is noted that several matters have been raised during the consultation. However, the scope of this application is limited, and confined only to the matters that can be considered under the terms of part 11, class B of the GPDO.
- 5.4 In addition, the buildings have not been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having interest in the land, and the building is not within a conservation area. Furthermore, the officer is satisfied the building is not a community asset and is not used for the purpose of falling within Class A4 (drinking and establishments). The demolition also does not relate to a statue, memorial, or monument (a "Commemorative Structure"). Therefore, the proposed demolition would be permitted under part 11, class B subject to the following assessment.
- 5.5 Assessment of Prior Approval
As noted previously, the prior approval can only consider the method of demolition and restoration of the site.

Means of Demolition

- 5.6 The application has been furnished with a comprehensive demolition method statement, prepared by a suitably qualified contractor (Bond Demolition, v.2, 13/02/2022). The principal equipment to be used in the demolition is 1no. 24 tonne demolition spec excavator with sorting grab, hydraulic hammer, and concrete pulveriser. Dust suppression will be in the form of an excavator mounted water system and via jew wash bowsers. Other equipment includes hand tools, and skips/lorries. Demolition will involve hand demolition works, particularly where the 1970s parts of the building to be demolished interact with the Victorian building to be retained. Demolition will also be by way of remote (machine) demolition, which is reasonable given the scale and scope of demolition works. The report submitted is comprehensive, and deals with means of mitigating impacts on the surroundings of the site, including interface with others, noting the location of the site in a residential area in the vicinity of educational and commercial premises. It is noted that concern has been raised regarding asbestos on site. The submitted method statement notes that all asbestos has been removed from the structures to be demolished and sets out that if any suspected asbestos or asbestos containing materials (ACMs) are found during demolition, works will stop. Testing will commence and works will not re-commence until the asbestos/ACMs have been removed from the structure. Asbestos related works are to be carried out by suitably qualified persons.

5.7 Comments from the conservation officer are noted. Whilst regrettable that the gate pier will be removed, this is accepted as being necessary to allow safe access and egress during demolition. Moreover, demolition and re-instatement of the wall, which is not listed, could be carried out under permitted development in any case (schedule 2, Part 2, class A of the GPDO). The works to the gate pier as part of this prior approval application do not prejudice the requirements of condition 32 attached to PT18/0930/R3O, which require it to be retained as part of the reserved matters application for the site. It is noted that before remote (machine) demolition works commence, a 1 metre gap is to be formed between the Victorian building to be retained and the parts to be demolished. This will be done by way of hand separation. Overall given the limited scope of this type of application and the status of the building, there can be considered sufficient information provided in terms of impacts on the building to be retained.

5.8 Method of demolition should include consideration of any impacts on trees and ecology on site. In terms of ecology, a protected species report (The Landmark Practice, February 2020), updated bat roost assessment (Seasons Ecology, December 2021) and a bat survey report (Seasons Ecology, May 2022) have been submitted in support of the application. In terms of bats, building 2 in both reports was identified as having low potential for roosting bats and a minimum of one emergence / re-entry survey is recommended. A survey was undertaken in May 2022 and found no bats emerging from the building, and so no further surveys are required.

Enhancements have been recommended and this is welcomed. In the 2020 report a pond was identified on site and an eDNA survey was recommended. The demolition could impact on GCN if present. When the bat survey was undertaken in May 2022 the pond was found to be completely dry and no further surveys are required at this time. Nesting opportunities are present on site, appropriate mitigation has been provided. Should approval be granted, suitably worded conditions should be applied to ensure that all works proceed in accordance with the submitted mitigation measures. A condition should also be applied to secure details of the ecological enhancements. This is stated to be pre-commencement; however, it would be more appropriately triggered as prior to the completion of demolition works.

There are several trees adjacent to and on the site. In particular, a tree belt to the West and a small copse in the North-eastern corner of the site, which could be impacted by the demolition works. Accordingly, an arboricultural report has been submitted in support of the application (Silverback Arboricultural Consultancy Ltd, December 2021). Having reviewed the submitted report, officers are satisfied that works will be carried out in an appropriate manner to not adversely affect trees on or adjacent to the site. Should approval be granted, a suitably worded condition should be applied to ensure works proceed in accordance with the submitted report.

5.9 *Restoration of the site*

Once demolition is complete, all hardcore demolition materials will be processed on site and crushed. Crushed materials will be spread across the site to form a capping layer until further works commence. The restoration will

leave the site in a state ready for re-development, under a current planning consent for the site and is considered acceptable.

5.10 *Summary*

The application has been furnished with an extensive method statement and provides mitigation for ecology and protection of trees as part of the means of demolition. The level of detail considering the limited scope of this type of application is considered acceptable. The method of demolition is reasonable given the scope and scale of demolition, and the restoration acceptable given the imminent re-development of the site as part of an extant consent (subject to approval of reserved matters).

6. **RECOMMENDATION**

6.1 It is recommended that a decision notice be issued stating that the **PRIOR APPROVAL** of the Local Planning Authority is **REQUIRED** and that prior approval is **GRANTED** subject to the following conditions:

CONDITIONS

1. Works shall proceed in strict accordance with the Mitigation Measures provided in the Protected Species Report (The Landmark Practice, February 2020), Updated Bat Roost Assessment (Seasons Ecology, December 2021) and A Bat Survey Report (Seasons Ecology, May 2022). This includes a pre-works inspection of buildings 4, 6 and 7, toolbox talk and sensitive timings for demolition to avoid nesting bird season.

Reason

To ensure that the means of demolition provide adequate mitigation and do not have any adverse impacts on any protected species or other biodiversity present on site.

2. Prior to completion of demolition, a plan detailing the location and specifications of ecological enhancements detailed within Protected Species Report (The Landmark Practice, February 2020), Updated Bat Roost Assessment (Seasons Ecology, December 2021) and A Bat Survey Report (Seasons Ecology, May 2022) are to be submitted to the local authority for approval. This includes, but not limited to bat boxes, bat shelter and bird boxes. The approved enhancements are to be installed within 1 month of completion of demolition.

Reason

To ensure that appropriate enhancements are incorporated as part of the means of demolition and restoration of the site.

3. All works are to proceed in strict accordance with the submitted arboricultural report (Silverback Arboricultural Consultancy LTD, December 2021).

Reason

To ensure that as part of the means of demolition and restoration of the site, on and off site trees are appropriately protected from damage.

4. Works are to proceed in strict accordance with the following plans and documents:

Demolition Method Statement (Bond Demolition, 13th February 2022)

Demolition plan

Location plan

Reason

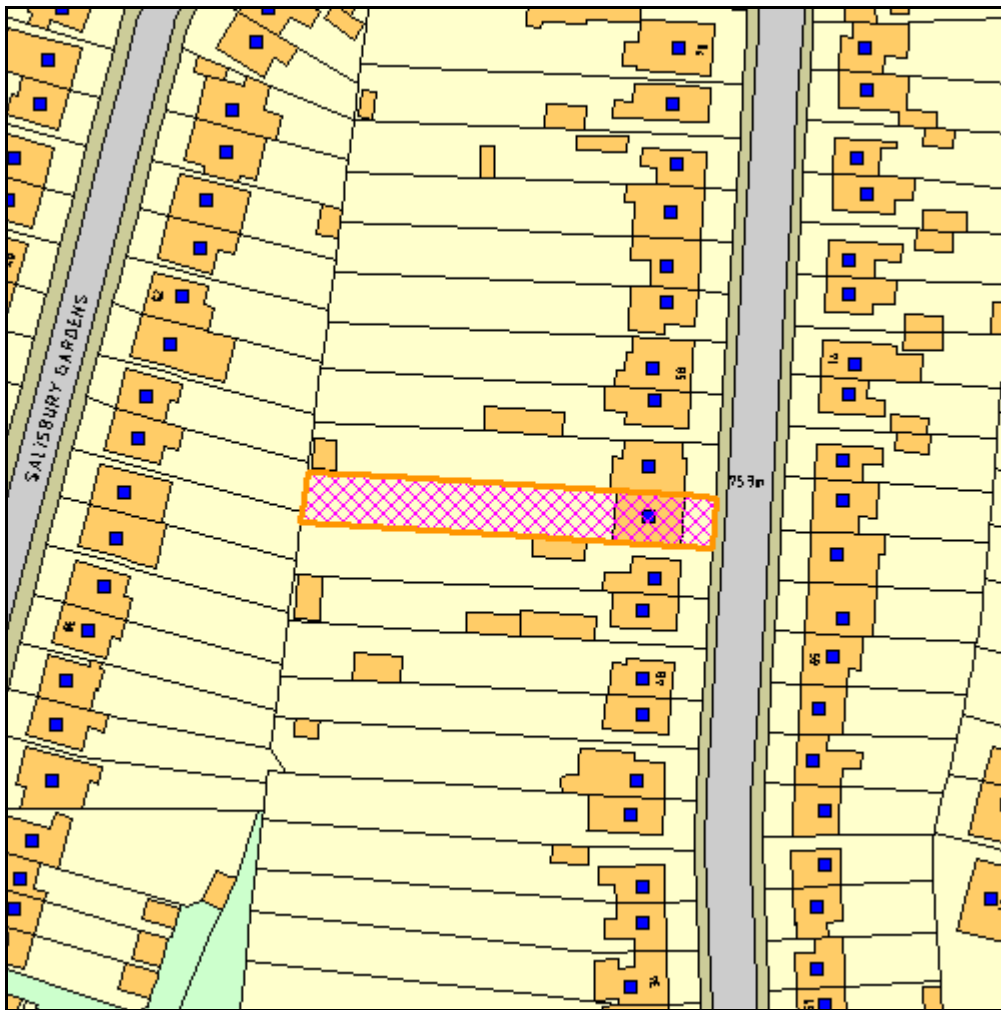
For the avoidance of doubt and to define the exact terms of the prior approval.

Case Officer: Alex Hemming

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 23/22 - 10th June 2022

App No.:	P22/02388/HH	Applicant:	Tara Simcock
Site:	52 Park Road Staple Hill South Gloucestershire BS16 5LG	Date Reg:	22nd April 2022
Proposal:	Erection of a single storey rear extension to provide additional living accommodation.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365315 176353	Ward:	Staple Hill And Mangotsfield
Application Category:	Householder	Target Date:	16th June 2022



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 100023410, 2008. **N.T.S.** **P22/02388/HH**

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 appears on the Council's Circulated Schedule procedure following 3no. objections from local residents, contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey rear extension to provide additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at No.52 Park Road, located within the established built-up residential area of Staple Hill, and is set within a good sized plot. The dominant feature within the site is a two-storey semi-detached property with attached side garage.

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
CS8	Improving Accessibility

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
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted August 2007)
Residential Parking Standards (Adopted December 2013)
Householder Design Guide (Adopted March 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 **K5697**. SINGLE STOREY REAR AND SIDE EXTENSION. **Approval Full Planning**. 11/03/1988.

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection, but we note concerns over land ownership raised by next door neighbour.

4.2 Local Residents

3no. comments of objection have been received from local residents. The following concerns have been raise:

- The proposed extension to No.52, the owner has stated that they own the land, but the exterior wall of the extension looks like it would be built on the land owned by me No 50. The existing garden wall was built entirely on my property 34 years ago, and part of their existing extension already encroaches slightly on to my property. *(Officer note: This is a civil matter between the parties and is not a material planning consideration)*
- Overhang on flat roof too long, will cast a shadow over my patio.
- Proposed plans do not provide dimensions of the extension. Since talking to the applicant I was assured the extension would be 5 metres in length from the existing/original house wall and 3.1 metres in height, I assume the overhang on the proposed extension is within this 5 metres. If the proposed extension is larger than this I would put in an objection due to the potential issues that this could raise for us and our property. *(The case officer measures the length of the extension including roof overhang to be (approx.) 5.6 metres. As such, the public comment has been noted as an objection.)*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the east fridge of Bristol's urban area and is currently utilised as a C3 dwellinghouse. The proposed development will extend the area of living accommodation within the property, at the expense of existing rear extension and strip of rear garden.

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. The proposal therefore accords with the principle of development subject to the following considerations.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of Policies, Sites and Places Plans seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.

5.3 The proposed extension will project (approx.) 5 metres from the properties rear elevation and span the width of the property including existing side extension/garage, measuring a distance of 8.3 metres. The extension will feature a gentle sloping flat roof with overhang, which will rise from an eaves height of 2.7 metres to a maximum ridgeline of 3 metres. A parapet wall will be erected between the dwellings existing side mono-pitch structure and where it meets the proposed rear flat roof.

5.4 Installed within the proposed roof structure will be 2no. sky lanterns. Additionally, 1no. set of bi-fold doors will be positioned to the extensions rear elevation, permitting access to the garden. External finish to the extension will be white smooth-cast render to match the host dwelling. All new doors and windows will set in aluminium frames.

5.5 The proposed development will facilitate with the properties internal remodelling and refurbishment. Opening up the rear of the property to create a large kitchen/dining/living space that has an increased connection to the outside.

5.6 Although the extension has a substantial sized footprint, the proposal remains to appear subservient to the host dwelling, maintaining the properties architectural integrity, balance of the pair and character of the area. The proposals have been designed to complement the existing property through its proportions and materials. The design is harmonious with the existing dwellings and continues to complement neighbouring properties. Overall, the proposed development has an acceptable standard of design satisfying policies CS1 and PSP38.

5.7 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.

5.8 The only potentially affected neighbours of the proposed development will be adjacent properties No.50 and 54 Park Road. It is acknowledged that the proposed extension has a relatively substantial depth and will sit close to the adjoining boundary line with No.54. However, it has to be noted that No.54 have a two-storey rear extension that already sits tight against the boundary and protrudes 4.1 metres from the properties original rear façade, as such the

new addition will only proceed to extend 0.9 metres beyond No.54's existing rear extension, with the roof overhang protruding an additional 0.65 metres.

- 5.9 With regards to No.50, the neighbour's driveway sits directly adjacent to the boundary as opposed to primary living accommodation, creating a separation distance of (approx.) 2.2 metres. The development is also modest in scale as a result of its single-storey nature and flat roof. Therefore, the impact on the level of amenity afforded to neighbouring dwellings by virtue of overbearing and loss of light is acceptable. It is accepted that there may be a limited degree of overshadowing to No.54 but not to a sufficient degree to warrant refusal on these grounds alone. The application therefore satisfies the requirements of PSP8 and PSP38.
- 5.10 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. No details regarding the degree of occupancy within the host dwelling have been provided as part of this application. Furthermore, the proposed development builds on existing rear curtilage. Nevertheless, the remaining private amenity space well exceeds the Council's space standards expected for a 4+ bedroom dwelling. By reason of the above it is found that the proposed development is in full compliance with policy PSP43.
- 5.11 Transport (Access and Parking)
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed development will not trigger a material increase in demand for parking at the site nor will it impact current provision. Therefore, no objection is raised under PSP16.
- 5.12 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.

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 conditions.

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/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below (received 21st April 2022):

Block Plan

Combined Existing Plans

Combined Proposed Plans

Existing 3D Views

Proposed 3D Views

Site Location Plan

Reason

To define the terms and extent of the permission.

Case Officer: Chloe Summerill

Authorising Officer: Helen Ainsley