

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: 07/22

Date to Members: 18/02/2022

Member's Deadline: 24/02/2022 (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

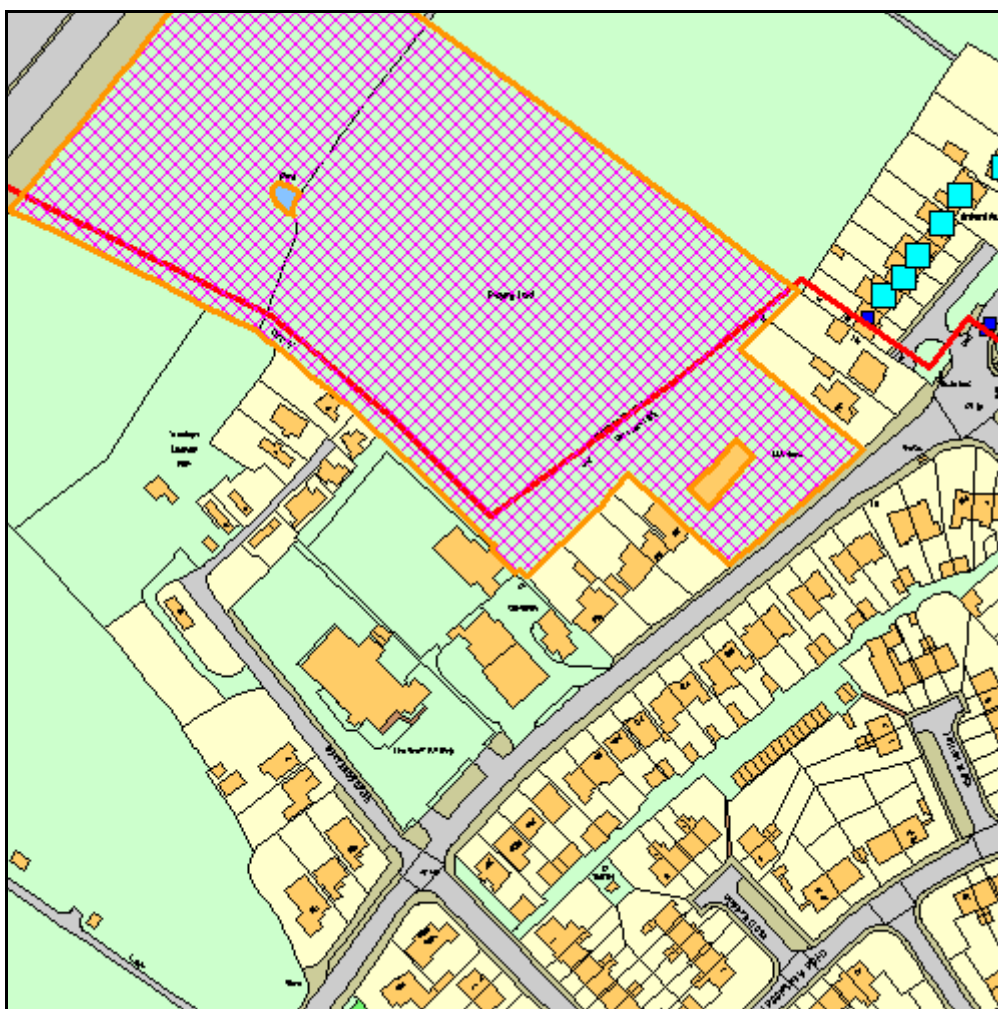
CIRCULATED SCHEDULE 18 February 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/16791/F	Approve with Conditions	Land At DRG Stapleton AFC Ground Frenchay Bristol South Gloucestershire BS16 1LG	Frenchay And Downend	Winterbourne Parish Council
2	P21/06060/F	Approve with Conditions	Crown Industrial Estate Crown Road Warmley South Gloucestershire BS30 8JJ	Parkwall And Warmley	Siston Parish Council
3	P21/07529/F	Approve with Conditions	18 Oaklands Road Mangotsfield South Gloucestershire BS16 9EY	Staple Hill And Mangotsfield	None
4	P21/08038/F	Approve with Conditions	Alveston Stores Down Road Alveston South Gloucestershire BS35 3JQ	Severn Vale	Alveston Parish Council
5	P21/08115/F	Approve with Conditions	The Orchard 2 North Street Downend South Gloucestershire BS16 5SF	Staple Hill And Mangotsfield	Downend And Bromley Heath Parish Council
6	P22/00192/ADV	Approve with Conditions	Made By Design Ltd Unit 2, Armstrong Business Park Yate Road Yate BS37 5NG	Boyd Valley	Wick And Abson Parish Council

CIRCULATED SCHEDULE NO. 07/22 - 18th February 2022

App No.:	P19/16791/F	Applicant:	DRG Frenchay SV Football Club
Site:	Land At DRG Stapleton AFC Ground Frenchay Bristol South Gloucestershire BS16 1LG	Date Reg:	18th November 2019
Proposal:	Construction of new football pitch with associated landscaping.	Parish:	Winterbourne Parish Council
Map Ref:	363307 177617	Ward:	Frenchay And Downend
Application Category:	Major	Target Date:	17th February 2020



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N.T.S.

P19/16791/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 because objections have been received from members of the public which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This planning application seeks planning permission for the construction of an additional football pitch with associated landscaping and drainage works on land at DRG Frenchay SV Football Club, Frenchay.
- 1.2 This application is largely a resubmission of two previously approved planning applications PT09/5590/F & PT14/3471/F for a similar proposal which due to funding issues were not implemented and have expired. The club could not afford to provide the standard of drainage required at that time. The design of the current pitch has been amended from that originally approved in terms of overall size. The previous approved pitch measured 100m x 68m and this current proposal is slightly larger measuring 105m x 82 m which has reduced the amount of space around the edge of the proposed pitch.
- 1.3 DRG Frenchay SV Football Club who are currently based at the application site require an additional football pitch to provide suitable facilities for the demands of its users. The proposed site for the new pitch comprises of overgrown grass and scrubland adjacent the club's existing pitch. The proposed pitch will be served by existing on-site facilities i.e clubhouse and vehicular parking. The existing club facilities have a single access point from Frenchay Park Road (B4058). A lease has been agreed with Bristol City Council and finance obtained by the club to deliver the pitch works.
- 1.4 The application site straddles Bristol City Council and South Gloucestershire Council. The southern portion of the site (broadly encompassing the clubhouse, parking area and access) is within Bristol City Council. The existing pitch and site of the proposed new pitch are both located within South Gloucestershire Council. The site is located in the Green Belt and is outside of the defined settlement boundary.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance

- 2.2 Development Plans

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

CS2	Green Infrastructure
CS4(a)	Presumption in favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure and Cultural Activity
CS24	Green Infrastructure, Sports and Recreation Standards
CS25	Communities of the North Fringe of Bristol Urban Area

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP 5	Undesignated Open Spaces within Urban Areas and Settlements
PSP6	Onsite Renewable and Low Carbon Energy
PPS7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP18	Statutory Wildlife Sites
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted August 2007)

Revised Landscape Character Assessment SPD (adopted Nov 2014)

Trees and Development Sites SPD (adopted April 2021)

Biodiversity and the planning process

3. RELEVANT PLANNING HISTORY

- 3.1 **PT04/2719/F** - Construction of new football pitch and five-a-side practice pitch with hardstanding and removable barrier, and associated landscaping. Refused 15.06.2005
- 3.2 **PT09/5590/F** – Construction of new football pitch including drainage and associated landscaping. Upgrade of existing football pitch. Approved 27.04.2010.
- 3.3 **PT14/2849/F** - Demolition of existing changing rooms and clubhouse and proposed development of 91 dwellings, provision of sports centre, all weather pitches, grass pitches, multi-use games area, car parking, new informal and formal public open space, car parking and other ancillary development - site

falls within South Gloucestershire and Bristol City Council areas. Approved 31.07.2021

- 3.4 **PT14/3471/F** – Construction of new football pitch including drainage and associated landscaping. Upgrade of existing pitch. Approved 19.01.2015

4. **CONSULTATION RESPONSES**

4.1 **Winterbourne Parish Council**

No objection

4.2 **Other External Consultees**

Sports England – does not wish to raise an objection to this application.

National Highways – National Highways recommends that planning conditions be attached to any consent the planning authority is minded to grant in respect of application reference P19/16791/F to the effect that:

1. Prior to the commencement of the development hereby permitted, details of the design, installation and future maintenance of necessary boundary fencing shall be submitted to and approved in writing by the local planning authority (in consultation with National Highways). The height of the protective boundary fencing will be no less than 6 metres and the fencing will start no less than 2.5 metres from ground level. Reason: To protect

National Highways Planning Response (NHPR 21-09) September 2021 public safety and ensure the continued safe and efficient operation of the M32 motorway

2. Prior to the development being brought into use, the protective boundary fencing will be implemented in full and maintained strictly in accordance with the agreed maintenance schedule. Reason: To protect public safety and ensure the continued safe and efficient operation of the M32 motorway

3. Prior to the commencement of the development hereby permitted, a detailed Drainage Strategy shall be submitted to and approved in writing by the local planning authority (in consultation with National Highways). Reason: To protect the integrity of the National Highways drainage asset.

4. Prior to the commencement of the development hereby permitted, a revised Landscape Plan and associated Planting Schedule shall be submitted to and approved in writing by the local planning authority (in consultation with National Highways).

Reason: To protect the integrity of the National Highways soft estate.

4.3 **Internal Consultees**

Landscape Architect – Proposed levels of site should be lowered to minimise the impact on Green Belt and a route provided for recreational opportunities for a wider section of the local community.

Lead Local Flood Authority – No objection subject to a planning condition.

Sustainable Transport – Recommend that the previous pre commencement planning condition is carried over relating to the need for a Construction Management Plan.

Highways Structures – no comment.

Public Open Space – The plan says existing pitch to remain. I understand it is to remain but it will surely be affected by the works, have to be reinstated, and would be out of action for a considerable time; is there a contingency plan in place for this.

No tree survey, and no plans show root protection area of trees and hedges.

The quoted size is not Sport England or Football Association size (it must be 106 x 70m for a senior pitch).

Nowhere for people to spectate.

How does one access the new pitch without walking over the existing pitch?

I would have thought that for a full application a detailed pitch drainage scheme should be provided.

The landscape scheme is scantily detailed

Ecology – No ecological objection subject to pre-occupation planning conditions relating to lighting and evidence of the installation of the enhancement features,

Public Art – No comment

Avon & Somerset Police – No objections or comments. Having viewed the information as submitted we find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

Public Rights of Way- Although this path was severed by the M32 motorway, this would be our preferred link to the other side of the M32 if there was ever the chance of a footbridge from Highways England, which is a real possibility. The connectivity to the East of Coldharbour Lane development and UWE would be very important as an Active Travel route and we would not want to lose that future possibility by extinguishing this path. The plans submitted are not very clear with regard to the proposed earthworks but if these works are taking place over the legal line of the footpath no gradients should be steeper than 1:12.

Heritage Officer - Having reviewed the long-standing proposals, in light of their nature, the character of the surrounding context and the separation distances involved, it is considered that development proposals would not result in any change in setting that would cause harm to the overall architectural and historic interest of any nearby designated heritage asset, with the Frenchay Conservation Area being the closed asset to the west of the development proposals. Furthermore, the proposals would also not impact on any non-designated heritage assets. To conclude, there is no heritage objection.

Environmental Protection Officer – The EP team notes the application. There is no sustainable objection; the Standard Informative follows to address and manage the transient construction phase.

Other Representations

4.4 **Local Residents**

The following comments have been raised on behalf of the Residents of Oaklands Park, Oaklands Drive, Bristol:

- Residents and owner of Oakland Park have not received notification and not had opportunity to submit comments. Why weren't they consulted?
- Concerns regarding removal of hedge and shrubs which won't be replaced and will result in loss of birds
- Concerns regarding privacy and potential damage to windows
- Documents submitted are out of date in relation to adjacent Caravan Park
- More matches will take place. Will new trees or shrubs be planted in order to maintain a screen and suppress noise?

4.5 Additional comments have been submitted on behalf of the residents of Oakland Park resulting from a formal consultation where the following concerns have been raised:

- Submitted dwgs do not represent the layout of Oaklands Park from 2016 onwards
- Several concerns have been raised regarding the proposed drainage aspects of the scheme i.e risk of flooding, integrity and condition of outfall pipe and maintenance/ownership of drainage scheme.
- Concerns regarding the maintenance and health aspects of the holding pond due to proximity with Oaklands Park residential properties.

4.6 One letter of support has been received from a local resident on the following grounds:

- I am in support of the proposal.
- This development has taken many years to get to this stage including the engagement with Bristol City council who have been supporting the community club behind the application.
- The club has been thriving, is well run and has an increased number of users.
- This is a great opportunity to make better use of the site for the local community.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site is located in the Green Belt; therefore, consideration is required as to whether the proposal is appropriate development.

With regards to development proposals in the Green Belt, the NPPF states as follows:

"Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt

by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

- a) buildings for agriculture and forestry;*
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- e) limited infilling in villages;*
- f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and*
- g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.**

Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These are:

- a) mineral extraction;*
- b) engineering operations;*
- c) local transport infrastructure which can demonstrate a requirement for a Green Belt location;*
- d) the re-use of buildings provided that the buildings are of permanent and substantial construction;*
- e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds); and*
- f) development, including buildings, brought forward under a Community Right to Build Order or Neighbourhood Development Order.”*

- 5.2 The proposal is for the construction of a football pitch. The works will involve engineering operations to form an appropriate plateau for the pitch, provide adequate drainage and landscaping works to include native tree and shrub planting and the formation of a bund. The proposal is not therefore considered to be inappropriate development in the Green Belt given that it constitutes engineering operations and a material change of use of land to outdoor sport and recreation. The NPPF states that local planning authorities should plan positively to enhance the beneficial use of Green Belts, such as looking for

opportunities to provide opportunities for outdoor sport and recreation. Whilst there would be level changes resulting in an increase in levels of some 2.4m and planting as part of the proposal, it is considered that the openness of the green belt would be preserved and would not be adversely affected by the proposal. When forming this conclusion the Planning Officer has given significant weight to the fact that similar level changes and landscape planting have already been deemed acceptable by the Local Planning Authority on two separate occasions under approved applications PT09/5590/F and PT14/3471/F. National Highways have stated in their consultation response that there is a requirement for ball stop fencing to be provided to prevent balls from reaching the M32. Ball stop fencing is therefore, a necessary element in connection with outdoor sports use in this location. Ball stop fencing has already been deemed acceptable in relation to the impact on openness by virtue of conditions nos. 9 and 6 attached to applications PT09/5590/F and PT14/3471/F respectively; therefore, there is no objection on this basis.

5.3 Policy PSP44 of the Council's Policies, Sites and Places Plan Adopted November 2017 states that: *"Development proposal(s) for the development, expansion or improvement of outdoor sports and recreation (including water related recreation, motorised and noisy sports and golf facilities) outside the urban areas and the boundaries of settlements, as defined on the Policies Map, will be acceptable where:*

- a. proposal(s) for facilities that are likely to be major travel generators are located on sites which are highly accessible by public transport, on foot and by bicycle; and*
- b. the proposal(s) would not in itself, or when considered with other recent or proposed sports and recreation developments in the immediate locality, have an unacceptable effect on the historic environment, character and diversity of the landscape; and*
- c. the proposal(s) would not give rise to unacceptable levels of on street parking to the detriment of the surrounding area and highway safety; and*
- d. Any external lighting or advertisements would not result in the unacceptable loss of amenity, nor constitute a road safety hazard.*

New buildings will be acceptable where the conversion or re-use of existing buildings is not viable and where they are essential for and proportionate to the use of the land for outdoor sport and recreation".

5.4 Accordingly, subject to the considerations outlined above, which will be considered in the main body of this report, the principle of the development is considered to be acceptable. Significant weight is also attributed to the fact the principle of the proposed development has already been accepted through the granting of planning permission for similar proposals under applications PT09/5509/F and PT14/3471/F for a similar proposal.

5.5 Other relevant considerations in this instance relate to drainage, ecology and residential amenity.

5.6 Visual Amenity and Landscape

The proposed development would involve the re-profiling of the existing site. The scheme raises the ground levels generally by 2.5m with side slopes on the south, west, and north sides of the pitch of 1:4 and 1:3 gradients making the new pitch more exposed to the motorway, although trees on the motorway embankment would continue to provide some screening to the site. A slight mound is proposed along the northwest edge of the pitch along with native tree and woodland planting. The pitch will have a 1:3 slope down to a surface water attenuation basin on the south side of the pitch. The retention of some of the existing vegetation along the southern boundary will aid screening of this embankment.

5.7 A significant improvement in the visual impact of the scheme is possible if a levels change was retained between the existing pitch and the new pitch, as this would allow the new pitch to be set at a level closer to existing ground level. Reducing the size and gradients of the perimeter embankment slopes would allow a better blend with the surrounding ground levels; however, the applicant has not acceded to the planning officer's request for this change. The principle of the proposed change to the levels of the site has already been deemed acceptable in visual amenity and landscape terms given the two previous applications approved. The proposed pitch does not accord with FA size standards; therefore, the requirement to meet the standards, stipulated under condition 6, may create more space around the pitch in which to slacken the slopes. Tree planting is required to the existing hedgerow fronting Frenchay Park Road to improve the quality of the local environment together with the addition of wildflower seeding to the south of the pavilion and car park area. A condition is proposed on this basis.

5.8 No lighting or advertisements are proposed under this application.

5.9 Ecology

The site of the proposed football pitch comprises overgrown grass and scrubland. No ecology objection was raised in relation to previous planning applications PT09/5590/F and PT14/3471/F.

5.10 An Ecological Impact Assessment has been submitted with the application. The main findings of the Ecological Impact Assessment are as follows: There are no designated sites of ecological value that will be impacted by the application. No trees were identified as offering bat roosting opportunities, although the trees and hedgerow offer foraging opportunities. Data searches returned records for great crested newts 250m north of the site and 400m northwest of the site; however, these records are separated from the application site by the M32 motorway. No evidence for great crested newts was found at the application site. The likelihood of dormouse being within the site is extremely low as the hedgerows within the site do not have good connectivity to the wider landscape. Hedgerows, trees and scrub provide nesting and foraging habitat for common bird species. No evidence of reptiles has been found at the site; however, there is potential for areas of suitable habitat along the boundaries of the site to be colonised by slow worm. No foraging signs of badgers were observed but the site offers suitable foraging opportunities for badgers. A

- survey undertaken in 2008 found a number of mammal paths attributed to badgers.
- 5.11 The concerns raised from the public consultation process regarding the removal of hedge and scrub at the site are noted. The Council's Ecological Officer has raised no objection to the proposal and concludes that overall the survey area is considered to be of generally low ecological value and whilst hedge and scrub provides nesting and foraging habitat for birds, the proposed replacement planting as well as specific ecological enhancements will compensate for the loss of scrub and hedges.
- 5.12 New landscape planting including tree, hedge, woodland and wildflower planting would provide ecological value and would help compensate for the impact of the development in terms of ecology. Mitigation strategies are outlined in the Ecological Impact Assessment to avoid harm to wildlife, and a condition is proposed to ensure that the development is carried out in accordance with these strategies. Accordingly, subject to planning conditions to ensure compliance with mitigation measures in the ecological impact assessment; and evidence of the installation of the ecological enhancement features recommended in the ecological impact assessment it is considered the proposed development would not give rise to unacceptable ecological effects.
- 5.13 The Ecological Officer has requested a condition in respect of a lighting design strategy to ensure that any external lighting installed does not adversely affect wildlife. However, no external lighting is proposed under this application; therefore, this condition is not required.
- 5.14 Residential Amenity
The closest residential properties to the application site are located at a residential mobile home development called Oaklands Park. Property nos. 5, 6 and 3 at the park are located close to the southwest boundary of the application site.
- 5.15 The properties at Oaklands Park appear to be fairly new and they are not shown on the plans submitted. However, the plans submitted are considered to be sufficiently accurate to allow the residential amenity impacts of the development to be adequately considered as they show the position of the proposed pitch and drainage feature in relation to the southwestern boundary. The proposed pitch would be approximately 27 metres from the southwestern boundary of the site at the closest point. Therefore, whilst plot 3 in particular is located close to the southwest boundary of the application site, it is considered that the level of separation is sufficient to ensure that occupiers would not be significantly adversely affected through loss of privacy, outlook or overbearing impact. The properties are already exposed to several sources of noise such as from the M32 motorway and from the use of the existing football pitch. Given the level of separation, the fact that no flood lights are proposed which would limit the times that the pitch could be used, it is not considered that residential occupiers would be significantly adversely impacted by noise or disturbance.
- 5.16 It is noted that the construction of the development will necessitate significant engineering operations to move top and sub soil to and around the site, as well

as the construction of drainage features. These engineering operations would require approximately 20,000 cubic metres of soil to be imported to the site, which would take around 12 months with an average of 9 lorry trips per day. To limit disturbance to residents during this period it is recommended that the same conditions attached to the previous consents are applied to this consent to control the timeframe of the importation of material; to control the amount of material that can be imported to the site; and to control working hours on site during the period of construction to between 8am to 6pm Mondays to Friday and no working to take place on Saturdays, Sundays or Public Holidays. The amount of soil proposed to be imported into the site (20,000 cubic metres) is less than the previously approved applications whereby 28,000 cubic metres of top and sub soil was specified. Accordingly, it is predicted that fewer lorry trips to transfer material would be required per day (9) compared to the originally approved scheme where 12 trips per day would have been required.

- 5.17 From the public consultation process concern has been raised regarding potential damage to the homes in Oakland Park from the use of the site for outdoor sport. Whilst these concerns are noted, the separation distance between the pitch and the shared boundary as well as the orientation of the pitch is such that it is not considered that the use of the site for outdoor sports would be likely to damage neighbouring properties.
- 5.18 Concerns were also raised that residents and owner of Oaklands Park were not notified of the proposed application. A re-consultation process capturing residences that were originally missed was therefore, carried out for a period of 21 days to give occupiers the opportunity to make any representations.
- 5.19 Transportation
It is acknowledged that the vehicular access and parking areas of the site falls within the boundary of Bristol City Council (BCC). Therefore, as part of the application BCC were consulted, however no comments were received.
- 5.20 Due to the proximity of the pitch to the M32, National Highways have been consulted on the impact of the development on the safety of vehicles on the trunk road, especially as the proposed pitch would extend closer to the motorway boundary than the previously approved applications. National Highways have raised no objections to the scheme subject to conditions in respect of the following: a design and provision of suitable boundary protection to prevent any errant footballs from straying onto the motorway in the interest of highway safety; a detailed drainage strategy demonstrating that there would not be any increase in surface water runoff towards the M32 to the detriment of the M32 drainage assets; a revised landscaping scheme as some of the species listed are not suitable to be planted close to the motorway network; the submission of arboricultural tree survey and tree protection plans given the proximity of the site to a belt of trees adjacent to National Highways estate.
- 5.21 Whilst the proposed additional pitch will intensify the use of the existing football club, it is not considered that it would lead to a significantly adversely greater level of car use than the existing situation and the use of the site for an additional football pitch has already been accepted on transportation terms under applications PT09/5509/F and PT14/3471/F. The site is situated in a

location that is accessible by public transport with a bus stop located close to the site. Whilst there is no pavement on the northwestern/application side of the B4058 there is a pavement on the opposite side such that the site is considered to be accessible by walking and cycling. Off-street car parking is available within the site and many of the streets in the vicinity have double yellow lines due to the proximity of the former Frenchay Hospital. Accordingly, it is not considered that the proposal would generate a significant adverse level of on street parking to the detriment of highway safety or the amenities of the area. There would be an impact on the highway network through the construction of the pitch due to the requirement to transport 20,000 cubic metres of top and sub soil to the site, which would take around 12 months (approximately 266 working days) with an average of 9 lorry trips to the site per day. However, the previously approved schemes involved the requirement to transport 28,000 cubic metres of soil to the site and would have required around 12 lorry trips per day. Accordingly, there would be less of an impact in transportation terms than the previously approved schemes. Subject to conditions to mitigate the impacts of the development on the highway including a Construction Management Plan; the timeframe of the importation of material; the amount of material that can be imported to the site; working hours on site during the period of construction to between 8am to 6pm Mondays to Friday and no working to take place on Saturdays, Sundays or Public Holidays; and conditions required by National Highways there is no transportation objection to the proposal. Significant weight is given to the fact that the Highway Authority and National Highways have raised no objections to the proposal and similar schemes have already been deemed acceptable by the Local Planning Authority in transportation terms.

5.22 Flood Risk and Drainage

The site is located in Flood Zone 1 where there is a low risk of flooding; however, Environment Agency flood maps show that it is at risk from surface water flooding. The indicative drainage strategy proposed is for surface water run-off to be captured by an attenuation basin to the southwest of the pitch, which would then discharge at a controlled rate. The Council's Drainage Engineer has raised no objection to the development subject to an appropriately worded planning condition to secure the detailed design of the drainage scheme to ensure that surface water run off from the pitch is dealt with in a safe and sustainable way. It is necessary for the surface water drainage strategy to be designed to accommodate the required rainfall event, including an allowance for climate change in order to accord with Policy PSP20 of the Council's Policies Sites and Places plan. A condition is attached accordingly.

- 5.23 A number of queries and concerns have been raised via the public consultation process regarding the impact of the proposal on the neighbouring residential properties at Oaklands Park, which are situated at a lower level to the application site, in terms of drainage. An existing ditch conveys flows from the application site to an existing 300mm outfall pipe adjacent to the southern boundary. According to the Flood Risk Assessment submitted, the properties at Oaklands Park are already at a high risk from surface water flooding; therefore, there is an opportunity through discharging surface water at a controlled rate to reduce the risks from surface water run off compared to the existing situation.

- 5.24 The Lead Local Flood Authority (LLFA) is satisfied that a survey of the existing 300mm diameter pipe to determine its condition, capacity and positive outfall for surface water disposal can be dealt with by an appropriately worded condition. The existing 300mm diameter pipe is not a recorded asset of either a sewage undertaker or local drainage authority; therefore, the ownership and responsibility falls to the Riparian Landowner.
- 5.25 The LLFA has also advised that the information submitted indicates that the attenuation basin should not have permanent standing water other than during intense peak rainfall events. In relation to pollution concerns associated with the basin, provided its construction is in accordance with any final approved designs, then it is not considered that there would be any issues in relation to pollution.
- 5.26 Other drainage concerns raised through the public consultation process have been brought to the attention of the LLFA; however, the LLFA are satisfied that a safe and suitable drainage scheme can be provided which would not increase the flood risk elsewhere and they have accepted a condition requiring a detailed Sustainable Urban Drainage design to be agreed. They have also confirmed that residents' concerns will be taken into consideration when any relevant discharge of condition application is submitted for review and approval.
- 5.27 Pitch Design
The Council's Public Open Space (POS) Officer has raised concerns regarding the potential for the existing pitch provision to be affected by the works involved to create the proposed pitch, the fact that it would need to be reinstated and would be out of action for a considerable time. In order to construct the proposed pitch, it would be necessary for vehicles and machinery to cross over the existing pitch, as there is no other clear means of construction access available from the north, south or west. Accordingly, there would be an impact on the quality and usability of the existing pitch whilst the construction works are being carried out. However, the principle of the development is acceptable in policy terms given that there would be no permanent loss of the existing sports pitch and it would also lead to significantly improved pitch provision. The Council has also accepted this situation through the approval of similar schemes at the site. In addition, Sports England, the FA and the Football Foundation have all expressed support for the proposal and have not raised any objections on this basis. The POS Officer has also raised concerns regarding the size of the pitch proposed on the basis that it does not accord with the Sports England or Football Association size of 106m x 70m for a senior pitch. Sports England has also stated that the pitch size should comply with FA recommended size for over 18's and adults (11 v 11) of 106 x 70m including safety run off areas. It is considered that this matter can be dealt with by an appropriately worded condition to ensure that the size and layout of the pitch meets the required standard.
- 5.28 Sports England has advised that the proposed pitch should be constructed so that it is fit for purpose, which is important so that it can adequately meet the requirements of the local community for sports use. A condition is therefore, attached to ensure that the pitch is constructed in accordance with the standards and methodologies set out in the guidance note "Natural Turf for

Sport” (Sports England, 2011) and to ensure that evidence is submitted to demonstrate that the relevant performance quality standard within has been met. A condition is attached on this basis.

5.29 Heritage Impacts

Given the nature of the proposal, the fact that the Council has already deemed similar development proposals acceptable, and the character of the surrounding context and the separation distances involved, the Listed Building Officer considers that it would not result in any change in setting that would cause harm to the overall architectural and historic interest of any nearby designated heritage asset, with the Frenchay Conservation Area being the closed asset to the west of the application site. Furthermore, the proposal would not impact on any non-designated heritage assets. Accordingly, there is no objection in respect to heritage impacts.

5.30 Public Rights of Way

The proposal will affect public footpath LWB/2/30 which extends over the existing football pitch and across the application site. The path is currently severed by the M32 motorway; however, the Public Rights of Way Officer has advised that this could be the location for a preferred link to the other side of the M32 if National Highways wish to provide a footbridge. Accordingly, the Council’s Public Rights of Way Officer has advised that any earthworks over the legal line should have no slopes greater than 1:12. The existing footpath would extend over the proposed football pitch and therefore, for most parts would be accommodated on a level pitch surface. Level changes between the proposed pitch and the existing ground level would be accommodated by slopes on the northwest edge of the site, which could affect the accessibility of the footpath albeit only a small section. Whilst the comments of the PROW Officer are noted, significant weight is given to the fact the Council has already accepted a similar scheme at the site on two separate occasions which would have had a similar impact on the accessibility of the footpath; therefore, it is not considered that there would be an adverse impact on the footpath, which is already severed and adversely affected by the M32.

5.31 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and foster good relations between different groups when carrying out their activities. Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The Local Planning Authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have a neutral impact as equality matters have duly been considered in planning policy.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 Planning Permission is GRANTED subject to the following 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. No development shall take place until a Construction Management Plan (CMP) has been submitted to and approved in writing by the Local Planning Authority. The CMP shall include details of how mud, dust or other debris shall be prevented from being deposited onto the public highway; how and where soils will be stored at the site to prevent and measures to avoid it being blown onto the motorway or neighbouring properties. Development shall be carried out in accordance with the approved details. For the avoidance of any doubt, no mud, dust or other debris shall be deposited on the highway. No vehicle shall leave the site unless its wheels and chassis are clean.

Reason

In the interests of highway safety and the amenities of the area and to accord with policy PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017. This is a pre-commencement condition to ensure that measures to reduce the impact of the development on highway safety and amenity are agreed before any development starts.

3. The development shall proceed in strict accordance with the Mitigation Measures outlined in Chapter 4 of the Ecological Impact Assessment (Grass Roots Ecology, November 2019). For the avoidance of doubt, this includes a precautionary approach to removing scrub in relation to badgers, reptiles and birds and creation of ponds with native planting.

Reason

In the interests of wildlife and the ecology of the site and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and PSP19 of the South Gloucestershire Local Plan Policies Sites and Places Plan

(adopted) November 2017.

4. Prior to the first use of the pitch hereby approved, evidence of the installation of the ecological enhancement features recommended in the Ecological Impact Assessment (Grass Roots Ecology, November 2019) shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, this shall include, but is not limited to, bird boxes, bat boxes, and native planting.

Reason

In the interests of wildlife and the ecology of the site and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and PSP19 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

5. Prior to the first use of the pitch hereby approved a report confirming that it has been completed and meets the Performance Quality Standards (PQS) outlined in Natural Turf for Sport (2011) or any necessary remedial works required in order to meet the PQS and a timetable for their implementation shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To ensure that the pitch is prepared to an adequate standard and is fit for purpose and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

6. Notwithstanding the details submitted prior to the commencement of the development a detailed layout plan showing the dimensions and layout of the football pitch shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, the details shall demonstrate that the pitch size accords with FA recommended size: Over 18 and Adult (11v11) 100 x 64, (106 x 70m including safety run-off area).

Reason

To ensure that the pitch is an acceptable design and fit for purpose and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013. This is a pre-commencement condition to avoid any unnecessary remedial action.

7. Notwithstanding the details submitted, no development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems), for flood prevention; pollution control and environmental protection have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

For the avoidance of doubt the following details will be required to discharge the condition:

o CCTV survey and trace of the proposed existing 300mm diameter pipe to determine its condition, capacity and positive outfall for surface water disposal.

- o The maximum overall discharge is to be restricted to the Greenfield Qbar rate.
- o Confirmation of approval, or acceptance in principle of 'Ordinary Watercourse Consent' for the infilling of the existing centrally located dry ditch is required.
- o A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and flow control devices.
- o All sports pitch drainage must be designed in line with the requirements set out within the Sport England document Natural Turf for Sport / Rev.002 / Dated May 2011.
- o Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
(Preferably in the MicroDrainage format).
- o Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance.
- o A plan showing the cross sections and design of any attenuation features (Swale / Pond / Basin) and its components (to include an all-around access track for maintenance by suitable equipment).
- o The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- o The plan should also show any pipe node numbers referred to within the drainage calculations.
- o A manhole / inspection chamber schedule to include cover and invert levels.
- o Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable for the lifetime of the development.

Reason

To provide an acceptable means of drainage at the site and to prevent any increased risk of flooding and to accord with policy PSP20 of the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017. This is a pre-commencement condition to avoid any unnecessary remedial action.

8. Prior to the first use of the development hereby permitted, a scheme to protect the driver safety of the adjacent M32 motorway shall be submitted to, and approved in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall specifically detail how the motorway shall be protected against footballs entering the carriageway. Development shall be implemented in accordance with the approved detail, and prior to the first use of the football pitch hereby approved, and thereafter maintained.

Reason:

To protect drivers on the M32 in the interests of highway safety, and to accord with Policy PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017.

9. Notwithstanding the details submitted, no development (including any site clearance or demolition works) shall commence until a Tree Survey and Tree Protection Plan is submitted to and the location of the tree protection fencing agreed in writing by the

Local Planning Authority. For the avoidance of doubt, the Tree Survey and Tree Protection Plan shall accord with BS5837 (2012). Thereafter the development shall be implemented in accordance with the agreed details, with all tree protection fencing erected prior to any site clearance works. The Council must be notified when the tree protection fencing has been erected, to allow it to be checked on site and ensure that it is in accordance with the tree protection plan. All tree protection must be left in place for the duration of the development and should not be moved without written authorisation by the Local Planning Authority.

Reason

In the interests of the heath and visual amenity of trees and hedgerow and to accord with policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to ensure that trees are protected before any development starts.

10. Notwithstanding the details submitted, prior to the commencement of the development a landscape plan, strategy and management schedule shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be implemented in accordance with the approved details and timetable agreed. For the avoidance of any doubt, the scheme should include; details of the semi-natural habitat (water bodies, scrub, species-rich grassland, trees) to be created on site; a maintenance specification covering a period of five years from the date of completion of the planting; provisions for monitoring the works; a revised planting schedule; clarification regarding the location of the maintenance strip; and tree planting to the existing hedgerow fronting Frenchay Park Road and the addition of wildflower seeding to the south of the pavilion and car park area.

Reason 1

In the interests of the character and visual amenity of the area and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017.

Reason 2

To protect drivers on the M32 in the interests of highway safety, and to accord with Policy PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017. This is a pre-commencement condition to avoid any unnecessary remedial action.

11. The importation of material for the purposes of the development hereby authorised shall cease on or before the expiry of two years from commencement date which shall be provided to the Council in advance. Thereafter remaining restoration works, contouring and planting shall be completed within a further 3 months.

Reason

To limit the impact on the amenities of the locality and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

12. No more than 20,000 cubic metres of material shall be imported to the site for the purposes of the development hereby permitted; and no materials other than clean, uncontaminated soils and sub-soils shall be imported and deposited at the site.

Reason 1

To limit the impact on the amenities of the locality and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

Reason 2

To prevent pollution of the water environment, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

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

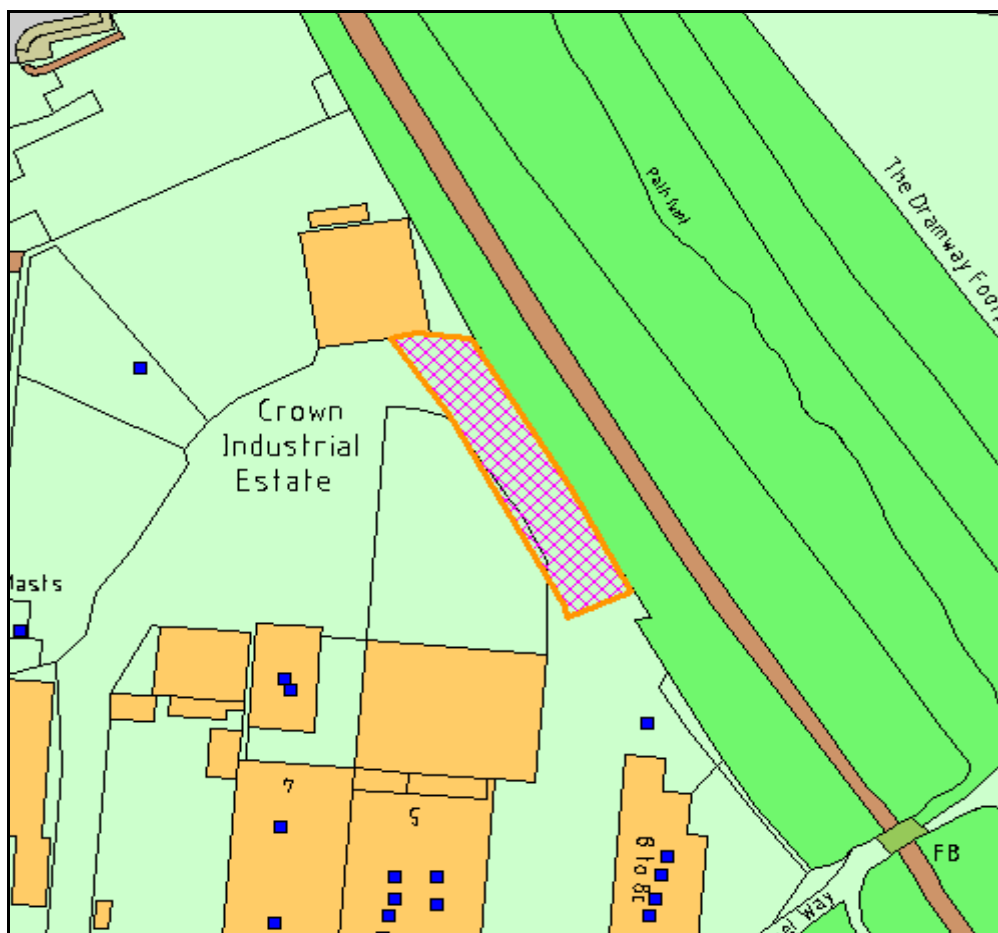
Reason

To limit the impact on the amenities of the locality and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

Case Officer: Eileen Paterson
Authorising Officer: Eileen Paterson

CIRCULATED SCHEDULE NO. 07/22 - 18th February 2022

App No.:	P21/06060/F	Applicant:	G Sykes
Site:	Crown Industrial Estate Crown Road Warmley South Gloucestershire BS30 8JJ	Date Reg:	11th October 2021
Proposal:	Erection of a commercial industrial unit (Use Class B8 with ancillary Class E(g)(i)) and provision of associated parking and service area.	Parish:	Siston Parish Council
Map Ref:	367263 173162	Ward:	Parkwall And Warmley
Application Category:	Minor	Target Date:	3rd December 2021



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P21/06060/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 REFERRAL TO CIRCULATED SCHEDULE

In accordance with the Council's Scheme of Delegation (Constitution) this application is referred to the Circulated Schedule as objections have been received that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 Planning permission is sought for a two storey industrial unit for Storage and Distribution (Use Class B8) with ancillary Office (Use Class E(g)(i)), of length 10m and width 5m. The height would be approximately 6.5m to eaves and 7.7m to ridge, and total floorspace 83 sq. m GIA. A loading area and 4no. parking spaces are proposed to front of the building.
- 1.2 Access to the first floor would be via external staircase with entrance door to the side (north east) elevation. A roller shutter door would be to the front (south east) elevation, ground floor entrance door to the rear (north west) elevation), and 3no. first floor windows to the side (south west) elevation). External materials proposed are facing brickwork and cladding to walls, profiled colour coated steel roofing, aluminium gutters and downpipes, and steel lined security door. 14no. solar panels are proposed to the roof.
- 1.3 The application site is a narrow strip of land, all hardstanding, at the boundary of Crown Industrial Estate. It adjoins Crown Road which serves as access through the estate from Tower Road North. Adjoining industrial occupiers are an existing warehouse to the north (Yard 3A, Crown Industrial Estate), fenced yards for units 2, 4 and 5 further to the west beyond the access road, and unit 6 further south. The site is bounded to the east by a low wall with wire mesh fence above. A bank of mature trees and an Active Travel Route (The Bristol and Bath Railway Path) lie beyond this, the ATR at a lower land level. The site lies within Flood Zone 1.
- 1.4 The red line boundary was amended during consideration of the application to match the applicant's stated land ownership boundary, removing Crown Road from within this and extending further south east, which the submitted plans annotate is proposed to be left as existing. The application description was also updated to the proposed uses stated in paragraph 1.1, and size of the building reduced. The application was re-publicised following these revisions since this amended the scope of assessment.
- 1.5 Following discussions with the applicant's agent and transport consultant, further revisions to the site layout were made to maximise areas for vehicle manoeuvring and loading, and to provide signage and cycle parking.
- 1.6 The application is supported by location, site and block plans, building floor plans and elevations, a Coal Mining Risk Assessment, Transport Technical Note, and Solar Energy Calculation.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS3 Renewable and Low Carbon Energy Generation
CS4a Presumption in favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS10 Minerals
CS12 Safeguarded Areas for Economic Development
CS29 Communities of the East Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP5 Undesignated Open Spaces within Urban Areas and Settlements
PSP6 Onsite Renewable and Low Carbon Energy
PSP8 Residential Amenity
PSP10 Active Travel Routes
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP19 Wider Biodiversity
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP22 Unstable Land
PSP24 Mineral Safeguarding Areas
PSP27 B8 Storage and Distribution Uses

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Trees and Development Sites SPD (Adopted) 2021

3. RELEVANT PLANNING HISTORY

3.1 Crown Industrial Estate (Former RHM Bakery Distribution Depot)

P96/4131 - Change of use from general industrial (B2) to mixed business and general industrial (B1 & B2) and storage and distribution (B8)
Approved 26.06.1996

3.2 Unit 5 Crown Industrial Estate

PK00/0530/F - Erection of extension to existing warehouse | Unit 5 Crown Industrial Estate Crown Road Warmley South Gloucestershire BS30 8JJ
Approved 02.05.2000

3.3 Unit 3 Crown Industrial Estate

PK07/0013/F - Change of Use from Mixed Business and General Industrial (Class B1&B2) and Storage and Distribution (Class B8) to Waste Recycling (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
Refused 28.02.07

3.4 PK11/2367/MW - Change of use from mixed business use Class B1, B2 and B8 to Waste Recycling (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of materials recycling centre. (Retrospective).
Approved 28.03.2012

3.5 PK16/1049/MW - Change of use of parts of Unit 3 from mixed business use Class B1, B2 and B8 to Waste Recycling (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
Approved 16.09.2016

4. CONSULTATION RESPONSES

Summarised as follows – full details on website

4.1 Siston Parish Council

Object on the grounds that the site is not suitable for the increased volume of HGV traffic that would result from the addition of an industrial unit. It is felt that there is not enough space for the manoeuvring of such vehicles in the area. It is already a crowded estate.

4.2 Lead Local Flood Authority

No objection in principle subject to advice requesting pre-commencement planning conditions for details of surface water and foul sewage drainage details including SUDS, for flood prevention; pollution control and environmental protection.

4.3 Environmental Protection - Contaminated Land Officer

No objections in principle but recommend consider the following. There is information to suggest historic use(s) of the site or land within 250m of the site may have caused contamination which could give rise to unacceptable risks to the proposed development. There are multiple past industrial uses and that are recorded to contain filled ground. In order to ensure that the site is suitable for its proposed use and in accordance with the National Planning Policy Framework, request conditions for:

- A) Desk Study;
- B) Intrusive Investigation/Remediation Strategy;
- C) Verification Report; and
- D) Unexpected Contamination.

4.4 The Coal Authority

No objection subject to following requested planning conditions being imposed:

Pre-commencement

a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

Pre-Occupation

A signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing.

The application site falls within the defined Development High Risk Area where coal mining features and hazards need to be considered. Records indicate the site is within an area of probable (unrecorded) shallow coal mining. This could affect the safety and stability of the redevelopment of this site.

The Coal Mining Risk Assessment has been informed by an appropriate range of geological, historical and coal mining information, and the report author considers that currently the site is at medium risk (safety and stability) from possible workings within several shallow coal seams.

As there is less than the standard 10 x rock cover to seam extraction ratio, this could affect the surface stability for the redevelopment of a site, and so ground investigations (rotary boreholes) are required to confirm the actual ground conditions (depth / condition of the coal seam / competent rock cover)

It may be prudent to consider completing a gas risk assessment which does not appear to have been submitted. However the findings of the site investigations should enable the applicant's technical consultants to design an appropriate mitigation strategy if deemed necessary, to ensure the safety and stability of the proposed development

Mine Gas - Wherever coal resources or coal mine features exist at shallow depth or at the surface, there is the potential for mine gases to exist, which should always be considered by the LPA.

Sustainable Drainage - Where SUDs are proposed as part of the development scheme consideration will need to be given to the implications of this in relation to the stability and public safety risks posed by coal mining legacy. The developer should seek their own advice from a technically competent person to ensure that a proper assessment has been made of the potential interaction between hydrology, the proposed drainage system and ground stability, including the implications this may have for any mine workings which may be present beneath the site.

4.5 The Tree Team

No objections as the proposed buildings are to be built on existing hardstanding, request following condition should permission be granted:

No fires shall be lit within 15 metres of the furthest extent of the canopy of any retained trees or hedgerows on site or adjoining land and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land. No machinery shall be stored within 10 metres of the trunk of any tree or group of trees to be retained on the site or adjoining land.

Reason: To ensure the retention of trees on the site in the interests of visual amenity.

4.6 Sustainable Transport

Review indicates that this site is located within an existing urban area, hence consider it fully complies with the locational requirements of Policy PSP11 of the South Gloucestershire Polices, Sites and Places Plan. The building is very small and so do not believe it will generate a significant amount of additional traffic nor have any highways or transportation impacts which can be considered to be severe or unacceptable. Therefore, have no principle highways or transportation objection, but raised initial concern about its impact upon the sites access arrangements.

Further information has been provided which indicates that with great care vehicles can just about squeeze through the gap between the fence and the parked cars to the north-west side of the Industrial Estate. Nevertheless remain concerned about this layout as it appears that for all practical purposes access to the south eastern corner of the site by goods vehicles remains very difficult. Moreover, as the gap is so constricted, believe there is significant scope for striking either the fence or the parked cars and this would tempt goods vehicles to load or unload elsewhere on the site or even directly from the public highway. It could also result in private cars avoiding the adjoining spaces and fly parking elsewhere instead.

However, as the additional information provided is sufficient to suggest that an objection could not be sustained on this basis the area available for moving vehicles should be maximised. To this end recommend planning condition to ensure that the applicant marks out the car parking spaces to be retained within the red line boundary. This will encourage users to enter them fully. These spaces shall not encroach into the vehicle movement envelope shown Figures 1633-001 to 1633-004 of the Revised Transport Statement dated 21 January 2022. As a margin for error seek their front road marking no less 0.25m from the outer edge of this envelop.

4.7 Highway Structures

No Response received

4.8 Economic Development

No Response received

- 4.9 Planning Policy
No Response received

Other Representations

- 4.10 Neighbouring Occupiers – Application as originally submitted
2no. written comments received in objection, summarised as follows:

- The building will protrude over the estate access road, which is communal with rights of access for estate occupiers
- Understand land is owned by neighbouring units 3 and 4 and land registry checks should be carried out before any decisions are made.
- The building is on the main access road through the estate of which is only slightly wider than a single track and the employees free parking spaces. Allowing this application will endanger the general public and anyone else who uses the estate.
- The building will significantly restrict access (turning circles) for articulated delivery/collection vehicles to nearby business units which visit daily, and therefore impact these businesses and jeopardise jobs. There is no turning area and consequently, if a driver is delivering or takes the wrong turn into the estate, they have no choice but to reverse back out using the single-track road with potentially no banksmen into oncoming traffic.
- The plan shows a service area approximately length of one car parking space, so any commercial vehicle collecting or delivering to the proposed unit would have to block the main service road.
- Application form question 6 - existing use - states it is a vacant site; this is not the case as its being used for parking not an open yard area.
- Application form question 9 - vehicle parking - states that there are 4 existing parking spaces, but this contradicts the answer of it being an open yard in question 6
- Suggest planning officers do a site visit and try and find a parking space to see the problems faced by estate occupiers daily. Welcome an on- site meeting to allow Council staff to review the impact this building will have on the estate and business.

- 4.11 Neighbouring Occupiers – Following amendment to site boundary
2no. written comments received in objection to the application, summarised as follows:

- Drawings incorrect, inaccurate and invalid, so application also invalid. Show area which doesn't belong to the applicant, applicant has moved boundaries and plans do not highlight proximity of the structure to the existing building or the original boundary. The fence/gate was erected by the applicant without consultation and without permission, and already caused significant difficulties commercial vehicle access, damage to the adjacent fence already occurred as a result.
- Access road up to and including the boundary of unit 5 isn't the property of the applicant with covenant to keep clear, proposal breaches that right. No legal entitlement to build on this land communally owned by residents of the trading estate. Land registry checks need to be made.

- The proposed building would impair the turning facilities on the bend of the access road to commercial vehicles, and reduce the number of parking spaces, which are already overstretched with the existing unit owners/tenements causing more friction on site. The proposed building site would further reduce the width and seriously effect deliveries/transport of goods to Units 5, 5a, 5b, 5c, 6a, 6b, 6c, potentially close businesses and lead to the loss of jobs. South Gloucestershire Council have a legal duty to ensure the satisfactory provision of parking and turning facilities to accord with Policies CS8 and CS12 of the Core Strategy.
- Construction of a building would require the closure of the access road for the site to be developed/safe construction, this would have serious impact to the existing businesses operating past the proposed building built on the access road.
- There is no provision for any access yard, any deliveries to a new building at the proposed site would block the access in and out of the estate at that point, which isn't acceptable.
- A provision for shallow coal mines may underpin/affect structures close to the proposed site.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy CS4A of the Local Plan Core Strategy 2013 provides a presumption in favour of sustainable development and for this to be approved unless material considerations indicate otherwise. Policy CS12 safeguards employment land for economic development and policy CS29 seeks to promote economic development in the East Fringe of Bristol Urban Area, setting out in criteria 3 the Council's vision to maximise job opportunities for the local area. Policy PS27 of the Policies, Sites and Places Plan 2017 additionally provides support for Storage and Distribution uses within safeguarded economic areas.

- 5.2 The principle of the proposal to provide a new commercial building for storage and distribution use is therefore considered acceptable, subject to the proposal also being satisfactory in other aspects with the main further considerations being design, transport and parking, and impact upon neighbouring occupiers.

5.3 Design, Layout and Landscaping

Core Strategy Policy CS1 requires proposals to demonstrate appropriate siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policies, Sites and Places Plan Policy PSP1 seeks proposals to respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area. Policy PSP3 requires proposals to minimise the loss of existing vegetation on a site that is of importance in terms of ecological, recreational, historical or landscape value, and Policy PSP10 that existing Active Travel Routes (ATRs) will be safeguarded.

- 5.4 The proposed building would be simple in design, located at the northern end of the application site. A roller shutter door adjacent to loading area, and

- perpendicular parking spaces similar to arrangement of the site's existing use for parking. External materials proposed would be consistent with the immediate context of Crown Industrial Estate.
- 5.5 The proposed design and site layout is therefore considered appropriate. As specific external materials have not been stated, a planning condition is recommended for details to be submitted for approval. Hard surfacing details have also not been stated although the agent has advised new tarmac is proposed to be laid around the new building. To allow flexibility for alternative hard surfacing once drainage arrangements once known a planning condition is recommended for these details also.
- 5.6 No trees or vegetation of importance are within the application site with the proposal being built on existing hard surfacing. Existing mature trees are present along the eastern site boundary which line an ATR, therefore provide an important role for its amenity by screening the industrial estate from the ATR.
- 5.7 Comments received from the Tree Team recommend a planning condition preventing fires, storage of chemicals and machinery within 10m and 15m distances. The site width is approximately 6m and with existing trees in close proximity to the boundary would likely fall wholly within those distances. Additionally due to difference in land levels it would be difficult to accurately measure and practically enforce breaches, therefore would not that meet that test of conditions from NPPF paragraph 56. The existing wall and fence also provides protection to the trees from site activities.
- 5.8 To safeguard impact of the development upon adjoining trees a planning condition is therefore recommended to retain and maintain the wall and fence, restrict all fires and storage of all chemicals and machinery within the application site. For other amenity impacts upon the ATR, such as noise and disturbance, these are considered minimal compared to the existing wider estate the building would be located within.
- 5.9 Highway Impact, Access, and Parking
NPPF Paragraph 111 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.10 Policies, Sites and Places Plan Policy PSP11 provides that development proposals which generate a demand for travel will be acceptable where appropriate, safe, accessible, convenient, and attractive access is provided. For commercial development this should be located with access by walking routes and public transport, and provide appropriate on-site loading, unloading and waiting facilities. Core Strategy Policy CS8 requires car parking and vehicular access to be well integrated and provide safe and secure cycle parking facilities. Policy PSP16 does not specifically refer to Use Class B8 within the parking standards, however for warehouses requires 1 space per 1,000 sq. m. As the office use is ancillary the requirement for warehouses applies to the whole built floorspace.

- 5.11 Objections have been received from Siston Parish Council and neighbouring estate occupiers. The majority of comments refer to the proposed development restricting access to other properties and reducing available parking. Some also refer to land ownership matters and covenants which are not relevant planning considerations, with onus being on the applicant to complete the correct ownership certificate in the application form. These concerns were however raised with applicant, following which the application site boundary was amended.
- 5.12 The application is supported by a Transport Technical Note which demonstrates through swept path drawings that articulated vehicles, as well as other types, can practically navigate the access road with the proposed development. Comments from the Council's Transport Officer advise that an objection on the basis of unacceptable impact upon highway safety therefore cannot be sustained.
- 5.13 The manoeuvrable area along the access road remains tight however and following discussion with the agent an updated site layout was provided which annotates demarcation of the spaces, clear gap from the access road movement envelope, and additional signage directing drivers to park within marked bays. Subject to recommended planning conditions requiring compliance with these details the highway impact of the proposal is considered acceptable.
- 5.14 The Transport Technical Note also confirms through swept path drawings that the proposed loading area is sufficient for a 3.5t Panel Van, which would likely serve size of the proposed building, to unload both from the rear and side doors.
- 5.15 For car parking, information is provided that the existing site is used for storage of vehicles associated with the motor trade which would be removed, and therefore not associated with day-to-day parking requirements of the wider Industrial estate. This has not been supported by any evidence, however from site visit by the case officer and review of available planning history, use of the application site for parking appears an informal arrangement as opposed to being set aside as a dedicated parking area serving the wider estate.
- 5.16 Policy PSP16 does not set minimum parking requirements for commercial premises. Given small size of the commercial building the 4no. car parking spaces proposed are considered appropriate. For cycle parking 2no. spaces are proposed within the building, exceeding policy requirement. The application site is also in a sustainable location near to walking and public transport routes.
- 5.17 The proposed access and parking arrangements are therefore considered acceptable.
- Neighbouring Amenity
- 5.18 Policies, Sites and Places Plan Policy PSP27 states that proposals for B8 storage and distribution uses up to 3,000 sq. m in size will be acceptable for sites within safeguarded employment areas where they would not significantly

conflict with neighbouring land uses, and the maximum density compatible with the site's location, its accessibility and its surroundings, is achieved.

- 5.19 Transport impacts upon neighbouring land uses have been assessed above. Due to small scale of the development and its location within an established industrial estate, it is not considered that other conflicts with neighbouring uses, for example noise or air quality, would arise. No sensitive receptors lie within the immediate vicinity however to safeguard amenity of the ATR and wider area a planning condition is recommended to restrict hours of operation. For density the intention of policy PSP27 is to maximise the provision of employment uses. The small floorspace proposed would be minimal compared to the Crown Industrial Estate as a whole, therefore would have minimal change and impact upon the overall estate density.

Flood Risk and Drainage

- 5.20 NPPF paragraph 167 requires developments to not increase flood risk elsewhere and incorporate sustainable drainage systems except where inappropriate. The site is located within Flood Zone 1 and below 1ha in area therefore does not require a Flood Risk Assessment, a view supported by comments received from the Lead Local Flood Authority. These confirm no objection but to ensure adequate drainage arrangements request a pre-commencement planning condition for these details, which is recommended.

Ground Conditions

- 5.21 NPPF paragraph 183 states that planning decisions should ensure that the proposed site is suitable for its new use taking account of ground conditions and any risks arising from land instability and contamination. Policies, Sites and Places Plan Policies PSP21 and PSP22 provide that development on land which may be affected by contamination and/or instability will be acceptable with adequate remediation measures to ensure suitability of the site for the proposed use.
- 5.22 No information has been submitted in respect of contamination and given the scale of development proposed is not considered necessary to assess principle of the proposal. Comments received from Environmental Protection raise no objection, but due to potential for historic land uses to give rise to unacceptable risks request planning conditions for contamination reporting and remediation, verification reporting, and unexpected contamination, which are recommended to be imposed.
- 5.23 A Coal Mining Risk Assessment (CMRA) has been submitted which identifies that the application site has been subject to past coal mining activity, namely to the presence of possible unrecorded shallow mine workings, with a medium risk to the proposed development from this. The CMRA recommends appropriate site investigations and any potential necessary remedial measures, and a detailed Gas Risk Assessment, which would enable the site may be made safe and stable for future development and the risk to the development reduced to low. Comments received from the Coal Authority concur with this view, confirming no objection subject to these details being required through planning conditions, which are recommended to be imposed.

- 5.24 The application site lies within a Mineral Safeguarding area for which Policy PSP24 provides that non-mineral development proposals will be acceptable provided they do not sterilise or prevent extraction of mineral resources. Given its small scale and location within an already developed industrial estate, the proposal would therefore be unlikely to impact upon mineral resources.

Nature Conservation

- 5.25 Policies, Sites and Places Plan Policy PSP19 and NPPF paragraph 180 require development proposals to safeguard against loss of irreplaceable habitats and sites of value to local biodiversity. The application site comprises hardstanding with no vegetation and is part of an existing industrial estate, therefore providing no habitat for biodiversity, with protection of trees adjoining the application site assessed above. To safeguard impact to these from additional lighting a planning condition is recommended requiring details to be approved prior to installation.

Sustainability

- 5.26 Policies, Sites and Places Plan Policy PSP6 encourages all development to minimise end-user energy requirements over and above those required by the current building regulations, and ensure the design and orientation of roofs will assist the potential siting and efficient operation of solar technology.

- 5.27 As a modern industrial building energy efficiency could expect to be achieved through its building fabric. 14no. solar panels are proposed to the building roof, for which supporting documentation has been submitted to evidence calculated energy savings. These efficiency measures would be reasonably related in scale to the proposed development, with a planning condition recommended for further details of the panels to ensure their acceptable appearance and provision.

5.28 Consideration of likely impact on Equalities

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

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 “The recommendation to 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 the application be APPROVED subject to conditions written on the decision notice.

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 shall proceed in accordance with the following plans:

As received by the LPA 14.02.22:

Site Block Plan and OS Location Plan - 100 Rev B
Proposed Site Plan, Floor Plan and Elevations - 200 Rev C

Reason: For the avoidance of doubt and to define the terms and extent of the permission.

3. Construction Environmental Management Plan (CEMP)

No development shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing, by the Local Planning Authority. The CEMP shall include routeing of construction and delivery vehicles to and from site, measures to ensure access to other commercial premises is maintained during the works, tree protection measures, provision of wheel washing facilities, hours of work, management measures of noise, vibration and dust, and provisions for monitoring and review. The development shall adhere at all times, and be carried out in full accordance with, the approved CEMP.

Reason: To ensure free flow of traffic within the existing industrial estate, minimise impacts upon neighbouring commercial occupiers and safeguard amenity of the adjoining Active Travel Route in accordance with Policies PSP3, PSP10, PSP11 and PSP27 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017. The information is required pre-commencement to ensure that appropriate

measures to mitigate impacts arising during construction are first approved and put into place.

4. Contamination

A) Desk Study - No development shall commence until an assessment of the risks posed by any contamination has been carried out and submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's guidance - Land Contamination Risk Management (LCRM), and shall assess any contamination on the site, whether or not it originates on the site.

B) Intrusive Investigation/Remediation Strategy - Where following the risk assessment referred to in Condition 4A, land affected by contamination is found which could pose unacceptable risks, no development shall commence until detailed site investigations of the areas affected have been carried out. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems. Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed. The approved remediation scheme shall be carried out before first use of the development.

C) Verification Report - Prior to first use of the development, where works have been required to mitigate contaminants under condition 4B, a report providing details of the verification undertaken, demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and approved in writing by the Local Planning Authority.

D) If, during course of construction of the development, contamination that was not previously identified is found to be present, development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found additional remediation and verification schemes shall also be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the development is resumed or continued.

Reason: To ensure appropriate mitigation measures, that the site is suitable for the proposed use, and that there is no unacceptable risk from contamination within the site or surrounding areas in accordance with Policy CS9 of the South Gloucestershire Council Local Plan Core Strategy 2013, Policy PSP21 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017, and paragraphs 183 and 184 of the National Planning Policy Framework. The information for Conditions 4A and 4B is required pre-commencement to ensure that the site can be satisfactorily remediated from contaminants that could be mobilised by works taking place.

5. Past Coal Mining Activity

A) No development shall commence until a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity.

B) No development shall commence until any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the proposed development proposed.

The requirements of Conditions 5A and 5B shall be carried out in accordance with authoritative UK guidance.

C) Prior to first use of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: To ensure appropriate mitigation measures for the risks posed by past coal mining activity, and the safety and stability of the development, in accordance with Policy PSP22 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017 and paragraphs 183 and 184 of the National Planning Policy Framework. The information for conditions 5A and 5B is required pre-commencement to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site.

6. Drainage Scheme

No development shall commence until a Drainage Scheme comprising surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems) for flood prevention; pollution control and environmental protection have been submitted to, and approved in writing by, the Local Planning Authority. The drainage scheme shall also include:

- o Confirmation and acceptance of an agreed connection point and discharge rate surface water disposal from Wessex Water;
- o A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and/or flow control devices where applicable;
- o Drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer) in line with the current industry accepted allowance 40% up to and including the 10080 minute scenarios;
- o Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm

event (winter and summer) in line with the current industry accepted allowance; and
o A Maintenance and Management Plan for the lifetime of the development.

The Drainage Scheme shall be implemented and subsequently maintained in accordance with the approved details.

Reason: To ensure the development is served by satisfactory arrangements for the disposal of surface water and foul sewerage, to ensure flood risk on-site and off-site is not increased, and to protect the water environment in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy December 2013, Policy PSP20 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017, and paragraph 167 of the National Planning Policy Framework. The information is required pre-commencement as the site must be shown to have satisfactory drainage arrangements prior to construction taking place.

7. No development above foundation level shall take place until details of the following have been submitted to and approved in writing by, the Local Planning Authority:
 - A) All materials to be used externally, to be in accordance with annotations shown on drawing no. 200 Rev C - Proposed Site Plan, Floor Plan and Elevations;
 - B) Proposed hard surfacing materials, suitable for use with the Drainage Scheme to be approved pursuant to condition 6;
 - C) Areas allocated for refuse and recycling facilities; and
 - D) Solar Panels as shown on drawing no. 200 Rev C - Proposed Site Plan, Floor Plan and Elevations.

The development shall be carried out in accordance with the approved details and implemented in full prior to first use of the development, and thereafter retained.

Reason: In order to ensure an acceptable and functional standard of development upon completion, ensure adequate arrangements for sorting and storage of refuse and recyclables, achieve on-site energy reduction, and in the interests of visual amenity in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013, and Policies PSP1, PSP2 and PSP6 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017.

8. Prior to first use of the development the vehicle parking spaces, cycle parking, and boundary wall signage shall be provided as shown on drawing no. 200 Rev C - Proposed Site Plan, Floor Plan and Elevations, and thereafter retained at all times and only be used for their intended purpose.

Reason: To ensure sufficient off-street car and cycle parking provision to serve the development and to maximise manoeuvring area within the adjoining access road in accordance with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy December 2013 and Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan 2017.

9. The development (and any associated deliveries) shall only operate between the hours of 07:30-19:00 Monday to Friday and 07:30-17:30 on Saturdays, and there shall be no operations on site or deliveries to the site on Sundays or Bank Holidays.

Reason: In the interests of local amenity in accordance with Policies PSP8, PSP10, and PSP27 of the South Gloucestershire Local Plan: Policies Sites and Places Plan 2017.

10. The concrete post and mesh fence to the eastern boundary of the application site shall be retained and maintained, and no fires shall be lit, no machinery shall be stored, and no concrete, oil, cement, bitumen or other chemicals shall be mixed or stored within the entirety of the application site shown on the approved plans.

Reason: To ensure the retention of trees adjoining the application site which provide amenity value to an Active Travel Route, and in the interests of visual amenity in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013, and Policies PSP3 and PSP10 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017.

11. Prior to the installation of any external lighting, other than temporary construction lighting, details of its design, siting and operation shall be submitted to, and approved in writing by, the Local Planning Authority. The works shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard amenity of nearby commercial occupiers and Active Travel Route, and avoid adverse impact upon biodiversity features, in accordance with Policies PSP10, PSP19 and PSP27 of the South Gloucestershire Local Plan: Policies Sites and Places Plan 2017.

Case Officer: Michael Fishpool
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 07/22 - 18th February 2022

App No.:	P21/07529/F	Applicant:	Mr Jet Dyli
Site:	18 Oaklands Road Mangotsfield South Gloucestershire BS16 9EY	Date Reg:	24th November 2021
Proposal:	Erection of 1 no. dwelling (amendment to previously approved scheme (P20/02152/RM to be read in conjunction with PK18/3678/O). Amendments to include hip to gable roof extension, two storey rear extension and detached double garage (retrospective)	Parish:	None
Map Ref:	366441 176247	Ward:	Staple Hill And Mangotsfield
Application Category:	Minor	Target Date:	18th January 2022



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100023410, 2008.

N.T.S.

P21/07529/F

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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received from 3no. local residents which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 1no. detached dwelling at 18 Oaklands Road, Mangotsfield. Permission is sought retrospectively.
- 1.2 This application seeks amendments to a previously approved scheme, P20/02152/RM (to be read in conjunction with PK18/3678/O).
- 1.3 The proposed amendments include;
 - hip to gable roof alteration
 - addition of a two storey rear extension
 - hipped to flat roof on single storey rear projection.
 - Additional windows/door on side elevation.
 - Erection of a detached double garage.
- 1.4 The application site lies within the settlement boundary in the defined East Fringe of Bristol Urban Area. It is located to the north-east of the Grade II* listed St James Church, immediately adjacent to its associated grounds.
- 1.5 During the course of the application, at the request of the case officer, amended plans were submitted in order to accurately reflect what had already been constructed on site. The changes included the roof design of the two storey rear extension and the front elevation materials.

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
- CS2 Green infrastructure
- 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
CS29 Communities of the East Fringe of Bristol Urban Area

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
PSP17 Heritage Assets and the Historic Environment
PSP20 Flood Risk, Surface Water and Watercourse Management
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
Waste Collection SPD (Adopted) 2015 (Updated 2017)

3. RELEVANT PLANNING HISTORY

3.1 DOC21/00033

Discharge of condition (materials) attached to consent P20/02152/RM. Erection of 1 No. dwelling with appearance, landscaping and layout to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK18/3678/O) (Resubmission of P19/8658/RM).

Condition discharged: 30/03/2021

3.2 P20/02152/RM

Erection of 1 No. dwelling with appearance, landscaping and layout to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK18/3678/O) (Resubmission of P19/8658/RM).

Approved with conditions: 15/04/2020

3.3 PK18/3678/O

Erection of 1 no. dwelling (Outline) with access and scale to be determined and all other matters reserved. (Re submission of PK17/2364/O).

Approved with conditions: 16/10/2018

4. CONSULTATION RESPONSES

- 4.1 Town/Parish Council
Unparished area
- 4.2 Conservation Officer
No objection
- 4.3 Historic England
No comment.
- 4.4 Sustainable Transport
No objection.
- 4.5 Lead Local Flood Authority
No objection.
- 4.6 Tree Officer
No comments.

Other Representations

- 4.7 Local Residents
Objection comments received from 2no.local residents, summarised as follows;
- Concerns over the size of the proposed garage. Height and depth seem excessive.
 - Garage would tower over the rear wall of my garden, providing an eyesore and blocking sunlight.
 - Concern it would be used as a granny flat.
 - Garage would significantly overshadow our garden.
 - Dropped kerb across the entire frontage not in keeping with the rest of the street.
 - Would remove amount of on-street parking available which is at a premium.

An addition public comment was received which did not explicitly object to the proposal but raised the following points, as follows;

- I have no comments regarding the house but I do have major concerns regarding the height of the garage. Is the intention an actual garage or a prelude to turning into further accommodation?
- I hope the council will ensure the roofline is not substantially higher than the wall/fencing.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

- Policy CS5 of the South Gloucestershire Core Strategy outlines the locations at which development is considered to be appropriate; new development is directed towards the existing urban areas and defined rural settlements. The principle of erecting a new dwelling on this site has already been established in the previous application, as the site is located within the defined east fringe of Bristol Urban Area.
- 5.2 As such the proposed development is acceptable in principle, subject to further considerations discussed below.
- 5.3 Design and Visual Amenity
The application seeks alterations to a previously approved design, as listed in paragraph 1.3. Therefore it is only these elements of the design which will be addressed as all other aspects have already been deemed acceptable.
- 5.4 The proposed hip to gable roof addition results in the dwelling being marginally taller than the approved scheme, though does not exceed the height of the nearby terrace nor the majority of dwellings within the street; the overall appearance is undoubtedly impacted, however the terrace of three adjacent to the site (no.20-22) consist of a similar roof design, and therefore it is not thought that the design alteration to the roof causes any substantial harm to the character of the surrounding area.
- 5.5 The proposed rear extension is two storeys in height, spanning half the width of the dwelling. It does not extend any further than the single storey rear element approved under the previous scheme and is significantly set down from the main roof ridge which results in an appropriately subservient appearance. Given its location at the rear, the flat roof of the single storey rear element (with roof lantern) would not cause any material harm in terms of design, nor would the additional windows/doors on the side elevation. The proposed materials are unaltered from the previous submission and are therefore deemed acceptable.
- 5.6 The proposed double garage is set back from the main dwelling, located against the rear boundary in the southern corner of the plot. It consists of a simple dual pitched roof design and is typical in appearance for an outbuilding of this nature. Some concern has been raised by local residents in regards to its 'excessive' size, however an incidental outbuilding of this size and scale is not considered unreasonable for a four bedroom property. The location may not be ideal, however a substantial amount of private amenity space would remain for the future occupiers and the impact on the streetscene would be minimal. The materials are also considered acceptable. As such, there is no objection to the proposed garage in terms of design.
- 5.7 Overall, the proposed alterations to the approved scheme would comply with policy CS1 of the Core Strategy and PSP1 of the PSP plan.
- 5.8 Heritage Impact
The site is located immediately adjacent to the churchyard grounds of the grade II* listed St James Church. Given the location of the proposed dwelling on the north-east boundary of the churchyard, it is considered to read as part of the wider suburban context. The existing 1.65 m high stone wall that will act as

a shared boundary between the proposed dwelling and churchyard is to be retained. The appearance of the building would not detract from the setting or significance of the church and the use of materials are deemed to be appropriate in achieving this.

5.9 Residential Amenity

Some concern has been raised by local residents in respect of a potentially harmful overbearing and overshadowing/loss of light impact from the proposed garage. The proposed garage sits approximately 1m from the rear boundary, and sits back to back with the dwellings fronting Cossham Street. The neighbouring properties to the rear benefit from long narrow gardens and therefore the garage would sit a significant distance (approximately 20 metres) from the nearest dwellings. Although there would be some impact on the rear gardens, the eaves height of the garage is approximately 2.4 metres and the ridge approximately 4.1 metres in height; this is not considered excessive and would not result in an unacceptably overbearing impact on the neighbouring gardens. Furthermore, given the siting and height of the garage, and considering the path of the sun throughout the day, there would be little to no impact on the existing levels of light afforded to the neighbouring gardens. Ordinarily, the introduction of a garage and driveway within a peaceful rear garden setting would be resisted to avoid vehicles movements in close proximity to the neighbouring garden, however the driveway and garage sit adjacent to the St James' Church graveyard, and with no dwelling to the south west the issue is not applicable in this instance.

5.10 The proposed rear extension sits approximately 4.5 metres from the boundary with no. 19 and extends from the rear elevation by approximately 3 metres. As such, the extension would not cause any substantial loss of light, nor would it be overbearing on the immediate neighbour. The hip to gable roof alteration would not cause any harmful impact on residential amenity.

5.11 It is accepted that the proposed garage and rear extension removes a portion of the rear garden space, however any future occupiers would still be afforded a large private amenity space in accordance with the space requirements of policy PSP43.

5.12 Sustainable Transport

The proposed parking area would be accessed directly off Oaklands Road and would include off-street parking in excess of the requirements for a 4-bedroom property. The removal of on-street parking spaces is not considered a suitable reason for refusal, especially given there is an abundance of on-street parking in the surrounding area. The scheme is fundamentally unchanged in terms of highways and transportation impact and therefore the proposal is deemed acceptable. However, in order to promote sustainable transport options, a condition will be included for the provision of an electric vehicle charging point.

5.13 Trees

The dwelling has already been constructed and therefore the previous condition for tree protection is no longer required.

5.14 Other Matters

Some concern was raised in regards to the future use of the garage as additional accommodation. The application is rightfully assessed on the proposal put forward, though should the occupiers wish to do this in the future a planning application would be required for any required external alterations.

5.15 Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

1. The off-street parking facilities shown on the proposed site plan hereby approved (19/021 21 Rev B, received 15th February 2022) shall be provided before the dwelling is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted)

November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

2. Prior to first occupation of the dwelling hereby approved, a 7Kw 32 Amp electric vehicle charging point shall be provided and retained thereafter.

Reason

To promote sustainable travel and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

3. The development hereby permitted shall take place in accordance with the following plans:

Received by the Council on 18th November 2021;

Existing Plans and Elevations- As Approved
Garage Plans (19/021 22)
The Location Plan (19/021 01)

Received by the Council on 15th February 2022;

Proposed Plans and Elevations (19/021 21 Rev B)

Reason

To define the terms and extent of the permission

Case Officer: James Reynolds
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 07/22 - 18th February 2022

App No.:	P21/08038/F	Applicant:	Mr Ramesh Kumar
Site:	Alveston Stores Down Road Alveston South Gloucestershire BS35 3JQ	Date Reg:	17th December 2021
Proposal:	Erection of a single storey side extension to form staff room (Class E) (retrospective), 1 no. first floor rear extension to form porch and 1m privacy glass and railing around roof terrace.	Parish:	Alveston Parish Council
Map Ref:	363168 188290	Ward:	Severn Vale
Application Category:	Minor	Target Date:	10th February 2022



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P21/08038/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 has been referred to the Circulated Schedule due to the receipt of objection from Alveston Parish Council.

1. THE PROPOSAL

- 1.1 This application seeks retrospective planning permission for the erection of a single storey side extension to form staff room (Class E) in associated with the existing store, and planning permission for the erection of first floor rear extension to form porch. at Alveston Stores Down Road, Alveston. During the course of the application, an amended was submitted to omit the proposed railing above the staff room. Therefore, the description has been updated to reflect the changes.
- 1.2 The proposed extension and associated works are situated at the rear of Alveston Stores, a convenience shop located on Down Road, Alveston. The property is located within the village of Alveston, which is 'washed over' by the Green Belt. It should be noted that planning permission (P20/10556/F) was granted for the erection of privacy glass and railing around roof terrace above the store room.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS5	Location of Development (Inc. Green Belt)
CS34	Rural Areas

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

PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP32	Local Centres, Parades and Facilities

3. RELEVANT PLANNING HISTORY

- 3.1 P91/1025 Erection of two storey rear extension to provide additional domestic bedroom to first floor and increased shop area to ground floor. Approved 27/3/91

- 3.2 PT17/1048/F Erection of first floor rear extension and alterations to roof line to provide additional living accommodation. Approved 3/5/17
- 3.3 P19/18647/NMA Non material amendment to planning permission PT17/1048/F to raise the proposed parapet walls. Objection 7/1/20
- 3.4 P19/15642/NMA Non material amendment to permission PT17/1048/F to raise the height of the parapet walls of the rear ground floor extension. Objection 4/12/19
- 3.5 P20/10556/F Erection of privacy glass and railing around roof terrace (retrospective). Approved 18.12.2020

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council – object to the retrospective application P21/08038/F as the Planning Committee had objected to a similar application previously and see this repeated and a continued intrusion on neighbours privacy.
- 4.2 Thornbury Town Council - While this is near to the Thornbury Ward boundary, there are buildings between this proposed development so it will have minimal, if any, visibility from the Ward. It will have no other impact on Thornbury and therefore it is not necessary for the Town Council to comment
- 4.3 Drainage Engineer – no objection
- 4.4 Sustainable Transportation - No objections

Other Representations

- 4.5 Local Residents
2 no. letters of objection and 1 no. letter of neither object to or support were received and the local residents' comments are summarised as follows: (full comments are available in the Council's website).
 - Concerns that the area may becoming a living space
 - Can a planning restriction be put on the use of the Staff Rest Area to ensure its use does not extend to overnight stays and then even potentially, to extend further in the future, to residential use.
 - The 1m high safety railing around it as that would change the visual amenity completely.
 - If a railing is installed then this roof area may become a further outdoor storage area.
 - Please supply material details of the porch
 - What colour will the frame of the porch be?
 - Will it be fully glazed and will the roof be solid? If so what colour?
 - Use of the flat roof as a terrace implies social use which give anyone doing so direct oversight into various gardens in adjacent properties

- A number of works at the front of the shop were done without any planning guidance

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposal comprises a number of works to the host building, i.e. the erection of a single storey side extension to form a staff rest room, ii. the erection of porch on the first floor at the rear. Given that it is located within the settlement boundary of Alveston, Policy CS34 of the adopted Core Strategy would be particularly relevant to the determination of this proposal and it provided guidance to ensure that the rural areas to thrive by creating and maintaining sustainable, mixed and inclusive communities. Another key relevant policy is PSP8 of the adopted PSPP, which to protect amenity of nearby residents from harmful development proposal. Given its village location and the nature of the proposal, there is no in-principle objection to the scheme. The key issues for consideration therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings. The site is also located within the Green Belt and so consideration of the principle of the proposal in this context should also be made.

5.2 Green Belt

The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl. Extensions or alterations of a building are acceptable provided that it does not result in disproportionate additions over and above the size of the original building. Whether something is disproportionate is also discussed in the South Gloucestershire SPD: Green Belt. The local planning document indicates that an increase in volume of under 30% over and above that of the original property is considered acceptable, an increase of between 30% and 50% could be appropriate and that exceeding 50% would be unacceptable as being disproportionate.

5.3 In this instance, it is acknowledged that the building has been extended in the past. The proposed single storey side extension (staff rest room) would result in an additional volume to main property of approximately 63 cubic metres. As the proposed extension is located at the rear of the building and it is also adjacent to the neighbouring's pitched roof outbuilding, there would not be any substantiate reason to refuse this application on the basis of volume calculation alone. Furthermore, the proposed porch would be much smaller than the proposed staff rest room, as such, they would not have material adverse impact upon the openness of the Green Belt.

5.4 On balance and weighing up the position of the proposed extension and works viewed against the main building in the village of Alveston, it is considered that the proposal can, in this instance, be regard as being appropriate development in the Green Belt and not disproportionate to the host property. The property is therefore acceptable in Green Belt terms.

5.5 Residential Amenity

The residents' comments are noted. Regarding the proposed staff rest room, given its modest height and roof form, it is not considered that the structure itself would have an adverse impact, in terms of overbearing and overlooking issues.

5.6 The proposed porch would be located at the first floor rear elevation. Whilst it would only be approximately 9 metres from the rear boundary, it would only slightly project (approximately one metre) beyond the existing kitchen window at the first floor rear elevation. As such, it is not considered that it would result in significant overlooking impact above the existing situation.

5.7 Officers noted that the residents raise concerns about the proposed railing above the staff rest room. To address these concerns, the applicant submitted amended drawing to omit this part of the proposal. Nevertheless, officers still consider that area should not be used for other purposes given the proximity to the neighbouring properties, a planning condition is therefore imposed to restrict the use of the area.

5.8 In summary, it is considered that the proposed staff room and the rear porch at the first floor would not result in significant adverse impact to be detrimental to the amenity of the neighbouring properties. In this instance, it is considered that the proposal would fail to comply with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

5.9 Design/Visual Amenity

The proposed staff rest room is a single storey structure with a flat roof. The walls are rendered in white. Given its modest and simple design, there is no objection to the proposed extension. The proposed porch is modest in scale with a lean-to roof. Residents' comments are noted. No information was submitted regarding the materials for the structure, it would be necessary to impose a planning condition to seek those information. Whilst the proposed railing that was originally proposed had been removed, given the location of the site and the elevated position, officers have concerns that the area to be used for other purposes, which would have an adverse impact upon the character of the locality. Therefore, a planning condition is imposed to restrict the use of the area.

5.10 Highway safety

The proposal is to create a staff rest room and to provide a porch on the first floor. Officers considered these changes would not alter the travel demand associated with this site. As such, it is not considered that they would not have transportation impacts that could be considered severe or unacceptable. Therefore, there is no highway objection.

5.11 Other issues

Residents raised concerns about the potential use or future use of the proposed staff rest room. Given the modest size of the extension and the proximity to the host building, officers have no major about the use of the

building subject to condition to ensure that the building will be used ancillary to the host building.

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 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 planning permission on the proposal 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 for the proposed single storey extension and porch at the first floor subject to the following conditions:

CONDITIONS

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

For the avoidance of doubt, the approved porch shall be carried out in accordance with the following drawings

Site location plan and Block plan, Drawing No. PR39-21, received by the Local Planning Authority on 16 December 2021

Existing and Proposed Elevations and Floor Plans, Drawing No. PR39-21 A, received by the Local Planning Authority on 11 February 2022.

Reason

To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended) and to define the terms and extent of the permission.

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

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

3. The roof area above the proposed staff room hereby approved shall not be used for any storage purposes or amenity space for occupiers or visitors.

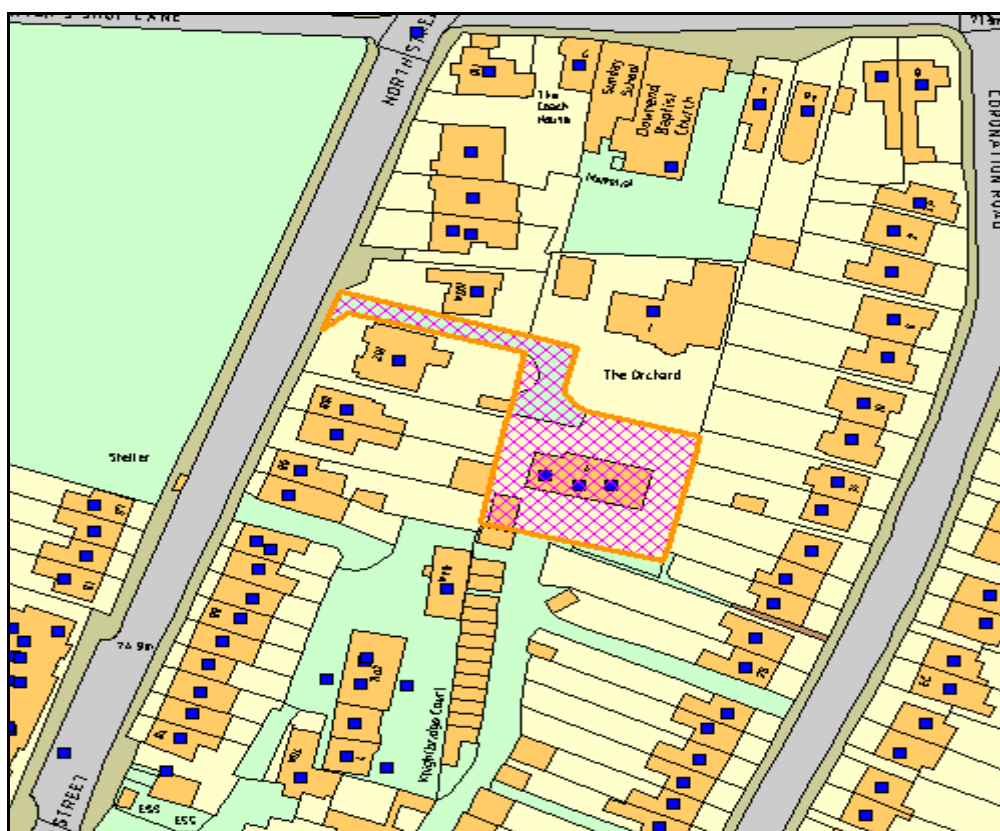
Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 and PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework.

Case Officer: Olivia Tresise
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 07/22 - 18th February 2022

App No.:	P21/08115/F	Applicant:	Dr Housam Ghazzawi
Site:	The Orchard 2 North Street Downend South Gloucestershire BS16 5SF	Date Reg:	23rd December 2021
Proposal:	Change of Use from dwelling (Class C3) to 10 no. bedroom House in Multiple Occupation (HMO) for up to 10 no. people (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365102 176495	Ward:	Staple Hill And Mangotsfield
Application Category:	Minor	Target Date:	16th February 2022



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P21/08115/F

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

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule due to objections received from Downend and Bromley Heath Parish Council, and more than 3no. local residents, which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of use from a dwelling house (C3), to a 10bed. 10no. person HMO (Sui Generis).
- 1.2 The application relates to The Orchard, 2 North Street, Downend, a detached property located within an existing urban area.

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

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Waste Collection: Guidance for new developments SPD (Adopted) 2015
Houses in Multiple Occupation SPD (Adopted) 2021

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK05/0361/F - Erection of single storey side extension and first floor side extension to form additional living accommodation. (Resubmission of PK04/3591/F). – Approved 21.03.2005
- 3.2 PK05/1370/F - Erection of two storey and first floor side extensions to provide additional living accommodation. (Amendment to previously approved scheme PK05/0361/F). – Refused 24.06.2005
- 3.3 PK08/2782/F - Erection of detached garage. – Approved 03.12.2008

4. **CONSULTATION RESPONSES**

- 4.1 Downend and Bromley Heath Parish Council:
OBJECTION on the following grounds:-

*Overdevelopment
Not in-keeping with the area
Lack of detailed information
Insufficient plans provided*

*Please also note the correct address as:
2 The Orchard
North Street
Downend
South Gloucestershire
BS16 5SF*

- 4.2 Transportation DC – No objection subject to conditions relating to the provision of parking spaces and an electrical vehicle charging point.

Other Representations

- 4.3 Local Residents – 17no. objections have been received, summarised as:
- 24 hour access is required to access lane
 - Ongoing obstruction to lane
 - Lane has small turning space
 - Overdevelopment
 - Unsuitable property
 - Increase in noise levels
 - No mention in application of how the property will be monitored
 - Plans are not detailed
 - No information on target market
 - Multiple HMOs in the area
 - Residents would be transient

- Plot is not backland
- Families and older couples in area
- Landlord not responsive to residents concerns
- Gardens are unkempt
- Litter
- Trees not mentioned in application form
- Parking plans are not realistic
- Parking issues in area
- Visibility on access lane bad
- Drain survey should be undertaken
- Proposal will chip away at community
- Access point created without planning permission
- Insufficient time to comment
- No notice displayed

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 The determination of whether the change of use of a dwelling in C3 use to a large HMO use will have an unacceptable impact upon the surrounding area is primarily assessed via the criteria outlined within the Houses in Multiple Occupation SPD (Adopted) 2021. The SPD provides a way of using available data (licensed HMOs) to provide tangible and substantiated evidence regarding the concentration of HMOs and overall housing mix within the locality of the proposal.
- 5.2 Policy PSP39 within the adopted Policies, Sites and Places Plan (2017) states that where planning permission for an HMO is required, this will be acceptable, provided that this will not prejudice the amenity of neighbours. Supporting text states that the term “neighbours” should be taken to mean properties adjacent to, and surrounding, the application site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).
- 5.3 In addition, Policy PSP8 maintains that development proposals will only be acceptable provided that they do not ‘have unacceptable impacts on residential amenity of occupiers of the development or of nearby properties’. Unacceptable impacts could result from noise or disturbance, amongst other factors, which could arise from HMOs functioning less like traditional single households on a day-to-day basis.
- 5.4 Prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level.
- 5.5 Additional Explanatory Guidance 1 sets out that the following factors should be taken into account when determining if the proposal would prejudice the amenity of adjacent neighbours:
- Whether any dwelling house would be ‘sandwiched’ between two licensed HMOS, or,

- Result in three or more adjacent licensed HMO properties.
- 5.6 In the case of the current application site, there are no licensed HMOs within the vicinity. The proposal would therefore not result in a dwelling being sandwiched between two licensed HMOs, or result in three or more adjacent licensed HMO properties.
- 5.7 As set out in Policy CS17, providing a wide variety of housing type and sizes to accommodate a range of different households, will be essential to supporting mixed communities in all localities. Sub-division of existing dwellings and non-residential properties to form flats or HMOs can make a valuable contribution suitable for smaller households and single people as part of these mixed communities.
- 5.8 Policy CS17 does not define what is meant by 'mixed communities' in all Localities, instead, it acknowledges that implementation of this policy, and PSP39, will be made on a case basis through the development management process. Therefore, the HMO SPD aims to acknowledge that some intensification, if carried out sensitively, and where it would not adversely affect the character of an area, can contribute to the local mix and affordability of housing, viability of local services, vitality of local areas and contribute to the Council's housing delivery targets.
- 5.9 As there are localities which are already experiencing concentrations of HMOs, the SPD requires consideration of existing localities that are already experiencing levels of HMOs which harm the ability to support mixed communities and preventing impact on character and amenities, and applications which would result in a level of HMOs that could contribute towards harmful impacts.
- 5.10 Additional Explanatory Guidance 2 sets out that the following factors should be taken into account when determining if the proposal would contribute to harmful impacts in respect of a mixed community and the character and amenity of an area:
 - An additional HMO in localities where licensed HMO properties already represent more than 10% of households, or,
 - More than 20% of households within a 100m radius of the application property.
- 5.11 For the purposes of this assessment, a 'locality' is defined by a statistical boundary known as a Census Output Area. Members should note that a Census Output area amounts to a few streets only, and is therefore much smaller than the area of Downend.
- 5.12 In the case of this property, licensed HMO properties currently represent 1% of households within the locality. Within 100m radius there are 87 properties, none of which are HMOs.
- 5.13 The principle of change of use to an HMO is therefore considered to comply with policies PSP39, PSP8 and CS17 and the SPD.

5.14 No external alterations are proposed to the property.

Residential amenity

5.15 As already set out, the principle of the change of use is not considered to significantly impact upon residential amenity.

5.16 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standards for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum for 5m² amenity space. Using this standard, 10 x 1bed. flats would require 50m² amenity space. The rear garden is in excess of this requirement, and as such it is considered that sufficient private amenity space would be provided for future occupants.

Transportation and highways

5.17 The application form indicates that there are ten parking spaces are on site. Policy PSP16 requires one space per two bedrooms, so five spaces are required. The parking area can provide five spaces without the need for tandem parking, and the proposal is therefore policy compliant. With suitable parking on site, it is not considered that indiscriminate parking would occur off-site as a result of the proposal.

5.18 Concerns have been raised regarding the access, however although it is narrow, it is suitable for the modest increase in use.

5.19 There are no transport objections, subject to a condition requiring 10 covered and secure cycle spaces and one electric vehicle charging point.

Consideration of likely impact on Equalities

5.20 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 is considered to have a neutral impact on equality.

Other matters

5.21 During the course of the application it became apparent that the initial neighbour consultation letters sent on the 23rd December were significantly delayed, likely due to the Christmas Period and the impact of Covid-19 on the postal service. As a courtesy, all neighbours were sent a new consultation letter on the 11th January to extend the consultation period. In accordance with the Development Management Procedure Order (2015), no site notice is required for this application.

5.22 Concerns have been raised that the intended residents of the HMO have not been publicised. The consideration for the Local Planning Authority is the proposed use of the property, not the intended occupants.

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 the application be 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 off street car parking, one Electric Vehicle Charging Point and 10 covered and secure cycle parking spaces shall all be provided prior to the first use as a 10 person HMO and retained for those purposes thereafter.

Reason:

To ensure the satisfactory provision of cycle storage facilities and in the interest of highway safety, to promote sustainable transport and to accord with Policies PSP16 and PSP39 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

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

20 Dec 2021	EXISTING BLOCK PLAN
20 Dec 2021	EXISTING FLOOR PLAN
20 Dec 2021	LOCATION PLAN
20 Dec 2021	PROPOSED BLOCK PLAN
22 Dec 2021	PROPOSED FLOOR PLAN

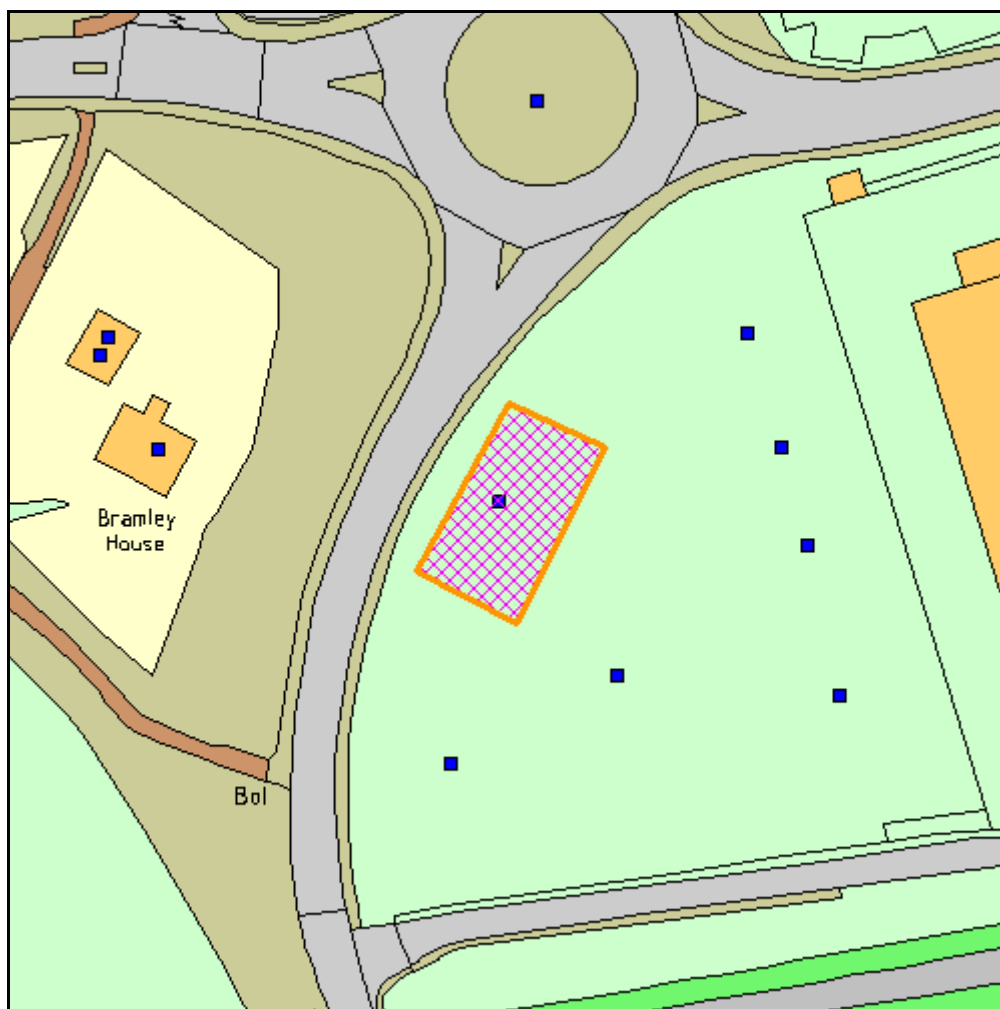
Reason:

To define the terms and extent of the permission.

Case Officer: Rae Mepham
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 07/22 - 18th February 2022

App No.:	P22/00192/ADV	Applicant:	Mr Marc Johns Make By Design Limited
Site:	Made By Design Ltd Unit 2, Armstrong Business Park Yate Road Yate BS37 5NG	Date Reg:	14th January 2022
Proposal:	Display of 2no. externally illuminated fascia signs.	Parish:	Wick And Abson Parish Council
Map Ref:	369434 173451	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	10th March 2022



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 100023410, 2008. N.T.S. P22/00192/ADV

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 REFERRAL TO CIRCULATED SCHEDULE

In accordance with the Council's Scheme of Delegation (Constitution) this application is referred to the Circulated Schedule as objections have been received that are contrary to the officer recommendation.

THE PROPOSAL

- 1.1 Advertisement consent is sought for the display of 2no. static illuminated signs to unit 2 Armstrong Business Park. Both would be comprised of stainless steel lettering, illuminated from behind to 530 cd/m² by LED strips, overall width 6,094mm, height, 654mm, and depth 250mm. 1no. sign would be affixed to the front (east) elevation above the entrance door, and 1no. sign would be affixed to the southern side elevation.
- 1.2 The application site is Armstrong Business Park, permitted under planning permission PK18/4588/F in 2019 for flexible B use class employment (B1b, B1c and B8). The site is bounded to the west by Yate Road and to the north by Armstrong Way. To the east is a large industrial unit and to the south Lodge Road. The site lies within the Green Belt, and abuts the Yate and Chipping Sodbury designated settlement boundary.
- 1.3 The application is supported by a site location plan, elevations and signage details drawings.
- 1.4 Updated drawings were submitted during consideration of the application to clarify the proposed signage sought for consent. This has not affected the scope of assessment and therefore no public re-consultation was undertaken. The case officer is satisfied this does not disadvantage the public interest.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity

PSP11 Transport Impact management

- 2.3 Supplementary Planning Guidance
Shopfronts and Advertisements SPD (Adopted 2012)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK18/4588/F. Erection of 4 no. buildings to form 6 no. units of class B1b, B1c and B8 with new access, parking and associated works.
Approved subject to Section 106. 23/12/2019.
- 3.2 P21/04183/ADV - Display of 2 no. internally illuminated fascia signs.
Approved 17/09/21 subject to conditions
- 3.3 P21/05789/ADV - Display of 2no. non-illuminated totem signs (retrospective).
Approved 24/09/21 subject to conditions
- 3.4 P21/07037/ADV - Consent to display 3no internally illuminated static fascia Signs and 3no non illuminated fascia signs.
Approved 21/12/21 subject to conditions

4. **CONSULTATION RESPONSES**

- 4.1 Iron Action Parish Council
No comments received
- 4.2 Wick and Abson Parish CouncilNo comments received
- 4.3 Sustainable Transport
There are no Transportation DC issues relating to the proposed fascia signs
- 4.4 Economic Development
No comments received

Other Representations

- 4.4 Local Residents
3no. written comments received in objection to the application, summarised as follows:
- Unit 2 borders a residential Green Belt area, no consideration for the transition from Green Belt to industrial units has been considered.
 - Due to position of unit 2 illuminated sign will overlook residential properties 24 hours a day.
 - Encourage signage not visible to neighbouring residential properties but outward illuminated (road facing) signage is very inconsiderate.
 - View from properties in Green Belt has already been affected by signs at unit 5.
 - Not appropriate to a village location.
 - Sign is going to be very large and an eyesore to the area.
 - Waste of energy and an additional source of light pollution.

- Already have light pollution from new street lights that have been put up around and in the new development.
- Will be like the Blackpool illuminations over there as it is, can't tolerate any further lighting.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve with good design cited as a key aspect of sustainable development and thereby positively contributing to making places better for people. Paragraph 136 states that the quality and character of places can suffer when advertisements are poorly sited and designed. These should therefore be controlled in the interests of amenity and public safety, taking into account cumulative effects.

- 5.2 The application site borders the open countryside and lies within Green Belt, however a degree of change has taken place with implementation of the Armstrong Business Park permitted under a previous consent. For industrial units there would be a reasonable expectation for signage to the buildings, with indicative locations shown on elevation drawings in the planning consent referred to. The principle of the proposal is therefore considered acceptable, subject to amenity and public safety considerations below.

Visual and Residential Amenity

- 5.3 The proposed signage consists of lettering with LED lighting mounted behind to create a halo effect. The signs would be in keeping with the industrial building and given their size and positions not considered would be overly dominant, nor would create an unacceptable cumulative impact.
- 5.4 Comments received in objection from neighbouring residents refer to the proposed signs overlooking and adding light pollution to their properties within the Green Belt from existing street lighting and illuminated signage within the site. Concern is noted that the proposal would impact views, however private views are not material to the consideration of this application. The scope of assessment for advertisement consent is also limited to interests of amenity and public safety, and does not extend to assessment of whether the proposal conflicts with Green Belt purposes.
- 5.5 The nearest residential property, Bramley House lies approximately 40m to the west of Unit 2, however separation from the proposed advertisements is provided by Yate Road as well as screening through existing mature planting between Yate Road and residential properties. The fascia sign to the front (east) elevation faces inwards towards the industrial estate, not towards residential properties. The southern side elevation sign would be positioned at the south-east corner of the building, and whilst would be visible to properties to the west, would not directly face towards them. Each sign would be approximately 4 sq. m in area, therefore moderate in size.

- 5.6 The signage proposed is of the type and appearance to be expected for an industrial estate, with other nearby units either displaying or approved to display similar signs. Illumination levels proposed are within the recommended limits set out by the Institution of Lighting Professionals (ILP) for illuminated advertisements and a planning condition is recommended to ensure the signage remains within this. Given existing levels of illumination through street lighting, particularly with one street light positioned adjacent to the building side elevation, addition of the proposed signs would be unlikely to significantly increase lighting levels within the area.
- 5.7 The positions of the signs, and separation between them and residential properties together with the low levels of illumination proposed is considered sufficient to mitigate impacts upon amenity of nearby residential occupiers.
- 5.8 Given the setting within an industrial estate the proposed advertisements are also not considered to impact the amenity of neighbouring commercial units, from whom no comments have been received.

Public Safety

- 5.9 The main public safety consideration is that of highway safety. The signage to the north elevation would be statically illuminated to an appropriate level, and would not cause any unacceptable or severe highways or transportation issues, a view supported by comments received from Sustainable Transport.
- 5.10 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.
- 5.11 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.12 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this advertisement consent application is considered to have neutral impact.

6. CONCLUSION

- 6.1 The recommendation to grant advertisement consent has been taken having regard to the provisions of the of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007; the policies and proposals in the local development plan, the NPPF and to all relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that advertisement consent is GRANTED subject to conditions written on the decision notice.

CONDITIONS

1. The advertisements hereby approved shall be displayed in accordance with the following documents:

As received by the LPA 13.01.22:

Conveyance Site Plan - 2041 5807 06

As received by the LPA 25.01.22:

External Signage Elevations - L301 Rev. 0

External Signage Details - L302 Rev. 0

Reason: To define the exact terms of the advertisement consent.

2. Illumination of the advertisements hereby approved shall be static and unchanging, and shall not exceed an illuminance level of 600 cd/m².

Reason: In the interests of visual and residential amenity in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy December 2013, Policy PSP8 of the South Gloucestershire Council Local Plan: Policies Sites and Places Plan 2017, and paragraph 136 of the National Planning Policy Framework.

Case Officer: Michael Fishpool
Authorising Officer: Marie Bath