

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: 20/22

Date to Members: 20/05/2022

Member's Deadline: 27/05/2022 (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 list 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 20 May 2022

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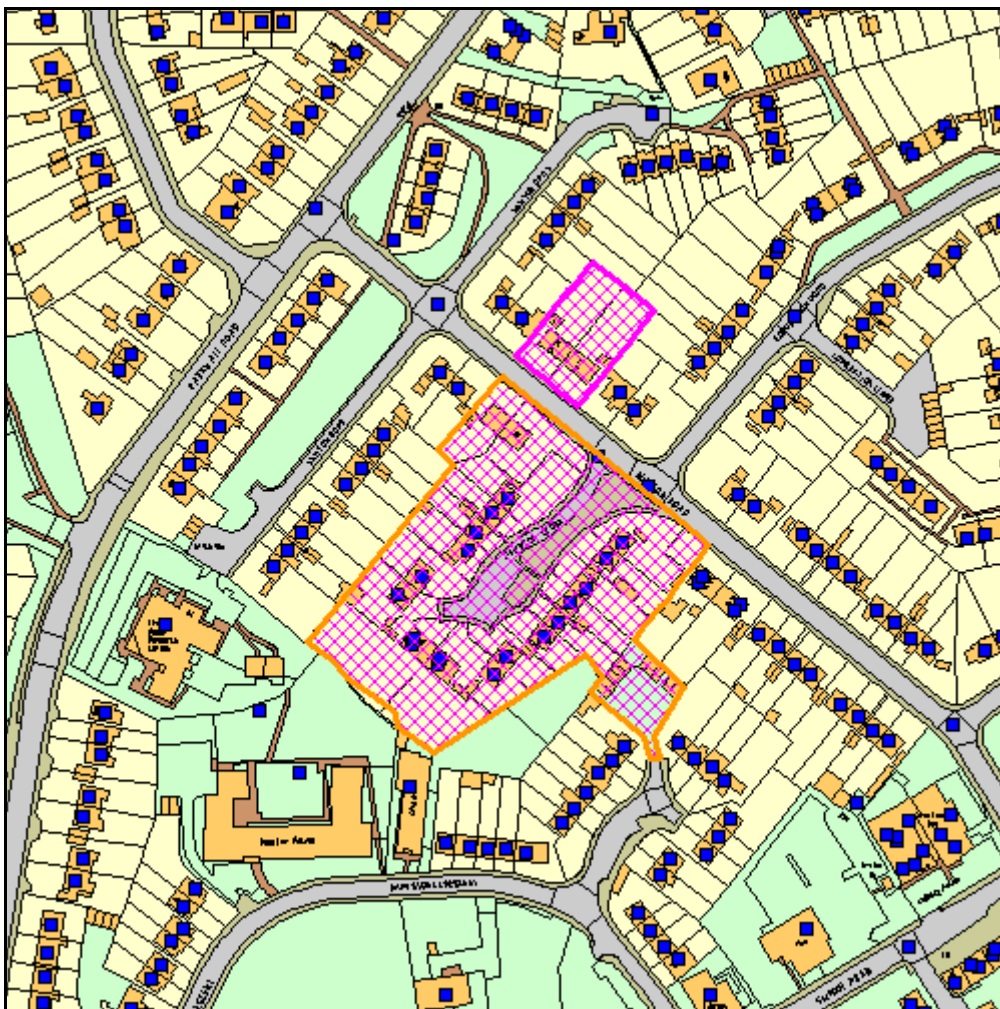
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/00546/F	Approved Subject to Section 106	Land At Hampton Close Cadbury Heath South Gloucestershire BS30 8EY	Parkwall And Warmley	Oldland Parish Council
2	P21/02958/F	Approved Subject to Section 106	Land At Hornbeam Close Bradley Stoke South Gloucestershire BS32 8FE	Bradley Stoke South	Bradley Stoke Town Council
3	P22/00691/R3F	Approve with Conditions	Sports Hall And Associated Land The Former Grange School And Sports College Tower Road North Warmley South Gloucestershire BS30 8XQ	Parkwall And Warmley	Oldland Parish Council
4	P22/02069/HH	Approve with Conditions	46 California Road Oldland Common South Gloucestershire BS30 9XL	Longwell Green	Oldland Parish Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
17/22	12 O'Clock Wednesday 27 April	9am Thursday 28 April	5pm Thursday 5 May	Friday 6 May
18/22	Normal			
19/22	Normal			
20/22	Normal			
21/22 Queens Jubilee	5pm Monday 23 May	9am Wednesday 25 May	5pm Tuesday 31 May	Wednesday 1 June
22/22 Queens Jubilee	5pm Monday 30 May	9am Wednesday 1 June	5pm Thursday 9 June	Friday 10 June

Dates and officer deadlines for Circulated Schedule May Bank Holiday and Queens Jubilee 2022

CIRCULATED SCHEDULE NO. 20/22 -20th May 2022

App No.:	P21/00546/F	Applicant:	Merlin Housing Society Bromford
Site:	Land At Hampton Close Cadbury Heath South Gloucestershire BS30 8EY	Date Reg:	20th September 2021
Proposal:	Proposed demolition of 24no. existing dwellings, their outbuildings, and 10no. existing garages, and the construction of 44no. dwellings with associated access, parking and hard and soft landscaping.	Parish:	Oldland Parish Council
Map Ref:	366332 172131	Ward:	Parkwall And Warmley
Application Category:	Major	Target Date:	15th December 2021



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N.T.S.

P21/00546/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

This application appears on the Circulated Schedule due to the receipt of three letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The application site comprises 1 hectare in total and is located within the residential area of Cadbury Heath. The site currently comprises 24 no. dwellings with associated hard and soft landscaping and 10 no. separate garages (accessed from Earlstone Crescent). The site is situated in two parts, one the much larger site is situated to the south-east of Newton Road and is bisected by Hampton Close, the site being surrounded on all sides by residential properties and to the south-west part of the boundary is with the Little Heath Re-enablement Centre and Care Home. A smaller area on the northern side of Newton Road comprises four units also to be demolished.
- 1.2 The existing properties at the site are Council house Cornish style post war units built of precast reinforced concrete both terraced and semi-detached and deemed to be dated and of poor quality. In addition it is indicated that many of the properties do not have opportunities for off-street parking and the Hampton Close cul-de-sac is inadequate for parking needs. The garages (accessed via Earlstone Crescent) are concrete block structures with flat roofs and do not appear adequate in terms of their size for modern vehicles.
- 1.3 The proposal is to demolish the existing 24 no. dwellings and outbuildings along with the 10 no. garages and to replace these with 44 no. dwellings with associated access, parking, hard and soft landscaping and other associated works. The development will provide 84 parking spaces, 76 for the individual dwellings and 8 spaces dedicated for visitors. Off street parking spaces to include charging points for electric vehicles where the space is within the immediate vicinity of the property and ducting for others. The new homes will also all be provided with cycle parking. The development therefore represents an increase of 20 houses and overall the scheme comprises the following:
 - 8 no. 1 bed flats
 - 18 no. 2 Bed Houses
 - 16 no 3 Bed houses
 - 2 no. 4 Bed Houses
- 1.4 The applicant is Bromford a registered affordable housing provider and therefore the tenure will deliver 100% affordable housing units on the site. In terms of form the scheme proposes plans show that the majority of the properties will be semi-detached but there will be a terraces of four properties within the smaller redline site area on the north of Newton Road and a terrace of three on the southern side. At the south-west corner of the site there would be two block each comprising four one bedroom flats.

- 1.5 As background information, the proposed redevelopment of Hampton Close and Newton Road was part of the original legacy Merlin Housing Society redevelopment programme which proposed to redevelop more than 400 non-traditional properties across South Gloucestershire. This programme has since been disbanded and sites are now being brought forward on an individual basis.
- 1.6 In support of the application the following documents have been supplied:
- Affordable Housing Statement
 - Drainage Strategy
 - Sustainability/Energy Statement
 - Transport Statement and technical note
 - Coal Report and Risk assessment
 - Ecological Appraisal
 - Arboricultural Impact Assessment
- 1.7 It should be noted that an original scheme proposed the demolition of 22 no. dwellings and the erection of 39 dwellings. It is now proposed to demolish No. 1 and No.2 Hampton Close to allow the erection of an additional 5 dwellings that will face onto Newton Road. A full re-consultation has taken place.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Practice Guidance 2014

2.2 Development Plans

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

CS1 - High Quality Design
CS2 - Green Infrastructure
CS4A - Presumption in Favour of Sustainable Development
CS5 - Location of Development
CS6 - Infrastructure and Developer Contributions
CS7 - Strategic Transport Infrastructure
CS8 - Improving Accessibility
CS9 - Managing the Environment and Heritage
CS15 - Housing Distribution
CS16 - Housing Density
CS17 - Housing Diversity
CS18 - Affordable Housing

The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov. 2017

PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP3 - Trees and Woodland
PSP6 - On Site Renewable and Low Carbon Energy
PSP8 - Residential Amenity

PSP11 - Transport Impact Management
 PSP16 - Parking Standards
 PSP17 - Heritage Assets and the Historic Environment
 PSP19 - Wider Biodiversity
 PSP20 - Flood Risk, Surface Water and Watercourse Management
 PSP21 - Environmental Pollution and Impacts
 PSP22 – Unstable Land
 PSP43 - Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Check List (SPD)
 Trees on Development Sites SPG (Adopted) Nov. 2005
 South Gloucestershire Council Residential Parking Standards (SPD) Adopted
 Waste Collection: guidance for new developments (SPD) Adopted Jan. 2015
 Affordable Housing and extra care SPD (Adopted) May 2014
 Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide.

3. **RELEVANT PLANNING HISTORY**

There is no relevant planning history

4. **CONSULTATION RESPONSES**

4.1 Oldland Parish Council

Following the re-consultation following the submission of the revised proposals the Parish Council states that the development of the site is supported in principle but wishes the following issues be addressed.

Better employment of 'green' initiatives should be made including ideally heat pumps but definitely integrated solar panels and electric charging points. The Parish Council supports the comments of the Policy & Climate Change Team.

Alternative approaches to integrating vehicle parking in the layout of the scheme. It is essential that PSP16 is observed and that more imaginative architectural design e.g. 3 storey housing with garage/parking at ground level are included. Failure to address parking issues will only generate further parking problems in the community.

The loss of the garage block is lamented and it is important to recognise the local impact of this loss. A mitigation plan is required to create a clear plan for alternative provision and define a policy for any further loss of garage stock.

The highest quality design for soft landscaping is essential to prevent the development presenting as a car park.

These comments relating to Environmental Policy, the parking provision, loss of garage space and the overall design are addressed in the report below.

4.2 Other Consultees

Ecology Officer

Initial Comments (summary)

Three bat roosts have been recorded. These were undertaken in September and October and there is a need for these to be updated. Two emergent surveys are required. Details of a reptile receptor site is required given that a small population has been found.

These matters must be dealt with prior to determination. If acceptable conditions should then be applied to ensure that the works are carried out in accordance with the submitted mitigation measures, to secure a lighting strategy for biodiversity and a habitat enhancement scheme to expand upon the recommendations in the submitted ecological report.

Following the submission of additional information to include a habitat enhancement scheme as well as the requested surveys no objection is raised subject to conditions

The Listed Buildings & Conservation Officer

No comment

Waste Manager

Good storage arrangements shown. Tracking is recommended to ensure that the vehicles can turn off main road and manoeuvre.

Landscape Officer

There is no landscape objection to the principle of development. An improved landscape frontage treatment should be sought along either side of Newton Road and along the new internal access road. There are also opportunities for additional tree and taller growing structure planting.

In addition conditions are recommended to secure full planting details and all proposed boundary and hard landscape treatments.

Following the re-consultation on the revised proposals and amendments secured the scheme is considered acceptable in landscaping terms subject to the above conditions.

Arts Development Officer (summary)

No objection subject to a condition being applied to secure a public art programme that is relevant and specific to the development and its locality being integrated into the site

Lead Local Flood Authority

Initial Comments

Before we may confirm acceptance of the proposed 'Brownfield' surface water discharge rate, we require evidence of the existing surface water network which connects to the **375mm** public surface water sewer in Newton Road. A survey was undertaken and therefore we request the accompanying report which will verify details of pipe specifications, and in particular the two positive outfalls from the site at **Manhole 3121** and **3116** respectively. We would expect to see the pipe sizes including the slope/gradient which will corroborate the existing runoff conditions.

Following the submission of additional information the following comments have been received:

The proposed development is considered acceptable in principle subject to a condition to secure a full sustainable urban drainage scheme

Environmental Policy Team

Initial Comments

Concern raised that the development will not meet targets in the areas of fabric and ventilation, heating and hot water, PV, Overheating and EV Charging. Alterations to the Energy Statement are therefore required.

The comment has been reiterated following the submission of the revised scheme.

Urban Design Officer (summary)

Existing public realm poor quality in design terms, in terms of boundary treatments, open space. Over domination of street parking which is not sufficiently broken up with landscaping to reduce visual impact, this is a factor because of the relatively high density of 42 dwellings per hectare.

Parking spaces should be put within property boundary lines to avoid disputes and provide overlooking (Plots 15 to 20)

Brick wall to the rear of plots 10 and 11 needs to be extended to cover plot

Brick wall is needed along the south-west side of plot 20 to help define the parking area

Elevations are rather plain and bland in style. Improved detailing needed (in particular 25 to 28)

A number of the proposed properties have prominent projecting pitched gable features which are seen in the local area, but the lack of any type of reference to the clearly more obvious and abundant locally distinctive mansard style properties, is not acceptable. The majority of the proposed properties are very bland and have neither a more modern and interesting style or a traditional style. The pitched gable features are certainly something which should be incorporated, as these add interest, but there is a real missed opportunity here to create something distinctive and special.

Following the submission of the revised scheme and information to address the above concerns there is no objection to the proposed development however the key issue remains the choice of the appropriate materials which it is considered will make the difference between an average scheme and a good one. An appropriate condition to secure the maximum clarity on this point is recommended.

Sustainable Transport

Initial Comments (where additional information required)

The Stage 1 Road Safety Audit will need to be completed and submitted prior to the determination of the application

Bellmouth junction – Copenhagen style vehicle crossovers on the cul-de-sac should be considered. Dropped kerb extended accordingly

Newton Road footway is slightly out of alignment

The plan should include the specification for the EV charging points

Parking spaces along Hampton Close and Newton Road should be moved to the back edge of the adoptable footway. This will enable a wider private path to be provided to accommodate vehicle overhang and EV charging points.

The double tandem parking space for plot 1 should be increased in length to at least 10.3m (5.5m in front of a fence plus 4.8m) long.

In accordance with the Council's current guidance I recommend that active EV charging points are provided for all dwellings with allocated car parking spaces to the front of the property. I.e. plots 2, 3, 4, 6, 7, 8, 9, 10, 11, 12 – 20, 22 and 26 (reallocated spaces so an allocated space is outside of the associated dwelling), 32 – 37, 38 and 39. That said, I accept that 22 of the dwellings are replacing existing dwellings which don't currently have EVCP's. Therefore there should be a minimum of 17 dwellings provided with active EVCP's. The remaining spaces should be provided with passive ducting.

There should be two visitor/ unallocated parking spaces for plots 1 – 11. The standard for 2 bed dwellings is 1.5 spaces. There is no need for the 2 bed dwellings to have 2 allocated spaces each. SGC car parking standards recommend that two bed dwellings are provided with one allocated space with the remainder unallocated.

Following the submission of the additional information and the resubmitted scheme no objection is raised subject to clarification on the charging points and parking spaces for visitors being clearly shown on the plans.

The Coal Authority (summary)

In response to the revised scheme the following comments have been received. No objection subject to conditions.

Housing Enabling Team (summary – full requirement as set out in 5.11 below)

Initial Comments

This application generates an Affordable Housing requirement of 14 homes consisting of 11 homes for Social Rent and 3 homes for Shared Ownership.

Following the submission of revised details and further discussion the following summarised comments were received:

To meet identified housing need (Wider Bristol SHMA) the following tenures shall be provided with a range house types (Wider Bristol SHMA) sought:

- 76% Social Rent
- 3% Affordable Rent
- 21% Shared Ownership

However, at 3% only 0.45 of a unit for an affordable rented home is generated, so the Enabling Team will look to secure 15 units via an S106 based on a tenure split of 76% Social Rent and 24% Shared Ownership.

Following discussions with Bromford and given issues with specific requirements related to Homes England funding constraints around the Shared Ownership homes and local affordability levels, it has been agreed in this instance for the S106 secured quota for Affordable Housing be all for Social Rent. The agreed mix not only addresses our greatest housing need but also assists with the delivery of the scheme for 100% Affordable Housing and should enable the delivery & retention of more Affordable Housing overall.

Archaeology Officer

No objection subject to a condition to secure a programme of archaeological work to be undertaken.

Community Infrastructure Officer (summary)

No objection subject to the provision of contributions to off-site public open space provision/enhancement and a contribution to its maintenance

Environmental Protection

No objections subject to standard construction conditions and advices

Other Representations

4.3 Local Residents

3 no. letters of objection have been received from local residents; the concerns raised are summarised as follows:

Additional traffic (min 8 extra cars) will cause a danger to children in the cul-de-sac and will also cause disturbance and lights shining into living rooms.
The road is not wide enough for emergency vehicles and refuse vehicles
Difficulties will be caused to other occupiers during the construction period

Concern that the proposal would affect the parking space available to No.23 Earlstone Crescent. *The case officer has contacted the applicant and submitted details show that this space would not be affected. This has reassured the correspondent.*

Following the submission of a revised proposal and a public re-consultation no further comments have been received.

5. ANALYSIS OF PROPOSAL

The proposal is to demolish the existing 24 no. dwellings and outbuildings along with the 10 no. garages and to replace these with 44 no. dwellings with associated access, parking, hard and soft landscaping and other associated works.

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The South Gloucestershire Local Plan: Core Strategy was adopted by the Council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will be the Core Strategy, as it forms part of the adopted Development Plan and is compliant with the National Planning Policy Framework 2021 (NPPF). The Policies, Sites & Places Plan was adopted in Nov. 2017 and also now forms part of the Development Plan.

Paragraph 11 of the NPPF states for plans and decisions there should be a presumption in favour of sustainable development. For decision makers para 11c and 11d applies:

c) approving development proposals that accord with an up-to-date development plan without delay;

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (Green Belt, AONB etc in footnote 6);

or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 7 to para 11 states that policies are out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing

sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

The Council published its housing land supply figure in December 2020 as 5.28 years. The Office for National Statistics (ONS) published technical updates to the data that underpins the standard method calculation at the end of March.

This comprised updated median house price to workplace-based earnings ratios for 2020, alongside 'rolled forward' household projections for the new 10-year period 2021-2031.

Applying these to the Local Housing Need (LHN) Standard Methodology calculation for South Gloucestershire has resulted in our LHN figure changing from 1,412 dwellings pa to 1,353 dwellings pa.

Based on the housing supply available as identified in the December 2020 Housing Trajectory, the Council's Housing Land Supply Figure is revised from 5.28 years **to 5.52 years**.

In terms of the Housing Delivery Test (previous 3 years), the following applies:

2018 – 131%
2019 – 134%
2020 – 125%

In the light of the above, Paragraph 11d of the NPPF is not engaged and as a result, the Council's policies (alongside those in the framework) in answer to the question posed in the heading above have full weight. This is of particular importance when considering the principle of development, as those strategic policies that set out those areas in which development can be appropriately and sustainably sited (and those where there is a presumption against development) have that full weight.

The locational strategy for the District is set out in policy CS5. Under this policy, new residential development is directed to the strategic housing allocations, existing urban areas, and defined rural settlements as shown on the proposals maps, with most new development being on the North and East Fringes of Bristol. This application proposes development within the designated Urban Area and as such is acceptable in principle. It is considered likely that the proposed development would begin to contribute towards housing supply in the district within a period of 5 years.

CS17 of the Core Strategy sets out the importance of delivering a wide range of residential accommodation and makes specific reference to the importance of planning for inclusive and mixed communities. Policy CS18 supports the provision of affordable housing as part of the drive to provide mixed and inclusive communities and as this scheme will provide 100% Affordable Housing to accord with the Council's full design and tenure requirements including wheelchair access the proposal is in accordance with policy.

Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services. The application site would accord with this policy.

In summary therefore it is considered that the development is acceptable in principle. The remainder of this report will consider all other material planning considerations applying national guidance and policies in the Development Plan to the proposed development.

5.2 **Design**

Core Strategy Policy CS1 only permits new development where “the highest possible standards of site planning and design are achieved”. The Policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality; this policy is fully compliant with the design guidance in the NPPF.

Context

The Design and Access Statement (DAS) correctly identifies the main characteristics of the area. The built form/layout of the area is predominantly high density current or former local authority post-war housing well served by local facilities and services. The existing properties are of low quality terraced and semi-detached dwellings, constructed in a Cornish House style, with lightweight precast reinforced concrete structural elements and panels fixed over a concrete frame and finished under a mansard roof structure with interlocking concrete tiles. Top hung white uPVC windows and doors are featured across all properties. Many of the dwellings benefit from spacious front and rear amenity space. The front gardens are bounded by low level red brick walls and timber fencing. Properties along the North-East and South-East do not have opportunities for off street parking and there are inadequate provisions for parking within the cul-de-sac to meet the requirements for two car households.

The DAS correctly identifies the following as local characteristics within the vicinity of the site:

Red brick and render combinations • Residential terraces and semidetached properties with repetitive features such as windows, chimneys • Buildings set back from street frontage • Simple pitched roofs • Red and grey interlocking concrete tile roofs • Top and side hung casement windows • Simple pitched rain porches

The Proposal

With respect to the proposed layout, the rows of existing semi-detached houses will be replaced a majority of new semi - detached properties with 4 terraces of three properties and a terrace of 4 dwellings on Newton Road. The dwellings will remain set back from the road edge and adequate parking spaces will be provided to the front or side of each dwelling .Two blocks of four one bedroom flats are proposed on the South - West portion of the site. The amount of buildings proposed make the best use of land, provide adequate private amenity space and parking spaces. Landscaping is considered elsewhere in the report but has been improved through negotiation. The layout is considered acceptable.

From the outset the development has followed the following points with respect to the general appearance and materials: - Traditional/ Considered presentation to public realm. • Well-proportioned contemporary window styles. • Combination of dual pitched and gable fronted roof elements to promote a variation in form • Combination of red facing brick and buff facing brick with projecting course details • Combination of grey roof tiles and red roof tiles • White uPVC windows, fascias and soffits • Black rain water pipes and gutters.

There has been a concern from officers that the development would appear distinctly average rather than reaching the highest standards of design. Negotiations through meetings have taken place to emphasise this point. Improvements have been the incorporation of brick projections (10mm) with a different brick to the rest of each unit. This brick will be different in colour and texture with detailing on the returns. Brick banding is also to be used (such as plots 11 and 44). The alternating red then white approach to colouring adds interest.

It is considered by officers that the design principles are welcome. Whether the scheme is successful will almost entirely depend on the materials that are used. As the Council Urban Design Officer *states* “*The brick selection is the remaining key issue and could easily mean the difference between an average scheme and a very good one*”.

Possible materials have been suggested to the applicant. A condition will be attached to the decision to ensure that the materials are agreed prior to the commencement of development with the brickwork be tested with a 1 sq.m on site sample panel. Subject to this condition the proposal is considered acceptable in design terms.

5.3 **Ecology**

Policy CS9 of the Core Strategy and PSP19 of the Policies Sites and Places Plan consider the impact of development upon the natural environment and see where possible to secure “biodiversity gain” through on-site enhancements.

The application is not covered by a Nature Conservation designation and in terms of habitat comprises small areas of amenity grassland (i.e. gardens), poor semi-improved grassland, species poor hedgerow and scattered trees. An

Ecological Appraisal has been submitted with the application and this has been supplemented by a habitat enhancement scheme (in order to avoid the need for a pre-commencement condition).

Bats

The appraisal in Aug 2019 identified a moderate potential for bats with roosts being found in certain properties but not all. Emergent surveys were undertaken where roosts were evident. It was considered that two emergent surveys were required for all properties (although mitigation in the report is deemed acceptable). Subsequently surveys were undertaken and this includes the new buildings proposed for demolition in the revised scheme. Suitable mitigation is proposed.

Great Crested Newts

Newts are not considered to be present on the site.

Birds

The report recommends sensitive construction timings (re nesting season) and bird boxes as enhancements.

Reptiles

A small population of slow worms was revealed by the survey and a mitigation strategy has been set out. Confirmation of a receptor site at a nearby golf club has been agreed and deemed acceptable by the ecologist.

Badgers and Hedgehog

No badgers have been found to be present at the site. With respect to hedgehog the report identifies that the site is suitable for foraging and for sheltering. Hedgehog housing and holes in the bottom of fencing is recommended in the report.

In summary the proposed development is considered acceptable subject conditions to require that the development proceeds in accordance with the mitigation measures set out in the report which now includes a scheme for habitat enhancement and a lighting design strategy for biodiversity being submitted prior to the commencement of the development.

5.4 **Landscape/Trees**

Policy PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) Nov 2017 seeks to conserve and where appropriate, enhance the quality, amenity, and distinctiveness of the landscape. Policy CS9 of the South Gloucestershire Local Plan Core Strategy expects new development to conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

The site is situated within a fairly high density. The proposal is dominated to an extent by parking to the front, that said it appears that the majority of trees with Hampton Close are being retained but that a large number of the existing garden trees will be lost particularly on the north east side of the road. A tree protection plan has been submitted with the application for the remaining trees.

The type and placement of the new boundary treatments comprises a 1.8 metre brick wall along rear boundaries, 1.8m close board fencing to sides and some rear boundaries with limited use of metal railings principally at the entrance to Hampton Close. Surfacing delineates parking spaces through block pavements from the tarmac surfacing of the road. These treatments are considered acceptable but will be the subject of a condition to secure full details of the materials and colour finishes.

A soft landscaping plan has been submitted with a planting schedule. This includes shrubs and perennials. It is considered that additional shrub planting should be included particularly on the entrance road in the south west as well as some shrubs to break up parking.

There were initial concerns as indicated above regarding the over dense car parking. Some new planting beds between parking bays are now provided and these have been further enhanced to the satisfaction of the Landscape Officer. The planting at the additional units is acceptable.

The tree officer has questioned the use of Oak trees given their growth and alternatives have been suggested such as maple or lime.

In summary while additional planting would be always be welcome the proposed changes do secure a much improved frontage to the development and the use of appropriate hard surfacing would also help in this. There is still the need to agree on the exact planting details and for this reason conditions are recommended.

As well as a condition to ensure works take place in accordance with the submitted tree protection measures a condition is also recommended to secure a detailed planting plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works); together with details of tree pits to ensure these are large enough to allow trees to reach their full growth potential. In addition a condition is recommended to secure details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer products.

5.5 Transportation Issues

The development will use the existing access to Hampton Close, with the visibility play meeting modern standards. A new pedestrian footpath is follow around the access road.

The revised proposal will provide a total of 84 no. parking spaces with 8 visitor spaces included in this total. This is more than sufficient to meet parking standards. It should be noted that half of the existing properties have no dedicated parking spaces where cul-de-sac on street parking is limited. This is considered a betterment. Properties are all provided with sheds for cycle storage. Adequate storage for refuse/recycling is provided to accord with Council standards.

The proposal will involve the moving, by a few metres, of a bus stop and an appropriate condition is recommended to secure these works.

The Case Officer has attempted to secure a further 15 Electric Vehicle Charging Points (EVCPs) to supplement the five 7kw 32 amp points that have been offered for plots 1, 5, 29, 31 and 39 and included on the submitted plans. The applicant has cited the cost (said to be £18000) and that this should be seen in the light of the provision of affordable housing where electric car ownership is likely to be low for several years. While it is also the case that the current policy CS8 states that EVCP provision will be welcome rather than a requirement as is understood to be the position in emerging policy, this is considered disappointing.

Concern has been raised that the proposal will take away parking spaces through the demolition of the garages. It is a fact that the garages in Earlstone Crescent will be demolished. The applicant has undertaken a parking survey which has revealed that their use was minimal. Two of the garages were empty, four were being used for the storage of goods rather than cars and four were being used for car storage. This would result in limited increase in on-street parking in Earlstone where this can be accommodated. As indicated above overall the scheme will take vehicles off the street as only half existing properties have any off street parking spaces, but the impact upon the four garage users is noted.

Concern has been raised that construction traffic using Earlstone Crescent would be detrimental to the amenity of occupiers. The applicant has indicated that no construction vehicles or deliveries will use Earlstone Crescent but rather they would use Newton Road. It is considered appropriate within this quite dense urban environment to apply a Construction Management Condition to include hours of working.

The owner of a property raised a concern that proposed parking spaces would block access to their garage. This would not be the case as plans show.

Concern has been raised that the proposal would impact upon the ability of emergency vehicles to access Earlstone Crescent. It is considered by officers that the geometry of both Hampton Close and Earlstone Crescent are both suitable for emergency vehicles (and refuse vehicles).

Subject to the conditions as set out above the proposed development is considered acceptable in Transportation terms.

5.6 Residential Amenity

It is considered that the relationship between the proposed dwellings and the existing built form will not result in either loss of amenity to either existing or future occupiers. The development largely follows the building lines of the existing buildings to be demolished. Window to window distances ensure that privacy will be retained. At the southern corner of the site Plots 22 and 25 (flats) are located close to a projecting element of the neighbouring Care Facility (approx. 12 metres) however the windows in the facility at this closest point are to service areas. It is not considered that this relationship is unacceptable. It is not considered that the development would appear oppressive or overbearing to neighbouring occupiers given the scale and proximity of the development. The relationship between the proposed buildings is also considered acceptable.

External amenity space provision meets the standards set out in PSP43 (and as affordable housing there are standards to be met in the SPD). Limited space is available to the properties located at the southern edge of the site in particular Plots 23 and 24 but also 21 and 22 however the properties along this edge are the 8 no. 1 bed flats requiring 5 sq.m of space and that standard is met.

There should be no significant adverse impact on the residential amenity of future or neighbouring occupiers. The scheme is therefore considered to accord with policy CS1 of the Core Strategy (Adopted) December 2013, Policy PSP43 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov 2017 and the NPPF.

5.7 Environmental and Drainage Issues

Whilst there would inevitably be some disturbance for neighbours during the development phase, this can be adequately addressed by imposing a condition to restrict the hours of working and a basic Construction Management Condition.

The site lies in Flood Zone 1. Negotiation has taken place with Lead Local Flood Authority to establish that the principle of development is acceptable in relation to drainage. Notwithstanding this a condition is required to ensure a full Sustainable Urban Drainage Scheme is secured so that the site can retain surface water to the maximum extent. Subject to the condition (with detailed advices) the proposal is considered acceptable in drainage terms.

The site is known to lie in an area of former coal mining (although part of the site including the additional part included through the resubmission lies outside the area). A Coal Mining risk assessment has been submitted to the Coal Authorities satisfaction. In the event of a consent being granted, a standard condition would be imposed to secure an intrusive investigation of the site and mitigation procedures should shallow coal workings be encountered.

5.8 Environmental Policy

PSP6 of the Policies Sites and Places Plan states that all development proposals will *“be encouraged to minimise end-user energy requirements over and above those required by the current building regulations through energy efficiency measures”*.

On Greenfield sites residential development will be required to reduce CO2 emissions by a further 20% via renewable and or low carbon energy regeneration source however this development is on a Brownfield site, notwithstanding this the policy indicates that *“the Council will take a positive account of and support development that provides further energy reduction, efficiency, renewable and low carbon energy measures on or near the site...”*

The applicant has submitted a “Sustainability/Energy Statement” that has been viewed by Officers and additional information has been sought during the assessment of this application, to enable an understanding of the measures that will be taken to address this issue. The information shows that a reduction in emissions is achieved compared to the building regulations through the fabric of the building and the heating systems, however there is a concern that future improvements post construction may prove difficult given the use of timber frames.

The applicant has been encouraged to use more renewable sources such as ground source heat pumps or more hybrid systems but without success. In addition the applicant has been encouraged to specify roof mounted PV on all dwellings. The request for further Electric Vehicle charging points is dealt with elsewhere in this report. In summary officers are generally happy that issues relating to fabric and ventilation are satisfactory but much more could be achieved in relation to heating and hot water, solar PV and the aforementioned electric vehicle charging points for which cost concerns have been raised.

The response to the use of onsite renewable and low carbon energy is disappointing however it is noted that under current policy PSP6 on non-greenfield sites such measures can only be “encouraged” rather than be required. It is not however possible to give a positive weighting on this issue in the overall planning balance.

5.9 **PLANNING OBLIGATIONS**

5.9.1 Affordable Housing

The proposal is for a 100% affordable housing scheme but the legal agreement can only secure the policy compliant position i.e. 35% at the appropriate tenure and design considerations. The following considers the provision within the S106.

Quantum

35% of 44 dwellings generates a requirement of 15 Affordable Homes to be provided on-site. As this is a 100% affordable housing scheme 35% affordable housing can be provided with public subsidy on the proviso all 44 dwellings are delivered as affordable

housing as defined by the NPPF. Notwithstanding the fact this is a 100% affordable housing scheme, the Council will secure 35% affordable housing as it triggers the affordable housing threshold. Affordable housing will be secured through a Section 106 agreement in line with the following requirements.

Tenure/Type

To meet identified housing need (Wider Bristol SHMA) the following tenures shall be provided with a range house types (Wider Bristol SHMA) sought:

- 76% Social Rent
- 3% Affordable Rent
- 21% Shared Ownership

However, at 3% only 0.45 of a unit for an affordable rented home is generated, so the Enabling Team will look to secure 15 units via an S106 based on a tenure split of 76% Social Rent and 24% Shared Ownership.

Following discussions with the applicant and given issues with specific requirements related to Homes England funding constraints around the Shared Ownership homes and local affordability levels, it has been agreed in this instance for the S106 secured quota for Affordable Housing be all for Social Rent. The agreed mix not only addresses our greatest housing need but also assists with the delivery of the scheme for 100% Affordable Housing and should enable the delivery & retention of more Affordable Housing overall.

The tables below reflect the SHMA requirement and the Affordable Housing proposal within this application:

Social Rent: x 15 homes

Percentage	Type	SHMA	New offer	+/- diff	Min Size m ²
22%	1 bed 2 person flats	2	4	+2	50.5 & 56
16%	2 bed 4 person flats	2	0	-2	70
29%	2 bed 4 person houses 2 storey	6	5	-	79
29%	3 bed 5 person houses 2 storey	6	6	-	93

The proposed design of the 44-home scheme as submitted does not include any 2-bed apartments. As such the Enabling Team accepts the over provision of 1-beds.

The house types & plot numbers proposed as the mix of units to be secured by the S106 are as follows:

Social Rent: total 15

- 2 x 1-Bed 2-Person Ground Floor 1-Storey Flat 50.5m² at plots 25 & 26
- 2 x 1-Bed 2-Person First Floor 1-Storey Flat 56m² at plots 27 & 28
- 5 x 2-Bed 4-Person 2-Storey House 79m² at plots 2, 3, 31, 32 & 33
- 6 x 3-Bed 5-Person 2-Storey House 93m² at plots 1, 4, 29, 30, 34 & 35

5.9.2 Affordable Housing Design Standards

Affordable Homes to be built to the same high quality design standards and visually indistinguishable from the market units and in addition, Part M of the Building Regulations accessibility standards M4(2) which will be secured by way of a planning condition, Secured by Design Silver, Part Q Building Regulation standards and compliance with the RP Design Brief:

All rear gardens to be turfed and generally to have 1.8m high close boarded fencing to boundaries and privacy panels

All properties to have vinyl/tiles on floors in wet areas

Ceiling height tiling to 3 sides of bathroom to be provided

Provide wall mounted shower (either electric or valve and kit)

Provide gas and electric points to cooker space (where gas is available)

Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)

Wheelchair Provision

During further discussion with the Enabling Team and South Gloucestershire's Occupational Therapist it was agreed that the M4 (2) standard would be sufficient to meet wheelchair need in the area.

Delivery and Phasing

The Council to refer potential occupants to all first lettings and 75% of subsequent lettings. Affordable Homes to be built out with the market housing on site in line with agreed triggers within the S.106 Agreement.

Rent Levels and Affordability

The social rent homes will be let at rents in accordance with the Rent Standard April 2020 and the Policy statement on rents for social housing.

Shared Ownership homes to be sold at no more than 40% of market value, and annual rent on the equity retained by the RP should be no more than 1.5%.

Service charges will be capped at £650 per annum (base date to be date of resolution and linked to CPI) to ensure that all housing costs are affordable to future occupants.

Capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, with subsidy levels to increase by any capital appreciation.

5.10 **Public Open Space Provision**

Using current average occupancy data and the proposed number of dwellings, we estimate the proposed development of 44 dwellings (a net gain consisting of 36no. houses and 8no. one bed flats) would generate a population increase of 40.8 residents.

This is a new residential development and it is reasonable to expect the future residents to have access to a full range of open spaces. Where existing provision, in terms of quantity, quality and accessibility would be inadequate to meet the needs of future residents, then new provision and/or enhancement must be made in accordance with the appropriate local standards set out in Core Strategy Appendix 5. An audit of existing provision has demonstrated quantitative and or qualitative/ accessibility shortfalls in all typologies of open space accessible from the proposed development.

The following table shows the **minimum** open space requirements arising from the proposed development and shows the contributions that will be requested if open space is not proposed on site. Overprovision of one category of POS does not mitigate for an under provision of another category. Policy CS24 requires provision to be delivered on site unless it is demonstrated that partial or full

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Spatial amount proposed on site (sq.m.)	Shortfall in provision (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Informal Recreational Open Space (IROS)	499.20	0.00	499.20	£14,195.05	£25,021.35
Natural and Semi-natural Open Space (NSN)	612.00	0.00	612.00	£9,643.71	£15,997.92
Outdoor Sports Facilities (OSF)	652.80	0.00	652.80	£36,915.97	£11,173.19
Provision for Children and Young People (PCYP)	72.00	0.00	72.00	£13,643.04	£14,345.76
Allotments	81.60	0.00	81.60	£846.21	£1,078.97

There is no on-site provision.

Justification:

Necessary to make the development acceptable in planning terms

Adopted planning policy requires sustainable development and provision of a range of good quality well connected open spaces where existing open spaces are not easily

accessible or do not have the capacity to fully meet the needs arising from the proposed development. Without provision or enhancement of open spaces people living here won't have adequate access which will prevent them from developing as a healthy, socially sustainable community. Without sufficient open space to meet local need this development will lead to increased pressure on existing facilities elsewhere.

Directly related to the development

Contributions towards off-site enhancements are only sought when there is evidence of a local shortfall in either quantity and/or quality/capacity to meet the additional demand arising from the new development and the policy requirements for open space are not being provided for on site.

Provision/enhancements will be made as close to the development as is feasible to serve the future residents of the proposed development and are likely to be at the following areas of open space or such other open spaces as may be appropriate:

Natural & Semi-natural Open Space- Common Connections project at various sites including Cock Road Ridge, Warmly Golf course, Bars Court, Payne Green Common, Coronation Park, Brook lea Amenity Space, Chiltern Close.

Informal Recreational Open Space - Tree planting at Stoneleigh Drive and Cock Road Ridge / Tarzan Park improvements / Cock Road Ridge access improvements / Tarzan Park improvements / Bars Court Moat improvements

Outdoor Sports Facilities - Coronation Park, Springfield Road playing field and Longwell Green Community Centre

Provision for Children & Young People – Coronation Park, Bars Court play area, Horse croft Gardens play area, Chubb Close

Allotments - Warmly Golf Allotments and potential for new allotment site at Tarzan Park

Fairly and reasonably related in scale and kind to the development:

Where provision in line with minimum policy standards is not provided on site, the amounts requested towards the provision and/or enhancement of off-site open space and future maintenance are directly in scale with the quantity of open space required to offset the effect of the proposed development on existing provision; this is demonstrated in our calculations.

All calculations are based on the expected future population of the proposed development calculated using Census 2011 data on household size and the net gain and mix of dwellings proposed.

The calculator used to give costs for provision/enhancement and maintenance is regularly updated and reflects the type of spaces and facilities that the Council would expect to see delivered based on examples that have been adopted from other new developments, which have taken place within South Gloucestershire.

The capital contributions are based on a range of industry costs for the provision of open space facilities, and the maintenance costs are routinely tested through APSE (Association of Public Sector Excellence). They are therefore considered reasonable and fully justified in order to ensure standards of open space meet standards of appropriate national bodies e.g. Sport England, national sporting governing bodies, Fields in Trust, National Society of Allotment & Leisure Gardeners and material relating to the Green Flag quality award scheme.

Details of 2020/2021 provision/enhancement and maintenance costs for each category of open space per sq.m.

	Informal recreational open space	Natural & semi-natural green space	Outdoor sports facilities	Provision for children & young people	Allotments
Average provision/enhancement cost per sq.m.	£28.4356	£15.7577	£56.5502	£189.4867	£10.3702
Average 15yrs maintenance cost per sq.m.	£50.1229	£26.1404	£17.1158	£199.2467	£13.2227

As set out in Section 7 below therefore there is a requirement for £75,243.88 towards off-site public open space provision/enhancement and a further £67,617.19 towards its maintenance for the first 15 years.

5.11 Community Infrastructure Levy (CIL)

The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted 2021. The introduction of CIL charging commenced on 1st August 2015. As a scheme for affordable housing this development would be exempt from the CIL regime.

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.

5.13 Planning Balance

The proposed development as set out above will result in a small reduction in the number of garage spaces available, to balance this however overall the number of parking spaces available will increase (given that many of the existing properties in Hampton Close have no off street parking). The applicant has indicated that they will work with those who would be impacted.

As set out above it has not been possible to secure significant energy reduction measures with the applicant indicating cost as an inhibiting factor and the fact (which is correct) that there are at present no prescriptive targets or thresholds identified in relationship to brownfield development. It is therefore not possible to give the scheme a positive weighting in this regard as set out in the final paragraph of PSP6 as set out in 5.8 above.

The proposal would be of economic benefit in terms of employment during the construction phase and this is given some limited weight.

The proposed development will involve the provision of 44 modern units of accommodation, not only a net gain of 20 units but a gain in terms of the quality of the buildings over the dated structures that will be demolished. Most significantly the buildings will provide 44 units of socially rented properties (the highest need) of sizes (i.e. bed spaces) that fit with the strategic housing market assessment. This is given significant weight in the planning balance.

Enhancements to landscaping will take places that will improve the street scene (with off-site provision secured through the S106). In visual terms the design of the new buildings (as a result of negotiation and a condition attached to the decision notice) will be an improvement upon the existing street scene. Careful consideration will be given to the materials submitted in order to discharge that the “materials condition”.

Overall it is considered that the benefits of the proposal outweigh the harms and therefore subject to the signing of the legal agreement to secure the obligations set out above and the conditions set out on the decision notice the proposal is considered acceptable.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 (1) That authority be delegated to the Director of Environment and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure the following:

a) **On and Off-Site Public Open Space and Sports Facilities**

As set out in detail in 5.10.2 above, the following shall be provided:

- A contribution of £14,195.05 towards off-site provision of 499.20 sq.m of Informal Recreational Open Space and a maintenance contribution of £25,021.35.
- A contribution of £13,643.04 towards off-site provision of 72.00 sq.m of provision for children and young people (equipped children's play areas, including provision for young people) and a maintenance contribution of £14,345.76
- A contribution of £846.21 towards the off-site provision of 81.6 sq.m of allotments and a maintenance contribution of £1078.97.
- A contribution of £36,915.97 towards the off-site provision 652.80 sq.m of Outdoor Sports Facilities and a maintenance contribution of £11,173.19.
- A contribution of £9,643.71 towards the provision of 612.00 sq.m of Natural and Semi-Natural Open Space and a maintenance contribution of £15997.92

Reason:

To accord with Policy CS6 and CS24 of the South Gloucestershire Local Plan Core Strategy (Adopted)

b) Affordable Housing

- 35% of dwellings to be delivered as affordable housing, as defined by the NPPF. For the proposed development of 44 dwellings in total, this would equate to 15 dwellings for affordable housing.
- Tenure to comprise 100% Socially Rented properties. Shared Ownership:

Social Rent: total 15

- 2 x 1-Bed 2-Person Ground Floor 1-Storey Flat 50.5m² at plots 25 & 26
 - 2 x 1-Bed 2-Person First Floor 1-Storey Flat 56m² at plots 27 & 28
 - 5 x 2-Bed 4-Person 2-Storey House 79m² at plots 2, 3, 31, 32 & 33
 - 6 x 3-Bed 5-Person 2-Storey House 93m² at plots 1, 4, 29, 30, 34 & 35
- In all other respects the development shall comply with the requirements as set out in para 5.10.2 above

Reason:

To accord with Policy CS18 of the South Gloucestershire Core Strategy 2013 and the Affordable Housing and Extra Care SPD 2021

- 7.2 It is recommended that the Head of Legal and Democratic Services be authorised to check and agree the wording of the Agreement.
- 7.3 It is recommended that should the Agreement not be completed within 6 months of the date of any consent being granted; that delegated authority be given to the Director or Environment and Community Services to refuse the application.

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. Planting Plan

Prior to the commencement of above ground works (excluding demolition works), a detailed planting plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting together with details of tree pits to ensure these are large enough to allow trees to reach their full growth potential shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in the first available planting season following the completion of construction works.

Reason

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

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

3. Boundary and Hard Landscaping

Prior to the commencement of above ground works (excluding demolition works), full details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer products shall be submitted to and approved in writing by the Local Planning Authority. All works shall take place in accordance with the approved details.

Reason

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

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

4. Mitigation Measures (Ecology)

The development shall proceed in strict accordance with the Summary of Ecological Mitigation and Enhancement Document (The Landmark Practice, V5 November 2021).

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

5. Lighting Design Strategy

Prior to occupation, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:

Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason:

To protect the wildlife and the ecological interests of the site to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP 19 of the South Gloucestershire Local Plan; Policies, Sites and Places Plan 2017.

6. Coal Mining Legacy Risk

No development shall commence (excluding the demolition of existing structures) until;

a) A scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow 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.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason:

In order to address the issue of ground stability as the site is in an area of high risk as a legacy from coal mining and of accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP22 of the South Gloucestershire Policies Sites and Places Plan 2017.

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

7. Coal Mining Legacy Risk

Prior to the occupation of the development, or it being taken into beneficial use, 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. 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:

In order to address the issue of ground stability as the site is in an area of high risk as a legacy from coal mining and of accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and PSP22 of the South Gloucestershire Policies Sites and Places Plan 2017.

8. Prior to the commencement of above ground works (excluding demolition works), details/samples of the following elements shall be submitted (with a panel for facing bricks on site) to and approved in writing by the Local Planning Authority.

Facing bricks (2 X off-white bricks and 2 X red bricks) - A 1sq.m on-site sample panel to be available for Inspection

Roofing materials

Rainwater goods

Vents

Barge Boards

The development shall be carried out in accordance with the approved details.

Reason

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

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

9. Sustainable Urban Drainage

No development (excluding the demolition of existing structures) shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

For the avoidance of doubt we would expect to see the following details when discharging the above conditions:

The maximum overall discharge rate will be restricted to 18 l/s (This equates to 19.78 l/s/ha based on 0.91 ha, if the site is to have two or more catchment areas). Each catchment therefore being restricted in accordance with its contributing impermeable area).

Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from Wessex Water.

A clearly labelled drainage layout plan showing the pipe networks and any attenuation features and flow control devices, where applicable.

There is to be no planting of trees over, or within close proximity (3 metres) of any existing or proposed drainage infrastructure.

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 40% up to and including the 10080 minute scenarios. (Preferably in the MicroDrainage format).

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.

The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.

The plan should also show any pipe node numbers referred to within the drainage calculations.

A manhole / inspection chamber schedule to include cover and invert levels.

Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation features and Flow Control Devices where applicable for the lifetime of the development.

Reason

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

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

10. Tree Protection

The development shall be carried out fully in accordance with the submitted report by Hillside Trees Ltd January 2021 (Arboricultural Method Statement, Arboricultural Impact Assessment and Tree Protection Plan)

Reason:

In the interests of the health and amenity of the trees and to accord with Policy CS1, CS2 and CS9 of the South Gloucestershire Local Plan Core Strategy and PSP3 of the South Gloucestershire Policies Sites and Places Plan 2017.

11. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided prior to the first occupation of each buildings and thereafter retained for that purpose.

Reason:

To ensure the satisfactory provision of the Bus Stop and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013.

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

12. Prior to the commencement of above ground works (excluding demolition works) hereby approved, details of a unique site specific integrated scheme of Public Art (including artists brief, commissioning strategy and/or longlist of artists, budget and timescales) to be implemented within the development site shall be submitted to the Local Planning Authority for approval in writing. For the avoidance of doubt the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note. Thereafter the public art scheme shall be delivered in accordance with the details and timescales so agreed.

Reason:

To protect the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policy CS23 - Community Infrastructure and Cultural Activity and Policy CS1 - High Quality Design Point 7 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

13. The hours of working on site during the period of construction shall be restricted to
 Monday - Friday.....7:30am - 6:00pm
 Saturday.....8:00am - 1:00pm
 No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason:

To protect the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policy CS23 - Community Infrastructure and Cultural Activity and Policy CS1 - High Quality Design Point 7 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

A pre-commencement condition is required as the plans need to be produced prior to commencement to ensure that public art is considered at the outset of design to develop a scheme which is fully integrated into the site.

14. Construction Management Plan

A site specific Construction Management Plan (CMP), shall be agreed in writing with the Local Planning Authority prior to commencement of work. The CMP as approved by the Council shall be fully complied with at all times.

The CMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision for the delivery and storage of materials.
- (iv) Adequate provision for contractor parking.
- (v) Access arrangements for construction and delivery vehicles ensuring the adjoining roads are not obstructed.
- (vi) Contact details for the site manager.

Reason: In the interests of highway safety and residential amenity to accord with Policies PSP8 and PSP11 of the adopted South Gloucestershire Policies, Sites and Places Plan Nov 2017

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

15. Affordable Housing

Affordable Dwellings on plots 1, 2, 3, 4, 25, 26, 29, 30, 31, 32, 33, 34 and 35 shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2).

Reason

To facilitate adaption as tenants needs change, to facilitate mixed balanced communities in accordance with policy PSP18 of South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017.

16. The development shall be carried out in accordance with the following approved plans:

Received 15th September 2021

6234-P-01C	SITE LOCATION PLAN
6234-P-05B	EXISTING SITE PLAN
6234-P-12H	PROPOSED SITE LAYOUT
6234-P-15 C	DEMOLITION PLAN
6234-P-20	PROP FLOOR PLANS PLOTS 1-4
6234-P-21A	PROP FLOOR PLANS PLOTS 5-6
6234-P-22	PROP FLOOR PLANS PLOTS 7-8
6234-P-23	PROP FLOOR PLANS PLOTS 9-11
6234-P-24	PROP FLOOR PLANS PLOTS 12-14
6234-P-25	PROP FLOOR PLANS PLOTS 15-16
6234-P-26	PROP FLOOR PLANS PLOTS 17-18
6234-P-27	PROP FLOOR PLANS PLOTS 19-20
6234-P-28	PROP FLOOR PLANS PLOTS 21-24
6234-P-29	PROP FLOOR PLANS PLOTS 25-28
6234-P-30	PROP FLOOR PLANS PLOTS 29-30
6234-P-31	PROP FLOOR PLANS PLOTS 31-33
6234-P-32	PROP FLOOR PLANS PLOTS 34-35
6234-P-34	PROP FLOOR PLANS PLOTS 38-39
6234-P-35	PROP FLOOR PLANS PLOTS 40-41
6234-P-36	PROP FLOOR PLANS PLOTS 42-44
6234-P-40A	INDICATIVE PROPOSED SITE SECTIONS
6234-P-70B	PROP ELEVATIONS PLOTS 1-4
6234-P-71C	PROP ELEVATIONS PLOTS 5-6
6234-P-72B	PROP ELEVATIONS PLOTS 7-8
6234-P-73B	PROP ELEVATIONS PLOTS 9-11
6234-P-74B	PROP ELEVATIONS PLOTS 12-14
6234-P-75B	PROP ELEVATIONS PLOTS 15-16
6234-P-76B	PROP ELEVATIONS PLOTS 17-18
6234-P-77B	PROP ELEVATIONS PLOTS 19-20
6234-P-78B	PROP ELEVATIONS PLOTS 21-24
6234-P-79B	PROP ELEVATIONS PLOTS 25-28
6234-P-80B	PROP ELEVATIONS PLOTS 29-30
6234-P-81B	PROP ELEVATIONS PLOTS 31-33
6234-P-82B	PROP ELEVATIONS PLOTS 34-35
6234-P-83B	PROP ELEVATIONS PLOTS 36-37
6234-P-84B	PROP ELEVATIONS PLOTS 38-39

6234-P-85A	PROP ELEVATIONS PLOTS 40-41
6234-P-86A	PROP ELEVATIONS PLOTS 42-44
6234-P-90B	PROP STREET SCENES 01
6234-P-92B	PROP STREET SCENES 02
6234-P-91B	EXISTING STREET SCENES

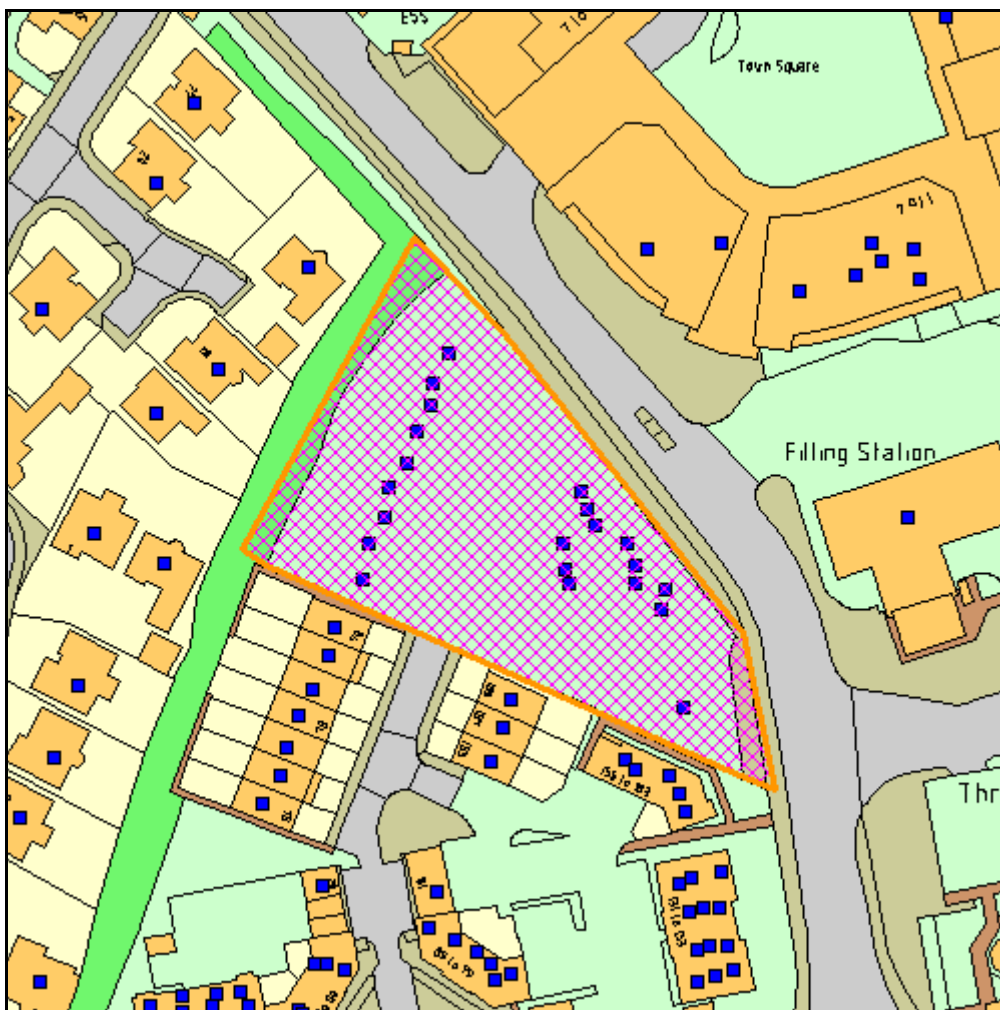
Reason:

For the avoidance of doubt

Case Officer: David Stockdale
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 20/22 -20th May 2022

App No.:	P21/02958/F	Applicant:	LiveWest
Site:	Land At Hornbeam Close Bradley Stoke South Gloucestershire BS32 8FE	Date Reg:	7th May 2021
Proposal:	Erection of 21 no. dwellings with associated landscaping and works.	Parish:	Bradley Stoke Town Council
Map Ref:	361906 181792	Ward:	Bradley Stoke South
Application Category:	Major	Target Date:	4th August 2021



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N.T.S.

P21/02958/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

The application has been referred to the Development Control Committee by Ward Member Cllr John Ashe for the following reasons:

Access to Hornbeam Close currently presents difficulties with regard to movement, turning etc. and the prevalence of parked cars. An extension of this close will make this even more difficult especially for such as emergency vehicles and including SG's own refuse lorries even if an access to Willow Brook link road is eventually planned. The cramming of an additional 21 residential units into this relatively small place of 0.35 hectares will lead to an unacceptable high density and is therefore considered over-development. Additionally there are only 5 visitor car parking spaces which is considered insufficient.

Members will recall that the site was visited on 12th November. Any additional information requested by Members at that meeting will be included on the Committee Update Sheet.

1. THE PROPOSAL

- 1.1 The application site comprises 0.35 hectares in total and is located within the residential area of Bradley Stoke. The site is broadly triangular shaped with residential properties on two sides (north-west and south) and the road that leads into the Willow Brook Centre on the third side (east). A 1.8m close boarded fence lies on the sides adjacent to the residential properties in Manor Farm Crescent and Hornbeam Close. The site is grassed over and there is a grass verge between the site boundary and the footpath along the road.
- 1.2 The development for this full planning application comprises 21 residential units of Affordable Housing (100%) as follows:
 - 7 no. 2 bed houses (Plots 2-8 – 2 storey town houses on western side of site)
 - 2 no. 3 bed houses (3 storey with integral garages (Plot 1 and 9 bookend to the above units)
 - 9 no. 1 bed flats located within the a block situated along the eastern boundary
 - 2no. 1 bed flats (wheelchair accessible) within the block
 - 1 no. 2 bed bungalow situated at the south-eastern corner
- 1.3 The site is accessed by providing an extension to the existing Hornbeam Close. In total 28 no. parking spaces are to be provided including 2 garages, 4 accessible spaces and 5 visitor spaces. The layout allows flexibility to create an additional two bays at a future date if so required. Fencing often topped by a trellis forms the site boundary. A communal garden is located to the south-east to serve the “flatted” element and a limited amount of landscaping is provided elsewhere. All existing landscaping/tree cover is retained including the large Ash Tree covered by a Tree Preservation Order (TPO) on the western side of the site.

- 1.4 In addition to the plans and design and access statement the applicant has submitted the following supporting information, which has been assessed by officers:

Drainage Strategy
Affordable Housing Statement
Interpretive Ground Investigation Report
Preliminary Ecological Appraisal
Sustainability Statement
Aboriginal Impact Assessment
Transport Statement
Environmental Noise Assessment

- 1.5 During the consideration of the application a number of changes have been negotiated. The principle change has been the addition of four parking spaces with some minor landscape changes to accommodate this. A wider access to accommodate wheelchair access at Plot 21. A change of Plot 9 to a socially rented property has been agreed. The scheme will continue to provide 100% Affordable Housing. It is considered that these changes are quite minor and a re-consultation has therefore not taken place in this instance.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021
National Planning Practice Guidance

2.2 Development Plans

The South Gloucestershire Local Plan Core Strategy (Adopted) 2013

CS1 - High Quality Design
CS2 - Green Infrastructure
CS4A - Presumption in Favour of Sustainable Development
CS5 - Location of Development
CS6 - Infrastructure and Developer Contributions
CS7 - Strategic Transport Infrastructure
CS8 - Improving Accessibility
CS9 - Managing the Environment and Heritage
CS15 - Housing Distribution
CS16 - Housing Density
CS17 - Housing Diversity
CS18 - Affordable Housing

The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017

PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP3 - Trees and Woodland
PSP6 - On Site Renewable and Low Carbon Energy
PSP8 - Residential Amenity
PSP11 - Transport Impact Management
PSP16 - Parking Standards

PSP17 - Heritage Assets and the Historic Environment
PSP19 - Wider Biodiversity
PSP20 - Flood Risk, Surface Water and Watercourse Management
PSP21 - Environmental Pollution and Impacts
PSP22 – Unstable Land
PSP43 - Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Check List (SPD)
Trees on Development Sites SPG (Adopted) Nov. 2005
South Gloucestershire Council Residential Parking Standards (SPD) Adopted
Waste Collection: guidance for new developments (SPD) Adopted Jan. 2015
Affordable Housing and extra care SPD (Adopted) 2021
Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide.
Green Infrastructure: Guidance for New Development SPD Adopted April 2021
Trees and Development Sites: Guidance for New Development SPD (Adopted April 2021)

3. RELEVANT PLANNING HISTORY

PT04/0815/R3O Development of land for Health Centre (Renewal of planning permission PT00/1510/R3O). Deemed consent

PT00/1510/R3O Development of land for Health Centre Renewal of Planning Permission P97/1762 Deemed consent

P97/1762 Erection of Health Centre on approximately 0.4 hectares of land (Renewal of Outline Consent P93/20/402 dated 19 January 1994)

P93/0020/402 Development of approximately 0.4 hectares (1 acre) of land for health centre (outline)

4. CONSULTATION RESPONSES

4.1 Bradley Stoke Town Council

Bradley Stoke Town Council objects to this planning application on grounds of overdevelopment of the site and insufficient parking provision

4.2 Other Consultees

Archaeology

Initial Comments

No objection subject to a condition to secure a programme of archaeological evaluation prior to the commencement of work and a appropriate mitigation and recording if remains are found.

The applicant has submitted a written scheme of investigation and it is considered that subject to a condition that works take place in accordance with the recommendations within there is no objection to the proposal.

Community Infrastructure Officer

No objection subject to the provision of contributions to off-site Informal Recreational Open Space, Outdoor Sports Facilities, provision for Children and Young People and Allotments and their maintenance. All to mitigate against the impact of the development upon existing provision (full details set out in the report below)

Environmental Policy Team

Initial Comments

No objection subject to amendments to the submitted energy statement, to include a summary of energy reduction measures, final details of the solar pv, comment on the use of gas boilers which are being phased out, consideration of renewable heating and air or ground source heating particularly for the flats, details of the proposed EV charging points, more detailed consideration of “overheating” and the measures to mitigate against this.

Following the submission of further information there is no objection to the proposed development subject to a condition.

Tree Officer

The Submitted Arboricultural report shows that all existing trees are to be retained and satisfactorily protected in accordance with BS:5837:2012.

Avon and Somerset Police

Objection (summary) – the development will create a link to the Willow Brook Centre thereby “opening up” the cul-de-sac. Cul-de-sacs are safe environments and this would weaken this. Also the street cannot rely only on external lighting.

For information a link through to the Willow Brook Centre from the cul-de-sac is not shown on the submitted plans only where there would be the potential to add one. This and the lighting issue are addressed in the report below.

Lead Local Flood Authority

No objection subject to either to a condition that requires the submission of a full sustainable urban drainage scheme, prior to the commencement of development or the submission (full details of the requirements on the website) of a scheme prior to determination to allow a compliance condition.

Following the submission of additional information and subject to a condition that all works are carried out in accordance with the approved details no objection to the proposal is raised.

Housing Enabling

Initial Comments

No objection to a scheme that offers 100% Affordable Housing (albeit the S106 in line with policy will require 35% i.e. 7 units with 3 units for Social Rent and 4 for Affordable Rent)

Social Rent

- Unit 9 - 3 bed 6 person house - 112 sqm
- Units 2 & 3 – 2 bed 4 person house – 81 sqm

Affordable Rent

- Units 10 & 11 – 1 bed 2 person flats (wheelchair) – 66 sqm
- Unit 12 – 1 bed 2 person flat – 54 sqm
- Unit 21 – 2 bed 3 person bungalow – 76 sqm

Clarification of a number of points (set out in full on the Website). These relate to the general design specifications and have been sent by the Housing Occupational Therapist. They relate to the disabled parking bays; communal garden, the design of Unit 21 (accessible dwelling); communal areas in Units 10,11,12. Following the submission of additional information, the Occupational Therapist is satisfied that the proposal is satisfactory.

Landscape Officer

Initial Comments

No objection however clarification of a number points (full details are set out on the website) relating to the landscape strategy and future maintenance is required.

Following the submission of revised details no objection is raised subject to conditions to ensure that all works take place in accordance with the submitted tree protection plan, a condition requiring details of the detailed planting, the submission of a 10 year landscape management plan and boundary and hard landscaping details.

Sustainable Transport

No objection, subject to Electric Vehicle Charging Points to be supplied to each dwelling (7kw/32amp). A condition requiring a Construction Management Plan will be needed.

An additional comment has been received that confirms that the development is in accord the Council Parking Standards

Arts and Development Officer

No comment

Other Representations

4.3 Local Residents

16 no. letters of objection have been received. The grounds of objection can be summarised as follows:

There are already parking issues in Hornbeam Close, a new development will make the existing problems worse

Insufficient parking is provided

There are existing traffic problems in and around Hornbeam Close

There will be noise, pollution and disruption during building works

This will affect attendance by emergency vehicles

The access should not be from Hornbeam Close (should be from retail access road)

More Social Housing is not needed in Bradley Stoke

Another area should accommodate this development

The area should be developed as a play area or allotment

2 no. comments have been received neither supporting or objecting the proposal and can be summarised as follows:

Consideration should be given to the position of the fence to avoid dumping of waste

Happy with the design but more space needed between backs of plots 1 to 9 and the hedge

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The South Gloucestershire Local Plan: Core Strategy was adopted by the Council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will be the Core Strategy, as it forms part of the adopted Development Plan and is compliant with the National Planning Policy Framework 2021 (NPPF). The Policies, Sites & Places Plan was adopted in Nov. 2017 and also now forms part of the Development Plan.

Paragraph 11 of the NPPF states for plans and decisions there should be a presumption in favour of sustainable development. For decision makers para 11c and 11d applies:

c) approving development proposals that accord with an up-to-date development plan without delay;

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (Green Belt, AONB etc. in footnote 6);

or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 7 to para 11 states that policies are out of date where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer, as set out in paragraph 73); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.

The Council published its housing land supply figure in December 2020 as 5.28 years. The Office for National Statistics (ONS) published technical updates to the data that underpins the standard method calculation at the end of March.

This comprised updated median house price to workplace-based earnings ratios for 2020, alongside 'rolled forward' household projections for the new 10-year period 2021-2031.

Applying these to the Local Housing Need (LHN) Standard Methodology calculation for South Gloucestershire has resulted in our LHN figure changing from 1,412 dwellings pa to 1,353 dwellings pa.

Based on the housing supply available as identified in the December 2020 Housing Trajectory, the Council's Housing Land Supply Figure is revised from 5.28 years **to 5.52 years**.

In terms of the Housing Delivery Test (previous 3 years), the following applies:

2018 – 131%

2019 – 134%

2020 – 125%

In the light of the above, Paragraph 11d of the NPPF is not engaged and as a result, the Council's policies (alongside those in the framework) in answer to the question posed in the heading above have full weight. This is of particular importance when considering the principle of development, as those strategic policies that set out those areas in which development can be appropriately and sustainably sited (and those where there is a presumption against development) have that full weight.

The locational strategy for the District is set out in policy CS5. Under this policy, new residential development is directed to the strategic housing allocations, existing urban areas, and defined rural settlements as shown on the proposals maps, with most new development being on the North and East Fringes of Bristol. This application proposes development within the designated Urban Area on the North Fringe and as such is acceptable in principle. It is considered likely that the proposed development would begin to contribute towards housing supply in the district within a period of 5 years.

CS17 of the Core Strategy sets out the importance of delivering a wide range of residential accommodation and makes specific reference to the importance of planning for inclusive and mixed communities. Policy CS18 supports the provision of affordable housing as part of the drive to provide mixed and inclusive communities and as this scheme will provide 100% Affordable Housing to accord with the Council's full design and tenure requirements including wheelchair access the proposal is in accordance with policy.

Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services. The application site would accord with this policy.

In summary therefore it is considered that the development is acceptable in principle. The remainder of this report will consider all other material planning considerations applying national guidance and policies in the Development Plan to the proposed development.

5.2 **Archaeology**

CS9 of the Core Strategy and PSP17 in line with the National Planning Policy Framework require development proposals to serve to protect and where appropriate, enhance or better reveal the significance of heritage assets and their settings. Archaeology falls within the definition of a heritage asset.

The application is within an area of archaeology interest relating to Bronze Age, Roman and some Saxon and Medieval activity. It is noted by the Archaeologist that it would have been preferable for a desk based assessment to have been submitted with the application however within the Historic Environmental Record there is sufficient information.

The applicant has submitted a written scheme of investigation which sets out how an evaluation will take place prior to the commencement of works to ensure an understanding of archaeological potential and to inform the scope and nature of any further work and if required a mitigation strategy. Subject to a condition to ensure that all works take place fully in accordance with this document there is no objection.

5.3 **Environmental Policy**

Policy PSP6 of the Policies Sites and Places Plan sets out that development will be “*encouraged to minimise end-user energy requirements over and above those required by the current building regulations through energy reduction and efficiency measures*”.

A detailed sustainability statement has been submitted with the application. Negotiations have taken place to secure electric vehicle charging points for **all the dwellings** with amendments to the statement made. It is concluded that the conclusions as set out below in the submission are accurate.

Modelling of the proposed building fabric performance characteristics have concluded that energy efficiency measures, will deliver reductions in CO2 emissions, associate with energy use, of over 7%; when compared with an identical development constructed to the Notional Building parameters.

In addition this Sustainability Statement shows that the proposed development, at Hornbeam Close, can meet policy PSP6 by producing 20% of the total predicted energy demand from renewable and low carbon energy sources (solar pv on south-east facing roofs); through the use of solar photo-voltaic panels installed on the houses and bungalow. This will be of particular benefit given the “affordable” status of the buildings. A condition is recommended to ensure that all works take place in accordance with the submitted and agreed Energy Statement.

5.3 **Landscape/Trees**

Policy PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) Nov 2017 seeks to conserve and where appropriate, enhance the quality, amenity, and distinctiveness of the landscape. Policy CS9 of the South Gloucestershire Local Plan Core Strategy expects new development to conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

The triangular shaped site extends to some 0.35ha and is currently laid to grass. A line of trees extends along its western boundary, with a TPO Ash lying within the western corner.

The applicant has submitted an Arboricultural Impact Assessment. There are nine trees on the site most of which are of low quality (Category C). In the corner to the north however there is a Category B Ash which is protected by a TPO. Category B is a tree of moderate quality. The applicant has indicated that all trees are to be retained. A tree protection plan was requested and submitted and a condition will ensure that works take place in accordance with the details submitted.

Details of landscaping has been submitted with an emphasis placed upon the boundaries of the site. Some limited planting is secured in principle for the parking areas. More planting has been secured by negotiation along the

internal road frontage with nine trees shown, trellis planting is shown and a section of railings introduced.

A Landscape Management Plan has been submitted however to comply with the SPD adopted in 2021 this will need to be a 10 year document confirming who will be responsible for managing the retained belt of trees and associated habitat zone with details of seasonal and annual maintenance.

Subject to conditions to secure an updated planting plan incorporating appropriate maintenance access gate widths, 10 year Landscape Management/Management Plan and details of all proposed boundary and hard landscaping to include maintenance gates the proposal is considered acceptable in these terms.

5.4 Drainage

Policy CS9 of the Core Strategy and PSP20 of the Policies Sites and Places Plan require development to adopt a sustainable drainage approach ie an appropriate means of surface water management that retains water within the site rather than discharge to the drainage system. Sustainable urban drainage should be integral to the design of the development.

Officers consider that the location is suited to a sustainable urban drainage system and consider that an appropriate condition with advice on the information required to discharge the condition could be applied to the decision notice. As indicated above because drainage is integral to a development this condition would need to be discharged prior to the commencement of development. The applicant has indicated however that a pre-commencement condition is a matter they would wish to avoid and would prefer to negotiate to secure a compliance condition. After a protracted period of negotiation an appropriate scheme (in terms of detail submitted) has finally been agreed and subject to a condition to ensure that the development proceeds fully in accordance with this submission, the proposal is considered acceptable in drainage terms.

5.5 Design

Core Strategy Policy CS1 only permits new development where “the highest possible standards of site planning and design are achieved”. The Policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality; this policy is fully compliant with the design guidance in the NPPF.

The application site was originally intended to be used in association with a health centre as part of the original masterplan for the area however the need for this facility with the provision elsewhere fell away. So it was intended that the site was to be developed rather than form part of the wider landscaping for Bradley Stoke. Residential, Commercial and Retail Development has subsequently taken place providing the context for the site and any future development. The residential buildings in the vicinity are a mix of two and three

storey properties. Three storey properties front the Willow Brook access road while on nearby Manor Farm Crescent there are two storey dwellings. A mix of materials are in evidence but predominantly red and buff bricks with the occasional render panel largely in light pastel shades, cream, yellow and white mostly. Timber cladding is also seen on some dormers and the ends of some gables (mock-tudor style). Roofing materials are brown, red and grey tiles.

The layout shows a terrace of 7 no. two storey houses with a three storey property at each end (forming a “bookend”), with on the east side a block of three storey block of flats. A single bungalow is then proposed at the south-eastern corner. The layout is considered to make the best use of the land, the terrace is a continuation of the existing street albeit with the three storey (or 2.5 storey in effect) properties at each end. The Case Officer considers this a good design solution in so far as it creates an individual identity for the scheme while reflecting the original street scene. The flats to east are more in keeping with the larger properties along the existing access road and Shepherds Walk nearby. Car parking is broken up by some landscaping.

Plans show an access gate in the boundary with the Willow Brook access road. The plans indicate that there is the potential to create a public through route to the access road (and thereby all the facilities available in the Town Centre). At the present time the applicant indicates that they wish this to be used for maintenance only. From the Case Officer’s perspective a through route would represent good site planning giving easy access to the facilities. It is noted that the Police object to such an access as they consider this would undermine the crime prevention benefits that result from cul-de-sacs where there is only one point of access. It should be noted that there is already a footpath access between the flats at 155/163 to 131/153 to the south which could be used as an alternative albeit this is not quite as direct a route. In the light of the concern raised however by the Police, it is considered appropriate for the present that the new gate be kept locked and an appropriate condition to this effect will be attached to the decision notice.

With respect to the detailed appearance, the use of contrasting brick and simple/traditional roof pitches are considered acceptable. Contrasting brick in particular will be provided on the projecting elements of the flats to provide interest. Porches will provide an additional feature ensuring that refuse and storage can be discreet. The bungalow will have elements of cladding reflecting its different dimension. Red Redland tiles are to be used. An attempt has been made to secure some additional variation in the palette of materials without success however on balance the scheme is considered acceptable in design terms. A condition requiring details of the exact specification of the main facing materials will be attached to the decision notice.

5.6 **Ecology**

Policy CS9 of the Core Strategy and PSP19 of the Policies Sites and Places Plan consider the impact of development upon the natural environment and see where possible to secure “biodiversity gain” through on-site enhancements. A preliminary Ecological Appraisal has been submitted.

The application is not covered by a Nature Conservation designation and in terms of habitat comprises semi-natural broadleaved woodland, scrub and rough grassland.

With respect to protected species (*Species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended) :-*

Bats

The woodland and grassland provides good foraging habitat for bats and provide few opportunities for roosting bats. The woodland will be retained and sensitive lighting scheme will be required. An appropriate condition is therefore recommended to secure a suitable external lighting design.

Great Crested Newts

Newts are not considered to be present on the site.

Birds

There are suitable nesting bird habitats on site, suitable mitigation has been recommended as well as enhancements which are welcomed. A condition will secure these benefits which will secure biodiversity gain.

Reptiles

The habitats on site are suitable for reptiles and there are remnants of old reptile fencing on site. Reptile surveys are recommended and will be supported by appropriate mitigation. A condition will secure these benefits which will secure biodiversity gain.

Badgers and Hedgehog

No badgers have been found to be present at the site however there is suitable habitat for foraging and sett creation.. With respect to hedgehog the report identifies that the site is suitable for foraging and for sheltering. Hedgehog housing and holes in the bottom of fencing is recommended in the report and welcomed.

In summary the proposed development is considered acceptable subject conditions to require that the development proceeds in accordance with the mitigation measures set out in the report, a lighting design strategy for biodiversity to be submitted prior to commencement, a Construction Environmental Management Plan (pre-commencement) and Landscape ecological management plan (pre-occupation)

5.7 Transportation Issues

Concerns have been raised regarding the impact of the development upon the existing occupiers in Hornbeam Close. In particular it is indicated that the road has existing parking and manoeuvring issues and that this proposal would make that situation worse.

With regard to the specific impact of development upon the highway network regarding a development site the NPPF (para 32) indicates that:

Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe

Turning the Council's adopted policies, of most relevance when considering the location of development is Policy CS8 of the adopted Core Strategy. The policy indicates that "new development proposals which generate significant demand for travel will be more favourably considered the nearer they are located to existing and proposed transport infrastructure and existing facilities and services. Developments which are car dependent or promote unsustainable travel behaviour will not be supported". Also of relevance, the policy promotes the provision of off-site local transport improvements as may be necessary and the provision and integration of walking, cycling and public transport infrastructure into the local network.

Policy PSP 11 looking more specifically at the impact of development upon the immediate highway network, indicates that new development should "make adequate, safe and appropriate provision for the transportation demands that it will create and minimise the adverse impact of motorised traffic. In addition PSP16 sets out the Council's minimum residential parking standards for off-street parking.

With respect to the access and geometry of the road, it is considered that this is acceptable both for future occupiers and service vehicles such as refuse collection and emergency services.

In terms of its location, the site is located within the urban boundary and thus is by definition in a sustainable location, however notwithstanding this the site is also situated close to the "town centre" and the facilities that has to offer.

Parking

At the outset the applicant proposed the provision of 24 spaces across the site to include 5 spaces for visitors.

The Parking standards set out in PSP16 of the Policies Sites and Places Plan would require, 10 spaces for the 2 bed properties, 4 spaces for the 3 bed properties, 11 spaces for the flats and a space for the bungalow plus 4 visitor spaces (0.2 spaces per dwelling =4.2). It is therefore calculated that 29 spaces would meet the standard and there is therefore a shortfall of 5 spaces.

Following negotiations and mindful of the concerns that have been raised, the applicant has amended the scheme to incorporate 28 parking spaces to include 5 visitor spaces with the ability to include a further two spaces at a future date within the area provided for accessible parking at a future date if so required. This change is supported by the Sustainable Transport Team. While it is noted that the scheme falls short of the required parking provision by one space, it is also noted that the occupiers of the flatted element fall within the category of assisted living and are indicated as being unlikely to drive (although clearly that could change). It is also noted that the site is within an urban setting with public transport and other facilities close thus it can be considered a highly sustainable location.

The submitted Transport Statement sets out that 2 no. 7kw charge points will be provided for the flats with the fixtures in place to provide for another 6 points as demand increases. Plots 1 to 9 will be fitted with supply and charging outlets.

Overall therefore there is no objection to the proposal on highways grounds.

5.8 Residential Amenity

The impact upon residential amenity is assessed in terms of the impact of new development upon the residential amenity of neighbouring occupiers in terms of outlook and privacy (and vice versa) and whether or not sufficient external amenity space is provided for future occupiers.

Given the scale and location of the proposed development in relation to neighbouring properties it is not considered that any significant loss of outlook (the buildings would not appear oppressive or overbearing). With respect to any impact upon privacy the rear elevations of the terrace would exceed the window to window distance of 20 metres set out in the householder design guide. The flats are at such an angle that 165 to 169 Hornbeam are viewed at an angle and then sideways on. The front elevations of properties 64 to 76 are viewed at a distance greater than 20 metres. The relationship between the new properties is considered acceptable, while there is the potential for overlooking between the side of the flats and the new bungalow, given the difference in heights and the juxtaposition it is not considered that any direct overlooking (window to window) would accrue. The area to the side of the flats will be a communal space.

With respect to the view from the bungalow to the nearest properties to the south (155 to 163) as a single storey structure it is not considered that any loss of privacy would occur either to the neighbouring occupiers or future occupiers even more so as the narrow windows in the southern elevation are to a non-habitable room.

The external space allocated to all units will meet the standards set out in Policy PSP43 (as well as that required for affordable housing)

The proposed developed is acceptable in terms of impact upon existing and future occupiers. The proposal is therefore considered in accord with to accord

with Policy CS1 of the Core Strategy (Adopted) December 2013, PSP8 and Policy PSP43 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov 2017 and the NPPF.

5.9 Environmental Protection

It has been noted that the application site is located in close proximity to a busy access road that leads into the Bradley Stoke designated Town Centre where the at least one of the units (Tesco) operates on a 24 hour basis.

A comprehensive noise report has been submitted with the application and this has been viewed by the Environmental Protection Team. It is considered that the submitted details address all the noise sources given the proximity of the busy access road. The internal layouts and external spaces are deemed appropriate. A condition will ensure that all works take place in accordance with the submitted report.

With respect to the impact of the proposal upon neighbouring occupiers, a condition will be applied requiring a small scale construction management plan and a condition to restrict construction hours.

5.10 Other Issues

Concern has been raised that the layout of the development might result in the new neighbours within the terrace housing tipping garden waste over their rear boundaries. This issue has been raised with the applicant but it is not considered that this is a planning issue such that the layout should be redrawn rather it relates to human behaviour and being a good neighbour.

A comment from the Police regarding lighting is noted, however the applicant has confirmed that the road will be put forward for adoption and as such all lighting would be required to meet the Council's standards.

5.11 PLANNING OBLIGATIONS

5.11.1 Affordable Housing

The proposal is for a 100% affordable housing scheme but the legal agreement can only secure the policy compliant position ie 35% at the appropriate tenure and design considerations. Notwithstanding the fact this is a 100% affordable housing scheme, the Council will secure 35% affordable housing as it triggers the affordable housing threshold. Affordable housing will be secured through a Section 106 agreement in line with the following requirements:-

Quantum

35% of 21 dwellings generates a requirement of 7 Affordable Homes without public subsidy. To be provided on-site and distributed throughout the development in clusters of no more than 6 units.

Tenure

The tables below reflect the SHMA (housing need) requirement and the Affordable Housing proposal within this application

Social Rent:

- Unit 9 - 3 bed 6 person house - 112 sqm
- Units 2 & 3 – 2 bed 4 person house – 81 sqm

Percentage	Type	Min Size m ²
22%	1 bed 2 person flats	50
16%	2 bed 4 person flats	70
29%	2 bed 4 person houses	79
29%	3 bed 5 person houses 2 storey	93
4%	4 bed 6 person houses 2 storey	106

Affordable Rent

- Units 10 & 11 – 1 bed 2 person flats (wheelchair) – 66 sqm
- Unit 12 – 1 bed 2 person flat – 54 sqm
- Unit 21 – 2 bed 3 person bungalow – 76 sqm

Percentage	Type	Min Size m ²
0%	1 bed 2 person flats	50
20%	2 bed 4 person flats	70
35%	2 bed 4 person houses	79
45%	3 bed 5 person houses 2 storey	93
0%	4 bed 6 person houses 2 storey	106

5.11.2 Affordable Housing Design Standards

Affordable Homes to be built to the same high quality design standards and visually indistinguishable from the market units and in addition, Part M of the Building Regulations accessibility standards M4(2), Secured by Design Silver, Part Q Building Regulation standards and compliance with the RP Design Brief;

No more than 6 Affordable Homes should share an entrance and communal area. Registered Providers would generally expect flats within a single block to be of the same tenure.

Wheelchair Provision

8% of Affordable Homes to meet Part M of the Building Regulations accessibility standards M4(3)(2)(a).

Units 10, 11 and 21 will be for wheelchair use and must meet the above standards.

Delivery and Phasing

The Council to refer potential occupants to all first lettings and 75% of subsequent lettings. Delivery is preferred through the Council's list of Approved Registered Providers. In the event of the developer choosing a Registered Provider from outside the partnership then the same development and management standards will need to be adhered to. Affordable Homes to be built out with the market housing on site in line with agreed triggers within the S.106 Agreement.

Rent Levels and Affordability

Social Rent homes to be let at Target Rent (Rent Standard Direction 2014). Shared Ownership homes to be sold at no more than 40% of market value, and annual rent on the equity retained by the RP should be no more than 1.5%. Affordable Rent homes to be let up to 80% local market rents including service charges, but not exceeding LHA. Service charges will be capped at £650 per annum (base date to be date of resolution and linked to CPI) to ensure that all housing costs are affordable to future occupants.

5.11.3 **Public Open Space Provision**

Using current average occupancy data and the proposed number of dwellings, we estimate the proposed development of 21 dwellings (consisting of 9no. houses, 1no. two bed bungalow and 11no. one bed flats) would generate a population increase of 39.6 residents.

Policy CS24 requires provision to be delivered on site unless it is demonstrated that partial or full off-site provision or enhancement creates a more acceptable proposal. There is no on-site provision of space being made and therefore to meet the policy requirements the following is required, these will be secured through an appropriate legal agreement (see Section 7 below):

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Spatial amount proposed on site (sq.m.)	Shortfall in provision (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Informal Recreational Open Space (IROS)	496.65	0	496.65	£14,122.54	£24,893.54
Natural and Semi-natural Open Space (NSN)	The audit shows an adequate existing supply of Natural & Semi-natural Open Space accessible from the proposed development.				
Outdoor Sports Facilities (OSF)	633.60	0	633.60	£35,830.21	£10,844.57
Provision for Children and Young People (PCYP)	57.75	0	57.75	£10,942.86	£11,506.50
Allotments	79.20	0	79.20	£821.32	£1,047.24

The justification for the provision is as follows:

Necessary to make the development acceptable in planning terms

Adopted planning policy requires sustainable development and provision of a range of good quality well connected open spaces where existing open spaces are not easily accessible or do not have the capacity to fully meet the needs arising from the proposed development. Without provision or enhancement of open spaces people living here won't have adequate access which will prevent them from developing as a healthy, socially sustainable community. Without sufficient open space to meet local need this development will lead to increased pressure on existing facilities elsewhere.

Directly related to the development

Contributions towards off-site enhancements are only sought when there is evidence of a local shortfall in either quantity and/or quality/capacity to meet the additional demand arising from the new development and the policy requirements for open space are not being provided for on site.

Provision/enhancements will be made as close to the development as is feasible to serve the future residents of the proposed development and are likely to be at the following areas of open space or such other open spaces as may be appropriate:

Informal Recreational Open Space – Patchway Common East and/or wildflower meadow and tree planting in areas of Public Open Space within 600m of the development

Outdoor Sports Facilities - Little Stoke Park and/or Bradley Stoke Community School and/or Jubilee Green Playing Fields

Provision for Children & Young People – Jubilee Green Park and/or Bradley Stoke Leisure centre Skate Park

Allotments – Pretoria Road Allotments and/or Beacon Lane Allotments and/or Bush Avenue

Fairly and reasonably related in scale and kind to the development

The capital contributions are based on a range of industry costs for the provision of open space facilities, and the maintenance costs are routinely tested through APSE (Association of Public Sector Excellence). They are therefore considered reasonable and fully justified in order to ensure standards of open space meet standards of appropriate national bodies e.g. Sport England, national sporting governing bodies, Fields in Trust, National Society of Allotment & Leisure Gardeners and material relating to the Green Flag quality award scheme.

Details of 2020/2021 provision/enhancement and maintenance costs for each category of open space per sq.m.

	Informal recreational open space	Natural & semi-natural green space	Outdoor sports facilities	Provision for children & young people	Allotments
Average provision/enhancement cost per sq.m.	£28.4356	£15.7577	£56.5502	£189.4867	£10.3702
Average 15yrs maintenance cost per sq.m.	£50.1229	£26.1404	£17.1158	£199.2467	£13.2227

As set out in Section 7 below therefore there is a requirement for £61,716.93 towards off-site public open space provision/enhancement and a further £48,291.85 towards its maintenance for the first 15 years.

5.12 Community Infrastructure Levy (CIL)

The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. The introduction of CIL charging commenced on 1st August 2015. As a scheme for affordable housing this development would be exempt from the CIL regime.

5.13 Consideration of likely impact on Equalities

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

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

5.14 Planning Balance

Concern is noted that it is considered that the proposed development represents “over development” of the site. Your Officer notes this concern however it is considered that the concept of “over-development” in itself is a difficult one to articulate. In considering any application it is necessary to identify the harm that might occur as a result of the development and harm is clearly assessed in terms of whether a proposal is contrary to policy. As assessed above, the proposed development is considered appropriate in terms of impact upon existing and future residential amenity, is considered to provide external amenity space which accords with Council standards, provides good access to light/outlook for future residents, makes best use of the available land without appearing cramped and provides acceptable parking provision. The layout is considered acceptable. The development is not therefore considered to represent over-development.

The site is located in a sustainable location with access to facilities. Above all however the proposal will provide a scheme of 100% affordable housing thus meeting the significant objective of working towards more mixed and balanced communities.

The scheme is on balance considered to be sustainable development that is acceptable and should be approved.

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 (1) That authority be delegated to the Director of Environment and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure the following:

- a) On and Off-Site Public Open Space and Sports Facilities

As set out in detail in 5.10.3 above, the following shall be provided:

- A contribution of £14,122.54 towards off-site provision of 496.65 sq.m of Informal Recreational Open Space and a maintenance contribution of £24,893.54
- A contribution of £10,942.86 towards off-site provision of 57.75 sq.m of provision for children and young people (equipped children's play areas, including provision for young people) and a maintenance contribution of £11,506.50
- A contribution of £821.32 towards the off-site provision of 79.20 sq.m of allotments and a maintenance contribution of £1047.24.
- A contribution of £35,830.21 towards the off-site provision of Outdoor Sports Facilities and a maintenance contribution of £10,844.57

Reason:

To accord with Policy CS6 and CS24 of the South Gloucestershire Local Plan Core Strategy (Adopted)

b) Affordable Housing

This application generates an Affordable Housing requirement of 7 no units to be provided on site at nil public subsidy. The following mix of housing will be secured:

Social Rent

- Unit 1 - 3 bed 6 person house - 112 sqm
- Units 2 & 3 – 2 bed 4 person house – 81 sqm

Affordable Rent

- Units 10 & 11 – 1 bed 2 person flats (wheelchair) – 66 sqm
- Unit 12 – 1 bed 2 person flat – 54 sqm
- Unit 21 – 2 bed 3 person bungalow – 76 sqm

The Affordable Housing shall be provided fully in accord with the design requirements set out in Paragraph 5.11.2 set out above.

- 7.2 It is recommended that the Head of Legal and Democratic Services be authorised to check and agree the wording of the Agreement.
- 7.3 It is recommended that should the Agreement not be completed within 6 months of the date of any consent being granted; that delegated authority be given to the Director or Environment and Community Services to refuse the application.

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. Archaeology

The development shall be carried out fully in accordance with the submitted Written Scheme of Investigation (HPS Professional Archaeological Services June 2021) and Archaeological Evaluation Report received 18th August 2021. In the event that archaeological remains are found during the construction phase the details shall be submitted to the Local Planning Authority and be subject to appropriate mitigation, outreach and publication.

Reason:

To protect the potential heritage assets and to accord with Policy CS9 of the South Gloucestershire Council Local Plan Core Strategy 2013 and PSP17 of the South Gloucestershire Council Local Plan Policies Sites and Places Plan 2017.

3. Ecological Mitigation

The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (RSK Biocensus, October 2020).

Reason:

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

4. Lighting Design (Ecology)

Prior to installation of external lighting, a "lighting design strategy for biodiversity" for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in

accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason:

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

5. Construction Environmental Management Plan (Biodiversity)

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

Reason:

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

6. Landscape and Ecological Management Plan (LEMP)

A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by, the local planning authority prior to the occupation of the development. This shall cover a 10 year period identifying the scope and frequency of annual and seasonal operations. The LEMP shall be written in accordance with BS42020. The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason:

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

7. Energy Statement

The development shall be carried out fully in accordance with the Sustainability Statement (BSC Building Services Consultants March 2021) and two addendum

sheets Document No: 200801-BSC- 00-ZZ-FN-ME-0002 Revision: P01 and Electric Vehicle Charging Points shall be provided as set out in the submitted Transport Statement (KTC July 2021)

Reason:

To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions and in accordance with Policies CS1, CS2, CS4 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP6 of the South Gloucestershire Local Plan: Policies Sites and Places Plan 2017

8. Tree Protection

The development shall be carried out fully in accordance with the submitted Arboricultural Method Statement (Biocensus July 2021).

Reason:

In the interests of the health and amenity of the trees and to accord with Policy CS1, CS2 and CS9 of the South Gloucestershire Local Plan Core Strategy and PSP3 of the South Gloucestershire Policies Sites and Places Plan 2017.

9. Boundary/Hard Landscaping

Prior to the commencement of that part of the works detailed plans shall be submitted to and approved in writing to specify all proposed boundary and hard surface treatments, incorporating appropriate maintenance access gate widths, including proposed levels and soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer hard landscaping materials and site furniture products. The development shall be carried out in accordance with the approved details.

Reason

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

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

10. Construction Management Plan

A site specific Construction Management Plan (CMP), shall be agreed in writing with the Local Planning Authority prior to commencement of work. The CMP as approved by the Council shall be fully complied with at all times.

The CMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision for the delivery and storage of materials.
- (iv) Adequate provision for contractor parking.

- (v) Access arrangements for construction and delivery vehicles ensuring the access road is not obstructed and reversing vehicles are guided by a Banksman.
- (vi) Contact details for the site manager.

Reason: In the interests of highway safety and residential amenity to accord with Policies PSP8 and PSP11 of the adopted South Gloucestershire Policies, Sites and Places Plan Nov 2017

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

11. Construction Hours

The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017 and the provisions of the National Planning Policy Framework.

12. Drainage

The development shall take place in accordance with the following details hereby approved:

DRAINAGE_STRATEGY-6972675
GA_OF_PROPOSED_FOUL_WATER_DRAINAGE_SYSTEM-6978662
2062 Wessex Response - Confirmation of Connection Point (FW+SW)
Micro Drainage Model - 200105 F&S 03 Model - Received 24/09/2021
200105 101 C Drainage - Flood Exceedance Plan

Reason:

To avoid flooding and to comply with South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 Policy PSP20.

13. Materials

Prior to the commencement of the above ground works full details of the proposed external facing materials shall be submitted to and approved in writing by the Local Planning Authority. Only such details as approved shall be used.

Reason

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

A pre-commencement condition is required in this instance as remedial action would not be possible post commencement of works.

14. The development shall be carried out in accordance with the following plans/details:

Received 28th April 2021

0005 01 Site Location Plan

2102 01 Proposed House Plots 2-10 Floor Plan

2103 02 Proposed Flat Plots 10-20 Ground Floor Plan

2104 01 Proposed Flat Plots 10-20 First Floor Plan

2105 01 Proposed Flat Plots 10-20 Second Floor Plan

2106 01 Proposed Bungalow Plot 21 Floor Plan

2201 01 Plots 10-20 Front and Side Elevations

2203 01 Proposed Bungalow Plot 21 Elevations

2204 01 Proposed Site Elevations

Received 25th June 2021

2202 02 Proposed Flats, Plots 10-20 - Rear & End Elevations

Received 11th August 2021

2100 02 Proposed Terrace Plots 1-9 Floor Plans

2200 03 Proposed Terrace, Plots 1-9 - Elevations

2101 02 Proposed House Plots Floor Plans specific to Plot 1 and 9

Received 17th September 2021

2000 07 Proposed Site Plan

Received 24th September 2021

1465-01 B Soft Landscaping Proposals

Reason:

For the avoidance of doubt

15. Access Gate

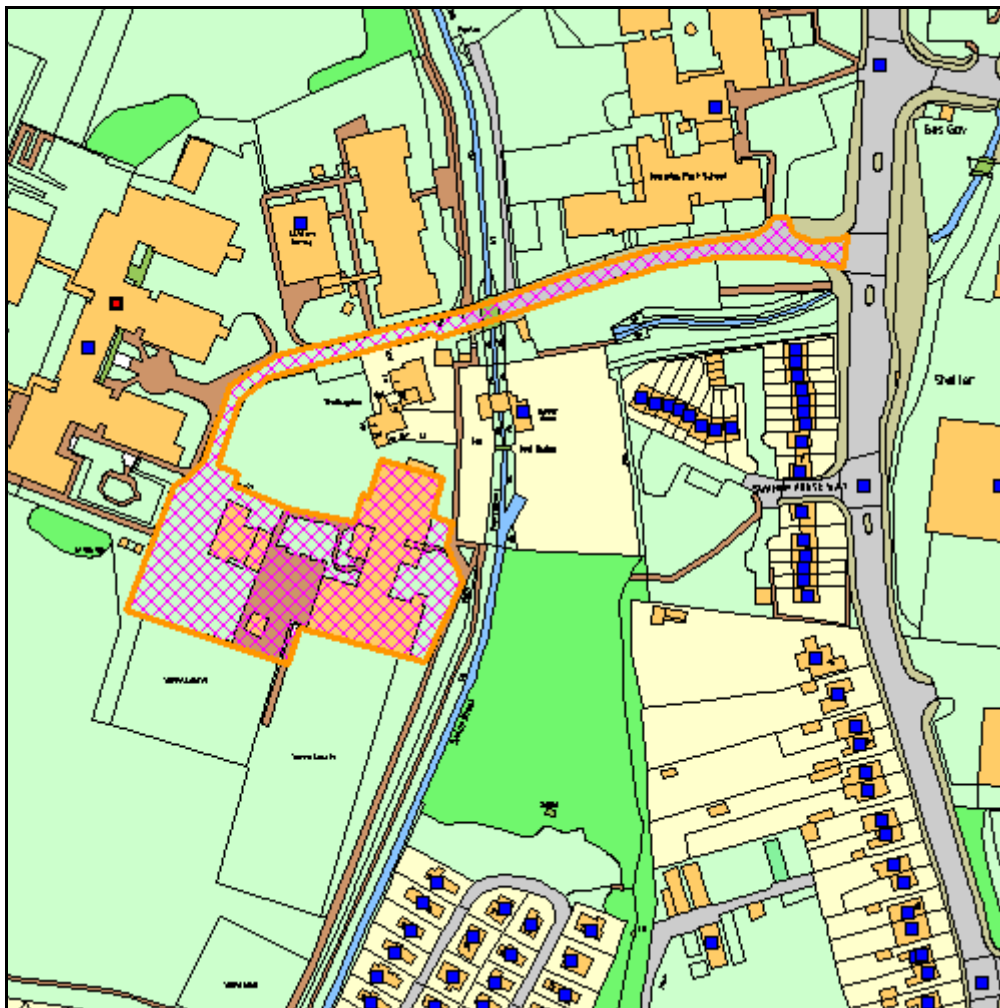
The proposed gate on the north-east boundary of the site (onto the Willow Brook Centre access road) as shown on Drg 2000 07 Site Plan shall be kept locked and used for maintenance access only.

In the interest of site security and crime prevention and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013.

Case Officer: David Stockdale
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 20/22 - 20th May 2022

App No.:	P22/00691/R3F	Applicant:	South Gloucestershire Council
Site:	Sports Hall And Associated Land The Former Grange School And Sports College Tower Road North Warmley South Gloucestershire BS30 8XQ	Date Reg:	25th February 2022
Proposal:	Partial demolition and extensions to existing building with other associated works to form community sport and gymnastic centre.	Parish:	Oldland Parish Council
Map Ref:	366748 173193	Ward:	Parkwall And Warmley
Application Category:	Minor	Target Date:	19th April 2022



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 100023410, 2008. **N.T.S.** **P22/00691/R3F**

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 is referred to the Circulated Schedule in accordance with the Council Constitution as the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 This application seeks consent for the partial demolition and extensions to existing building with other associated works to form community sport and gymnastic centre. The proposal will utilise the existing sports hall and refurbish the gym. The footprint of the building will be extended but relatively marginally principally on the eastern side of the sports hall with a small extension to the gym. The entire northern section of the building will also be demolished prior to re-build. Structural repairs are to take place replacing the roof of the sports hall and cladding. Internally the proposal will enable new toilet facilities, a viewing area, additional sports hall space and more storage. New changing rooms are shown and a small café for users of the facility. It is indicated within the submitted information that there is a gymnastic club ready to occupy the facility.
- 1.2 Away from the building itself, the access will remain the same, and the car park is shown as increasing parking provision from 69 spaces to 95 spaces (5 disabled spaces and 22 cycle stands)
- 1.3 The application site is situated within the grounds of the former Grange School which closed in 2016. The site is a “stand-alone” site situated along the eastern boundary of the former school and is not part of wider redevelopment proposals. It comprises a sports hall and sports hall building and an area alongside providing 69 car parking spaces for the Sports Hall. The site shares an access from Tower Road North with the nearby Digitech Studio School and Warmley Park School.
- 1.4 The site lies within the Urban Boundary and within the wider context there are netball courts to the south and west as well as wider playing fields. The former school and grounds lie to the north, south and west while to the immediate east lies Siston Brook a small area of woodland and then properties along Tower Road North. A Grade II Listed property referred to as “Summer House” lies to the north-east.
- 1.5 In support of the application along with the plans/drawings the following information has been supplied:
 - Ecology Report
 - Planning Statement
 - Design and Access Statement

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework Feb. 2021
Technical Guidance to the National Planning Policy Framework
National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS2 Green Infrastructure
CS3 Renewable and Low Carbon Energy
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS7 Strategic Transport Infrastructure
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS23 Community Infrastructure and Cultural Activity
CS24 Green Infrastructure, Sport and Recreation Standards
CS29 Communities of the East Fringe of Bristol Urban Area

The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017

PSP1 - Local Distinctiveness
PSP2 - Landscape
PSP8 - Residential Amenity
PSP10 - Active Travel Routes
PSP11 - Transport Impact Management
PSP16 - Parking Standards
PSP17 - Heritage Assets
PSP19 - Wider Biodiversity
PSP21 - Environmental Pollution and Impacts

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
South Gloucestershire Landscape Character Assessment SPD (Nov 2014) –
LCA 14 Kingswood

3. **RELEVANT PLANNING HISTORY**

- 3.1 The Former Grange School Site has an extensive history, however it is considered that the following applications are of relevant to the site under consideration.
- 3.2 K399/4 Erection of 2 no. garages for minibus Approved Oct 1977
- 3.3 P21/06034/PND Prior notification of the intention to demolish the former Grange School and Sports Collage. *This includes a boiler house within the current site area.* Prior Approval Granted 29th September 2021

- 3.4 P19/026/SCR Screening opinion for Pre-application PRE19/0804. Proposed mixed-use development on 12.5 hectares of land including up to 220no. dwellings, a 2FE primary school, and supporting infrastructure. Environmental Impact Statement Not Required 10th October 2019

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No comment

- 4.2 Other Consultees

Ecology Officer

No objection subject to conditions to ensure:

That the development takes place in accordance with the mitigation measures set out in the Ecology Report
Lighting Design Strategy
Ecological Enhancement Plan

Lead Local Flood Authority

No objection

Transportation Officer

No objection subject to further information regarding the need to increase the parking provision and pre-occupation conditions (Travel Plan, details of cycle parking, provision of car parking and EVCP points).

Heritage Officer

No objection in principle. Correction to the block plan needed. Confirmation that the development will not impact upon those trees lining the brook that provide screening to/from the nearby heritage assets located to the south-east. Question over the material used for site security – would weld mesh fencing be better than gated timber fencing in terms of a less solid appearance.

Police Community Safety Officer

No objection but detailed advice regarding the internal layout, types of doors, site security, anti-graffiti materials, fence materials, maintenance of landscaping, CCTV and alarm systems. These are not specific material planning considerations however the advice has been passed directly to the applicant.

Sport England (summary)

No objection subject to a condition to secure a community use agreement in consultation with Sport England.

Landscape Officer

No objection subject to conditions to secure a tree protection plan, detailed landscape plan and lighting design.

Public Rights of Way Team

No objection

Tree Officer

No objection subject to a condition that a Tree Constraints and Tree Protection Plan are provided prior to any works.

The applicant has indicated that due to the need to develop out quickly a compliance condition would be preferred and has submitted the necessary information to secure this. Subject to recommended compliance condition the Tree Officer raises no objection

Highway Structures

No comment

Other Representations

4.3 Local Residents

No objection

4.4 Other

British Gymnastics (summary)

Support Majestic Gymnastics Club in its objective to retain dedicated gymnastics provision.

It is regrettable that the netball provision is not being considered at the same time and has not been progressed beyond the design stage.

British Gymnastics are not convinced that the refurbishment can be completed by September.

A working group needs to be established (with reference to the potential loss of and need to replace playing fields at the former Grange School) and the netball provision to develop a strategy with a focus on *“improving and maintaining sport and recreation provision in the area”*

The proposal is supported (with the enhanced facilities such as the café) and the points raised in the Sport England submission should be noted in particular the need for the community use agreement.

These points are noted by the Case Officer. It is considered that the current proposal has been determined in a timely manner having regard to the relevant material planning considerations.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The South Gloucestershire Local Plan: Core Strategy was adopted by the Council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will now be the Core Strategy, as it forms part of the adopted Development Plan and is generally compliant with the National Planning Policy Framework 2019 (NPPF). The Policies, Sites & Places Plan is adopted and also forms part of the Development Plan.

Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions, so that sustainable development can be approved wherever possible.

Policy CS23 indicates that the Council will *“work with partners to provide additional, extended or enhanced community infrastructure”*. This includes the provision of sporting facilities and the extent to which the proposal meets the above objective is discussed in 5.2 below using the advice secured from Sport England.

Policy CS29 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 sets out the plan for development of communities of the East Fringe of the Bristol Area. Policy CS29 (7) specifically states that an objective of the plan is to:

“seek opportunities to protect and enhance sport and recreation provision to correct the current under provision in this area”

This is very much in line with the aims and objectives of para 98 and 99 of the NPPF which seek to enhance opportunities for sport as well as protect existing facilities.

It has been indicated that there is an end-user for the gym facility currently occupying a site in Longwell Green which is currently subject to development proposals. The site is in a sustainable location and the NPPF gives a clear direction that there should be a presumption in favour of sustainable development. As such subject to consideration of the material planning considerations as set out in the remainder of this report below, the retention and enhancement through extension, refurbishment of the fabric and provision of additional facilities in a sustainable location is in line with the objectives set

out in both National and Local Policy and therefore the principle of the development is accepted.

5.2 Provision of Sports Facilities

The proposal will involve the use of an existing facility and its refurbishment. As indicated above if satisfactory great weight is placed in favour of such proposals however it is necessary to consider whether the proposals provide, protect and or/enhance existing facilities as indicated in the National Planning Policy Framework and within the Practice Guidance (Open Space, Sports and Recreation) and the extent to which it would comply with the objective of Policy CS23 to provide *“additional, extended or enhanced community infrastructure”*.

In their role as a statutory consultee Sport England provide advice on these matters. Concern is raised that in the past the building has been used for netball which would be lost under the current proposals however Sport England notes the proposals for a netball court immediately adjoining the site and the Case Officer has taken part in detailed discussions for this proposal although at this time that application has not been received Sport England indicate that it would be their preference for the new netball facility to be part of the current application. Notwithstanding this “regret” Sport England considers that the new building will meet the design requirements for its intended use and supports this requesting a note of intent from the relevant Council Team responsible for the Netball facility (this has been secured). With the current proposed scheme the additional facilities such as the café are also welcomed.

It is also noted that the application is linked to an application that will involve the loss of the existing Majestic Gym Site (P20/22431/O) to which Sport England object. Sport England in the light of this are particularly keen if they are to remove that objection that the current scheme secures the necessary community use of the sports hall. Regardless of this matter the Case Officer considers such a condition necessary to ensure the site provides safe community access to the facilities to benefit the development of sport in the community to accord with the objectives of development plan policy as set out above.

In summary no objection to this proposal is raised by Sport England subject to the application of a Community Use condition (with the discharge of that condition being in consultation with Sport England). The sports facilities are therefore considered to fall within the objectives of Policy CS23 of the Core Strategy.

5.3 Heritage

The application site is located partly within the Warmley Conservation Area, the building is located just outside with part of the car park set within it. In addition the site is close to Grade II* Warmley House with its associated Grade II Listed Garden features, Grade II Summer House and the Tower Road Industrial Heritage complex which is scheduled.

In accordance with para 194 of the NPPF the applicant has submitted a statement of significance describing the impact upon the above heritage assets. Para 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets conservation. Paragraphs 200 to 202 consider the impact of development in terms of the level of harm caused and set out the implications for this upon the assessment criteria.

No objection to the proposal is raised by the Listed Building Officer. The “facelift” can be considered to improve the appearance of the building and the use of “muted” materials is welcomed. As per consideration of both the impact upon the landscape and ecology the protection of the trees that provide screening along the brook are considered important and tree protection measures are vital. There was an initial concern regarding the form of fencing around the external compound. This has been amended to weld fencing which is see-through and less visually intrusive and this is considered to have satisfactorily have addressed this concern.

In summary it is considered that the development will have no adverse upon heritage assets and will to an extent through the refurbishment improve that impact for particularly given that within the Conservation Area appraisal the buildings within the Grange School complex are said to detract from the character and appearance of the area.

5.4 Design/Visual Amenity

Within context the application site is located within a predominantly residential area but with the immediate area largely consisting of the former Grange School and Digitech Studio School to the north.

As set out the development comprises repairs to the existing fabric of the sports hall replacing the roof and cladding as well as an extension to the sports hall. The demolished area gives an opportunity for some re-greening.

In terms of the scale proposed the overall height of the development will not increase, the width of the existing building is reduced from the north to the south but increased on the other axis. Overall the footprint is indicated as reducing from 1727 m.sq to 1263 m.sq. In terms of materials the scheme shows the use of coloured (grey) render, existing brickwork is to be cleaned and repaired, windows are to be of aluminium frames. In terms of the layout the access for both pedestrians and cars will remain the same with a new footway to the north of the access being provided and access ramps used.

Security

Although not raising an objection to the proposal the Police Architectural Liaison Officer has raised a number of issues. The Case Officer has worked with the applicant to resolve these points.

In terms of surveillance it is noted that there are few trees within the site boundary that would obscure natural surveillance. Surveillance is a particular

issue for the cycle storage and details of the storage shows a secure covered store that is within the view from the entrance where external activity would be high in addition CCTV is shown in the submission and the applicant has confirmed that this is part of the proposal. The issue of the use of anti-graffiti material has been raised but it is not the intention of the applicant to use this. The greatest concern from the police was the area around the plant in terms of security. Additional information now submitted now shows a weld mesh fence (which aids visibility), gates and locking mechanisms.

Some concern was also raised regarding the rear of the building and need for fencing however this conflicts with ecological concerns (impact on tree corridor) as well as heritage concerns. The applicant has indicated that a brick wall or fencing may be considered at a later date but it has not been possible to secure this at this stage. All glazed doors will meet Secured by Design Certification and will windows and curtain walling. The rooflights proposed are non-opening. The applicant is also introducing internal access measures so that areas can be closed off when not in use while other are in use and an alarm system will be installed. A condition will be added to the decision notice to ensure that the development is carried out in accordance with security measures indicated in the submission.

Overall it is considered that the scheme will provide an enhancement in visual terms and the design is considered acceptable.

5.5 Transportation Issues

The existing access road for both pedestrians and vehicles is to be retained that runs from Tower Road North to the site. It should also be noted that the adjoining public footpath can also provide access.

While the access road is not to be changed it should be noted that a two metre footway is to be provided to the north of the access for pedestrians (with access ramps to the building).

In terms of parking provision 69 parking spaces with 2 accessible spaces will be increased to 90 spaces and 5 accessible spaces with ducting for electric vehicle charging points. 22 cycle stands that will provide safe and secure storage are to be provided. Other features include a pedestrian crossing at the car park entrance and footways to the building and netball courts.

The access arrangements are considered acceptable.

In terms of sustainable travel (ie in order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling a condition will be attached to the decision notice to secure a Travel Plan which should include immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Negotiation has taken place to secure appropriate safe and secure cycle parking and a condition will be attached to ensure that this is provided (and the vehicle parking) prior to the first use of the building.

The requirement to provide Electric Vehicle Charging Points has also been considered and indeed has been applied previously on most developments. It is noted however that Part S of the Building Regulations now covers this requirement and thus a planning condition is not deemed necessary.

Subject to the above conditions the proposed development is considered acceptable in Highways terms.

5.6 Landscaping/Trees

Policy CS1 of the Core Strategy requires that development of a sufficient scale or significance explains how it contributes towards the vision and strategic objectives of the locality. Policy CS9 states that new development will be expected to “*conserve and enhance the character, quality, distinctiveness and amenity of the landscape*”.

Officers have identified the key issues in landscaping terms as being the retention/protection of the trees to the east of the site around the stream corridor (see also ecology below), and the impact of additional lighting on the landscape also an ecological issue. In summary there is no landscape objection to the proposal subject to a condition to secure a tree protection plan. In addition a condition will require a detailed landscaping plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (to be implemented in the first season following completion of construction works); together with details of all proposed boundary and hard landscape surface treatments and (see also ecology below), a detailed design for the lit external building and car park areas.

Trees

Officers raise no objection to the proposal on the grounds of impact to trees (along the important stream corridor) to the side of the development. Initially a condition to secure an arboricultural report and protection plan prior to the commencement of development was indicated by the Tree Officer however following the submission of this information two suitable compliance conditions are recommended to ensure that work takes place in accord with the details and to ensure the continuing health of the Trees.

5.7 Impact on Residential Amenity

Given the scale and the location of the proposal in relation to the nearest residential properties it is not considered that the development would result in any significant impact upon the residential amenity of neighbouring occupiers.

5.8 Ecology

Policy CS9 of the Core Strategy and PSP19 of the Policies Sites and Places Plan consider the impact of development upon the natural environment and see where possible to secure “biodiversity gain” through on-site enhancements.

The site and wider area is characterised by hedges, buildings, semi-improved grassland, amenity grassland, hard standing.

An Ecological Report was submitted with the application. The report includes a desk study and the findings are agreed with the Council Ecologist. The principal ecological impact would be to bats as the stream corridor to the east is used by foraging bats. There is evidence of bat roost in sports hall. A Natural England licence has been obtained so any works will be undertaken in accordance with the methods set out within the terms of the licence. Some additional landscaping is to be provided to the benefit of bat species. The scheme will not provide additional windows on the eastern elevation of the extension therefore there will be no additional lighting onto the Siston Brook Corridor to the detriment of bats. In terms of bird species there would be an additional habitat.

The proposed development is considered acceptable subject to conditions to ensure compliance with mitigation measures set out in the ecology report, a lighting design strategy (appropriate in this case given the tree-lined stream corridor to the east which is used by bats for foraging) and lastly the submission of an ecological enhancement plan (providing among other matters bird boxes and bat boxes).

5.9 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.

Some improvements are proposed to the access from the car park to the building entrances, providing a quicker and safer route. This provides a positive enhancement in equalities terms.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

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 be carried out in accordance with the following approved plans:

Received 29 Apr 2022

GRA-ATK-XX-ZO-DR-1-002	LANDSCAPE GENERAL ARRANGEMENT
GRA-ATK-01-ZZ-DR-BS-1204 P.03	PROPOSED ELEVATIONS (WEST AND NORTH)
GRA-ATK-01-00-DR-1203 P.03	PROPOSED ELEVATIONS (EAST AND SOUTH)
GRA-ATK-01-00-DR-BS-1001 P.03	SITE LOCATION PLAN
GRA-ATK-01-00-DR-BS-1002 P.03	EXISTING BLOCK PLAN
GRA-ATK-01-00-DR-BS-1003 P.03	PROPOSED BLOCK PLAN
GRA-ATK-01-00-DR-BS-1003.1 P.03	PROPOSED PARKING AND PATHWAYS

Received 9th Feb 2022

GRA-ATK-01-00-DR-BS-1104 P02	PROPOSED GROUND FLOOR PLAN
GRA-ATK-01-00-DR-BS-1107 P02	GROUND FLOOR STRIP OUT PLAN
GRA-ATK-01-01-DR-BS-1105 P02	PROPOSED FIRST FLOOR PLAN
GRA-ATK-01-01-DR-BS-1108 P02	FIRST FLOOR STRIP OUT PLAN
GRA-ATK-01-RF-DR-BS-1106 P02	PROPOSED ROOF PLAN
GRA-ATK-01-RF-DR-BS-1109 P02	ROOF STRIP OUT PLAN
GRA-ATK-01-ZZ-DR-BS-1201 P01	EXISTING WEST AND NORTH ELEVATION PLANS
GRA-ATK-01-ZZ-DR-BS-1202 P01	EXISTING EAST AND SOUTH ELEVATION PLANS
GRA-ATK-01-00-DR-BS-1101 P01	EXISTING GENERAL ARRANGEMENT GROUND FLOOR
GRA-ATK-01-01-DR-BS-1102 P01	EXISTING FIRST FLOOR PLAN
GRA-ATK-01-RF-DR-BS-1103 P01	EXISTING GENERAL ARRANGEMENT ROOF PLAN

Received 4th March 2022
010 - PROPOSED ACCESS GATE

Reason:
For the avoidance of doubt

3. The use of the development hereby approved shall not commence until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the sports facilities including the sports hall and include details of pricing policy, hours of use, access by users/non-members, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement.

Reason

To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Development Plan Policy CS23 and CS29 of the South Gloucestershire Local Plan Core Strategy 2013 and the provisions of the National Planning Policy Framework 2021.

4. The development shall be carried out in accordance with the submitted Arboricultural Impact Assessment (Atkins April 2022) and Tree Protection Plan (S208024 ATK-TPP-ARB001-1 P02) received 28th April 2022.

Reason

To ensure the retention of trees on the site in the interests of visual amenity and to accord with Policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

5. 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 and to accord with Policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

6. Security

The development shall be carried out in accordance with the Security Measures identified in the submission (Response to Consultee Comments Atkins April 2022 - Section 2 "Designing Out Crime Officer")

Reason

In the interest of achieving high quality design and to accord with CS1 (Criteria 9) of the South Gloucestershire Local Plan Core Strategy 2013.

7. Lighting Design Strategy

Prior to commencement, a lighting design strategy for biodiversity for the boundary features and any native planting shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

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

Reason

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

8. Ecological Enhancement Plan

Prior to commencement of works an Ecological Enhancement Plan is to be submitted to the local authority for review. It is to make appropriate enhancement recommendations for species including, but not limited to native planting, bird boxes, bat provisions additional to the mitigation provided for bats, hedgehogs and invertebrates. The report is also to include a plan detailing the specifications and locations of all enhancements.

Reason

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

9. Bats

The development shall be carried out in accordance with the mitigation measures relating to bats identified in the ecology report (GRA-ATK-XX-XX-RP-T-R003).

Reason

In order to conserve and enhance the natural environment and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy CS19 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

10. Parking

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

For the avoidance of doubt the cycle parking shall be provided in accordance with the response from Atkins dated 11th May 2022 that included the following:

- 1) Cambridge-Shelter-Specification-Sheet,
- 2) Easylift-Premium-Two-Tier-Specification-Sheet
- 3) Cycle hoops

Reason

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

11. Travel Plan

No building or use hereby permitted shall be occupied or the use commenced until a Travel Plan comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets to the satisfaction of the council.

Reason

In order to deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

12. Landscaping

The development shall be carried out in accordance with the submitted detailed landscape plan (GRA-ATK-XX-ZO-DR-1-002 Landscape General Arrangement)

Reason

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

Case Officer: David Stockdale
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 20/22 - 20th May 2022

App No.:	P22/02069/HH	Applicant:	Sharon Hook
Site:	46 California Road Oldland Common South Gloucestershire BS30 9XL	Date Reg:	7th April 2022
Proposal:	Erection of a two storey side extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366230 171476	Ward:	Longwell Green
Application Category:	Householder	Target Date:	1st June 2022



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N.T.S.

P22/02069/HH

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

This planning application will be added to the Circulated Schedule because the proposal has received 1No objection from Oldland Parish Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of a two storey side extension to form additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 46 California Road and is a two storey semi-detached property within the established built up area of Oldland Common.
- 1.3 Design advice was provided in respect of the proposed side extension, in that it's width was deemed disproportionate in the context of the existing host dwellinghouse. As such revised plans and elevations have now been received and assessed which now demonstrate a reduced width and more subservient design.
- 1.4 Clarification has also been sought in terms of the ownership of the existing land adjacent to the application property. It has been confirmed that the land adjacent to California Drive, (to the north of the application property), is part of the existing residential boundary and is not public amenity space.
- 1.5 It has also been clarified and confirmed that the existing boundary, which runs parallel with California Drive, is an existing picket fence to the back edge of the public footpath and then a 1.8 meter high timber fence enclosing the rear private amenity space and not a wall as per Google Streetview (dated 2012).

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2021

National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

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

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

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 None relevant.

4. **CONSULTATION RESPONSES**

- 4.1 Oldland Parish Council
 1No letter of objection received –
 • *As the number of bedrooms is increasing from 2 to 3 bedrooms, 2No car parking spaces are required as per PSP16.*
- 4.2 Other Consultees
 Sustainable Transport – Transportation DC
 No highways or transportation objections.

Other Representations

- 4.3 Local Residents
 No Comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
 PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space.
- 5.2 PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Therefore, the development is acceptable in principle, subject to the following detailed consideration.

5.3 Design and Visual Amenity

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

5.4 The two storey side extension will have an overall width of 2.7 metres and will be to a total depth of 8.454 metres. It is proposed to continue the existing gable end, pitched roof, maintaining the existing eaves height of 4.8 meters from ground level but will be set down from the existing ridge and set back from the principal front facade.

5.5 The Household Design Guide SPD provides guidance that some side extensions can sometimes dominate or create an inharmonious addition to a dwellinghouse and to the street scene. However, given that the proposed two storey extension has been created by stepping the extension back from the principal elevation and down from the existing ridge, subservience is created to the proposed side extension against the host dwellinghouse.

5.6 It is also noted that the proposed two storey side extension mirrors the existing façade and design of the attached neighbouring property No 2 Beaumont Close, which also strengthens the balance of these two properties. Therefore, the case officer concludes that the design meets the requirements of policy PSP38, CS1 and the adopted Household Design Guide SPD in achieving the highest possible design.

5.7 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

5.8 The proposed two storey side extension is located to the side of the host dwellinghouse providing an additional living accommodation and it will comprise of an overall size of 8.454 meters in depth and 2.7 meters in width. In line with the *South Gloucestershire Council Household Design Guide Supplementary Planning Guidance (Adopted 2021)*, some potential impacts have been considered below.

5.9 In terms of any potential loss of light or privacy, and any overbearing effects, it is noted that although the proposed two storey extension would project for a maximum of 8.454 meters alongside the existing boundary of the host dwellinghouse, the property is sited on the corner of California Road and Beaumont Close and so given this siting, scale, and design, officers have concluded that the development would not result in any unreasonable impacts.

Therefore, it is considered that the proposed development would comply with policies PSP8 and PSP38.

5.10 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. As only 1No additional bedroom is proposed to the existing number of bedrooms and South Gloucestershire Council minimum parking standards state that a 3 bedroom dwelling requires 2No off street parking spaces, it is noted that 2No spaces will be maintained and provided as part of this proposal.

5.11 However, Oldland Parish Council have raised an objection to the proposal as they have raised concerns that through the host dwellinghouse extending to a 3No bedroom property, that 2No off-street parking spaces are not provided. This objection has been raised because despite the retained 1No existing single garage and 1No driveway/parking space to the front of the garage with the proposal, that this existing and maintained arrangement does not constitute 2No parking spaces, and therefore contravenes the express conditions pertaining to PSP16.

5.12 In terms of these comments made by the Parish Council, and as the existing parking arrangements (1No existing single garage and 1No driveway/parking space to the front of the garage) are to be retained the application is therefore considered acceptable in transportation terms.

5.13 Private Amenity Space

The dwelling benefits from a good amount of existing private amenity space to the property. PSP43 sets out standards which are based on the number of bedrooms at a property. There is no concern raised on the level of amenity space being proposed.

5.14 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

- 7.1 That the application be **APPROVED** subject to the conditions detailed 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/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:

Existing Elevations (Date received 06/04/22)

Existing First Floor Plan (Date received 06/04/22)

Existing Ground Floor Plan (Date received 06/04/22)

943-P1 Rev A Proposed Ground Floor Plan (Date received 25/04/22)

943-P2 Rev A Proposed First Floor Plan (Date received 25/04/22)

943-P3 Rev A Proposed Elevations (Date received 25/04/22)

943-P4 Rev A Block Plan and Site Location Plan (Date received 25/04/22)

Reason

To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: David Stockdale