



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF PLANNING, TRANSPORTATION AND STRATEGIC
ENVIRONMENT**

CIRCULATED SCHEDULE NO. 14/08

Date to Members: 04/04/08

Member's Deadline: 11/04/08

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **within five working days of the publication of the schedule (by 12 noon)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Area Committee, please let the Director of Planning, Transportation and Strategic Environment know within 5 working days of the date of this Schedule (by 12 noon) (see cover page for the date). A proforma is attached for your use and should be forwarded by fax to the appropriate Development Control Support Team, or by sending an email with the appropriate details to PlanningApplications@southglos.gov.uk

Members will be aware that the Director of Planning, Transportation and Strategic Environment has a range of delegated powers designed to improve the efficiency and effectiveness of the Development Control service. The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Area Committees or under delegated powers including:

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development
- g) Applications for the following major development:
 - (a) Residential development the number of dwellings provided is 10 or more, or the development is to be carried out on a site having an area of 0.5 ha or more and the number of dwellings is not known.
 - (b) Other development(s) involving the provision of a building or buildings where the floor space to be created is 1000 sq. m or more or where the site has an area of 1 ha or more.

GUIDANCE FOR 'REFERRING' APPLICATIONS

Members are entitled to refer any application for consideration by the relevant DC Committee or Sites Inspection Committee, before a decision has been made. However as call-ins will delay the decision on an application in the interests of improving the effectiveness and efficiency of the Development Control service, this option should only be exercised after careful consideration. Members are therefore asked to take account of the following advice:

- Before referring an application always speak to the case officer or Area Team Leader 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. Do not leave it to the last minute
- Always make your referral request in writing, either by letter, e-mail or fax, preferably using the proforma provided. Make sure the request is sent to the Development Control Support Team (East or West as appropriate), not the case officer who may not be around to act on the request, or email planningapplications@southglos.gov.uk. Please do not phone your requests, as messages can be lost or misquoted.
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised

CIRCULATED SCHEDULE

DATE:04/04/08

SCHEDULE NO. 14/08

If you wish any of the applications to be considered by the appropriate Area Committee you should return the attached pro forma not later than 5 working days from the date of the appropriate schedule (by 12 noon), to the appropriate Development Control Support Team. For the Kingswood area, extension 3544 (fax no. 3545), or the Development Control Support Team at the Thornbury office, on extension 3419 (fax no. 3440), or email Planningapplications@southglos.gov.uk.

The Circulated Schedule is designed to improve the effectiveness and efficiency of the Development Control service. To minimise referrals to the Area Committees, Members are requested to discuss the case with the case officer or team leader to see if any issues can be resolved without using Committee procedures for determining the application.

COUNCILLOR REQUEST TO REFER A REPORT FROM THE CIRCULATED SCHEDULE TO THE APPROPRIATE COMMITTEE

NO. OF SCH	APP. NO.	SITE LOCATION	REASON FOR REFERRAL
Have you discussed the application(s) with the case officer and/or area team leader?			
Have you discussed the application with the ward members(s) if the site is outside your ward?			

Please note: - Reason for Referral

The reason for requesting Members to indicate why they wish the application to be referred, is to enable the Committee to understand the reason for referral in the determination of the application, or to allow officers to seek to negotiate with the applicant to overcome the Member's concerns and thereby perhaps removing the need for a Committee determination.

SIGNATURE

DATE

**Dates and Deadlines for Circulated Schedule
over the Easter and Bank Holiday periods 2008**

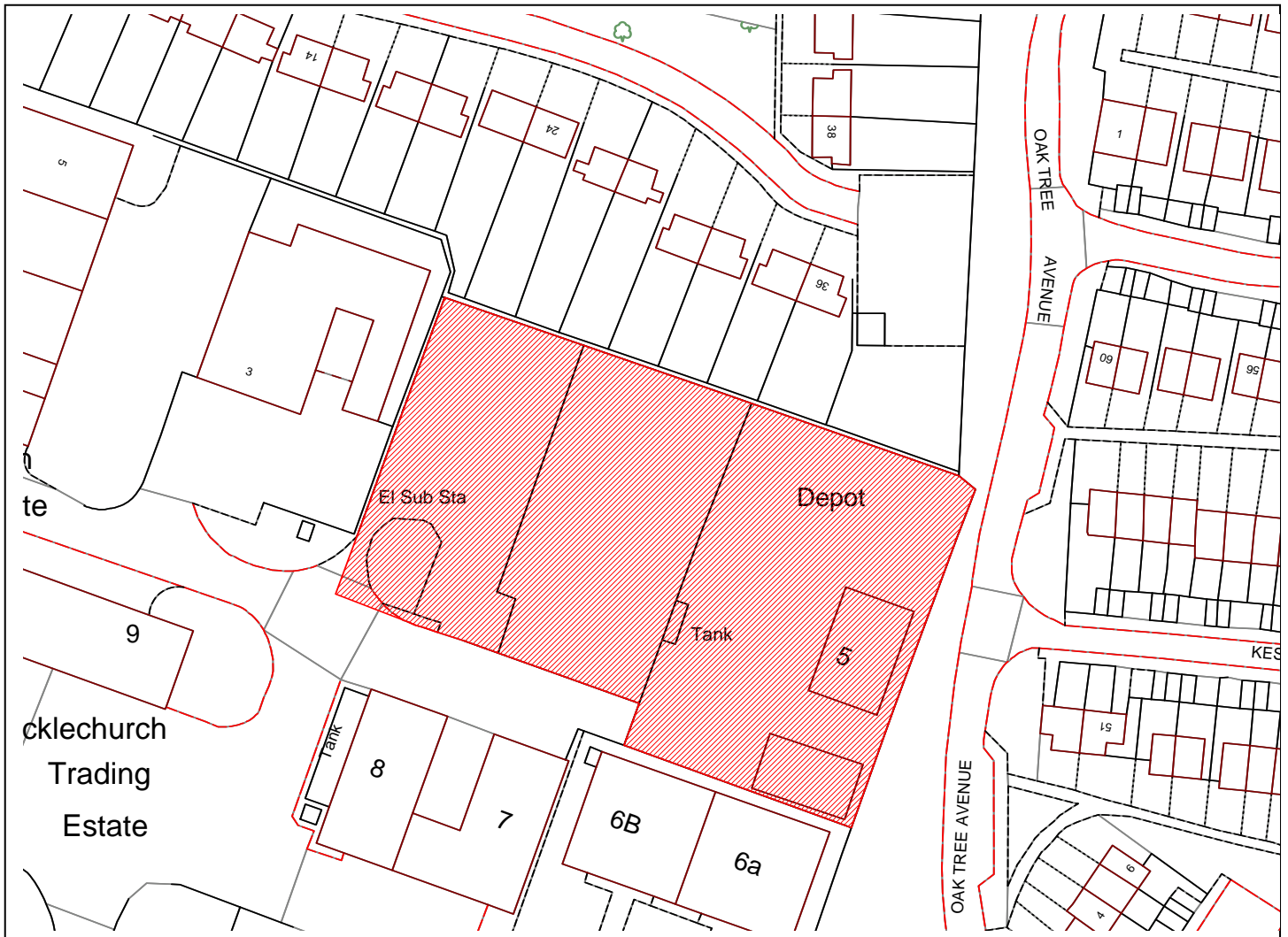
Schedule Number	Date to Members 12 noon on	Members Deadline 12 noon on
12/08	Thursday 20 March 2008	Monday 31 March 2008
18/08	Thursday 1 May 2008	Friday 9 May 2008
21/08	Thursday 22 May 2008	Friday 30 May 2008

Circulated Schedule 04 April 2008

ITEM NO.	APPLICATION NO	RECOMMENDATIO	LOCATION	WARD	PARISH
1	PK08/0418/F	Refusal	Units 22-27 (formley known as Units 3-5), Boyd Valley Pucklechurch Trading Estate, Becket Court, Pucklechurch, South Gloucestershire, BS16 9QJ		Pucklechurch Parish Council
2	PK08/0539/ADV	Split decision	Brewers Fayre, Brimsham Park, Lark Rise, Yate, BS37 7PJ	Yate North	Yate Town Council
3	PK08/0602/F	Approve with conditions	115 Parkwall Road, Cadbury Heath, South Gloucestershire, BS30 8HA	Parkwall	Oldland Parish Council
4	PT08/0495/R3F	Deemed consent	Little Stoke Primary School, Little Stoke Lane, Little Stoke, South Gloucestershire, BS34 6HY	Stoke Gifford	Stoke Gifford Parish Council
5	PT08/0628/F	Approve with conditions	114 Mortimer Road, Filton, South Gloucestershire, BS34 7LH	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 14/08 – 4 APRIL 2008

App No.:	PK08/0418/F	Applicant:	Segro (pucklechurch) Ltd
Site:	Units 22-27 (formley known as Units 3-5), Pucklechurch Trading Estate, Becket Court, Pucklechurch, South Gloucestershire, BS16 9QJ	Date Reg:	13th February 2008
Proposal:	Demolition of existing buildings and redevelopment of the site to provide two blocks for commercial/industrial use (Class B1(c), B2, B8) with ancillary office space, car parking, landscaping and associated works. Erection of 3m high boundary fence.	Parish:	Pucklechurch Parish Council
Map Ref:	69922 75995	Ward:	Boyd Valley
Application Category:	Major	Target Date:	8th May 2008



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100023410, 2008.

DC0901MW

INTRODUCTION

This application has been referred to the Council's Circulated Schedule procedure in accordance with the standard procedure for determining major applications.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission to erect two industrial buildings for commercial and industrial use B1(C) offices, B2 general industry and B8 storage and distribution with ancillary office space together with ancillary works i.e car parking, landscaping and associated works and erection of 3m high boundary fence. The proposed new floor area is 3410 square metres.
- 1.2 Although the application has applied for a mixed use, this however is a speculative application and therefore the precise use of the units is not known.
- 1.3 The application site is situated within the safeguarded employment area of Pucklechurch trading estate, Pucklechurch.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Design
L1 Landscaping and trees
E3 Employment development
E4 Safeguarded employment areas
T7 Cycle parking
T8 Parking standards
T12 Transportation
EP1 Environmental Pollution
EP2 Flood Risk
L17 & L18 The Water environment

3. RELEVANT PLANNING HISTORY

- 3.1 The following planning history relates to the application site:
- 3.2 P94/2449 Demolition of existing building and erection of warehouse
Totalling 3631 square metres B8 use
Approved January 1998
- 3.3 PK02/0935 Demolition of existing building and erection of warehouse
For B8 use (Renewal of P94/2449)
Approved August 2002.

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
No response received

4.2 Other Consultees

Wessex Water

No objection in principle but advised that it will be necessary for the developer to agree with Wessex Water prior the commencement of any works a point of connection into Wessex systems and that the developer will have to contact Bristol Water Company with regards water supply.

Other Representations

4.3 Local Residents/ Businesses

4 letters have been received from local residents raising the following objections regarding the proposed development, which have been summarised as follows:

- Unrestricted hours of operation and impact on neighbouring properties
- Colour of building not suitable and height
- Previous permission had condition to retain all trees on site, these trees have been felled.
- No air conditioning units

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy E3 & E4 of the South Gloucestershire Local Plan allows for employment generating uses within the defined employment areas subject to the satisfaction of the criteria set out in Policy E3, which is addressed below in detail:

5.2 **A. Development would not have unacceptable environmental Effects: and**

Members are advised to consider the planning history relating to this application site. In 1994 permission was granted for 3,621 square metres of Class B8 use on this site and this was renewed again in 2002. At that time the Council imposed a planning condition restricting the hours of operation to that of 7.30am to 6.00pm Mondays to Saturdays and with no working taking place on Sundays or Public Holidays. The applicant appealed against that condition and the Inspector allowed the appeal and reported the following :

Policy E2 provides that proposals for class B1, B2 and B8 uses will be permitted provided that, amongst other matters, development would not prejudice letting potential of this development and thus its potential to create local job opportunities. This would undermine the aims of these policies of both adopted and emerging LPs of encouraging employment opportunities in the district. For all these reasons, I consider that condition 19 is also unreasonable.

I conclude on the main issue that the removal of condition 19 would not have a unduly harmful effect on the living conditions of nearby residents as a result of noise and disturbance and would not be contrary to Policy RP1 of the LP or policies D1 or E2 of the emerging LP. For this reason I conclude that condition 19 is neither necessary nor reasonable and does not accord with the advice set out in Circular 11/95.

5.3 As part of this current planning application the applicant has applied for unrestricted hours of operation. Whilst the Council accepts that the previous appeal decision relating to this site is a material consideration in the

determination of this application, so are the revised changes to this scheme in terms of layout. The previous scheme had permission for one large block that ran along the entire northern boundary of the application site with a separation distance of approximately 12.0m. This area was to provide parking spaces for cars. This revised scheme now proposes two separate blocks which will be set back 4.0m from the northern boundary along with the erection of a 3.0m high acoustic timber fence. No acoustic report has been submitted with this application and in its absence the Council is unable to fully assess the impact of the proposed development on those neighbouring properties along the northern boundary of the site, especially as unrestricted hours of operation has been applied for.

5.4 **B. Adequate provision is made for servicing and delivery requirements and development would not give rise to unacceptable levels of vehicular traffic, especially heavy goods vehicles, or on-street parking, to the detriment of the amenities' of the surrounding areas and highway safety; and**

The proposal consists of six new units for a mix of B1(c) light Industry, B2 General industry and B8 distribution. This development site is part of a larger industrial use on the site and it is currently used /let for outside storage by various companies including a scaffolding company. In addition to the current use, it is understood that this site also benefits from planning permission to erect four units of B8 industrial use, totalling 3,751m². Access to the site will be from the existing trading estate road network which operates with one way loop within the sites and the access roads are of a suitable width to accommodate HGV access. The industrial estate gains access to the highway network via Shortwood Road (B4465) a route that is currently being used by traffic from the existing industrial estate.

5.5 The development will provide 58 parking spaces to cater for the development and a number of cycle parking bays will also be provided within the units. In view of the above therefore, there are no highway objections to this proposal subject to the imposition of a number of planning conditions relating to provision of parking facilities and no outside storage.

5.6 **C. Development would not prejudice existing residential amenities; and**

The proposed scheme as discussed above would bring the built form of the proposed development closer to those neighbouring properties of St. Aldhams Drive along the northern boundary the site than the previous scheme from that of 12.0m to 4.0m. It is accepted however that only the end elevations of the two units will be sited along this boundary as opposed to the previous scheme, although these proposed units are higher i.e 7.4m in height to the eaves as opposed to 7.25m and 8.30m to the ridge. The application proposes a 3.0m high acoustic fence along the northern boundary to be sited between both end units. It is considered that the cumulative impact of the proposed units and acoustic fencing by reason of it their siting and scale in this location if allowed would have an overbearing impact on the adjacent occupiers. It is also considered that in the absence of an acoustic report it has not been demonstrated that there is a need for a fence of this height in this sensitive location.

5.7 As already discussed under paragraph 5.3 of this report in the absence of an acoustic report the Council is unable to fully assess the impact of the proposed development on the neighbouring occupiers especially as the applicant has applied for unrestricted hours of operation.

5.8 Sited along the western boundary of the application site is an existing two storey office unit. On the side elevation of that unit which would face onto the new development there are a number of windows at ground and first floor level some of which serve existing offices. The previous scheme that was approved was set back from the side elevation of the office by 12.0m. This proposed scheme will be sited closer at a distance of 6.50m, it is considered that the proposed unit by reason of its siting and overall scale in terms of length would have a much greater impact than the previously approved scheme.

5.9 **D. The character of the area or settlement is not adversely affected; and**

The site lies within an existing industrial estate, where the majority of buildings are either single or two storeys. Most of the buildings on site are of a utilitarian industrial appearance except for those units sited near the main entrance which are considered of a much higher standard. Whilst sited within an industrial complex the site however is on the edge of the industrial complex and is surrounded by residential properties along the northern and eastern boundary of the site. Views are readily available of the site from those properties sited along Oak Tree Avenue which is also the only road thorough this residential development. Views are also available from those properties sited along St Aldams Drive which back onto the site and from the car park adjacent no.36 St.Aldhams Drive. A tapered open grass verge separates the site from Oak Tree Avenue and is partially screened by open railings. Unit 6a is sited along this boundary and is highly visible.

5.10 The applicant's submitted design and access Statement states that:

The buildings that currently occupy the site lack distinctiveness and are dated in appearance, do not comply with modern standards and are economically and environmentally redundant. Further more the large expanse of open storage of open storage and parking area detract from the visual amenity of the area and to the amenity of nearby residents.

5.11 The Council agrees with the above statement and clearly recognises that there is an opportunity to enhance the existing situation given its sensitive location. This is clearly reinforced by PPS1 which states that "*Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of the area and the way its functions should not be accepted*". Policy D1 also goes on to say that "*development should respect and enhance the character, distinctiveness of and amenity of both the site and the locality*"

5.12 Whilst it is accepted that planning permission has been granted on this site on two occasions for similar styled units, Members are advised to consider that there has been material changes in policy since and greater emphasis on design i.e PPS1.

5.13 The application proposes two units, the longest of the two running along the eastern boundary of the site adjacent Oaktree Avenue at a length of 64.0m x

7.60m to the eaves and 8.50 to the ridge. It will be constructed predominantly of silver cladding panels and will be set back of the boundary by 3.0m. The application proposes fencing along the boundary with landscaping on the inside.

5.14 The building itself is considered to be industrial in its appearance with no regard for the surrounding residential properties. The rear elevation of the unit when viewed from the roadside would result in a blank elevation. It is considered that a building of this scale would clearly have a much greater impact than the existing situation and indeed the previous planning permission. The end elevations of both units along the northern boundary of the site and proposed 3.0m high acoustic fencing would also be highly visible for those neighbouring properties of St Aldams Drive that back onto the site.

5.15 It is therefore considered that the proposed units by reason of their scale, design, external appearance and siting along with the acoustic fencing if allowed would have a harmful impact on the visual amenities of this predominantly residential area.

5.16 **E. The maximum density compatible with the site's location, its accessibility and its surroundings is achieved; and**

It is considered that the site can accommodate a development of this scale, especially as planning permission has already been granted for a larger B8 use on the site i.e. 3631 square metres.

5.17 **F. In the case of travel intensive B1 (office) the location is well served by Public Transport?**

B1(C) has been applied for, but the future users of any part of the site may not necessarily be offices. Given that planning permission has been granted on this site in the past twice for B8 use, no objection is raised.

5.18 **Proposed B8 use**

Policy E3 states that proposals for large scale B8 storage and distribution will only be permitted within certain defined employment areas. The supporting text defines 'large scale' B8 uses as greater than 1000 square metres. In this instance it is considered that as the principle of a large scale B8 use has already been accepted on this site in the past, that the Council would be unable to raise an objection to this application.

5.19 **Landscape**

The Council's Landscape Officer has confirmed that there is no significant vegetation on the site. Concern has been raised by the landscape officer with regards future maintenance of the proposed landscaping which will be sandwiched between the proposed building and fencing. The Planning Officer is also of the opinion that it may be more suitable to plant the landscaping on the outside of the fence adjacent Oak Tree Avenue as this would provide soft screening. Concerns have also been raised with regards some of the proposed species. In the absence of revised landscaping plans an objection is raised.

5.20 **Design and Access Statement**

The Design and Access Statement submitted with the application is not considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.

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.

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

7. RECOMMENDATION

- 7.1 That planning permission be refused.

Background Papers PK08/0418F

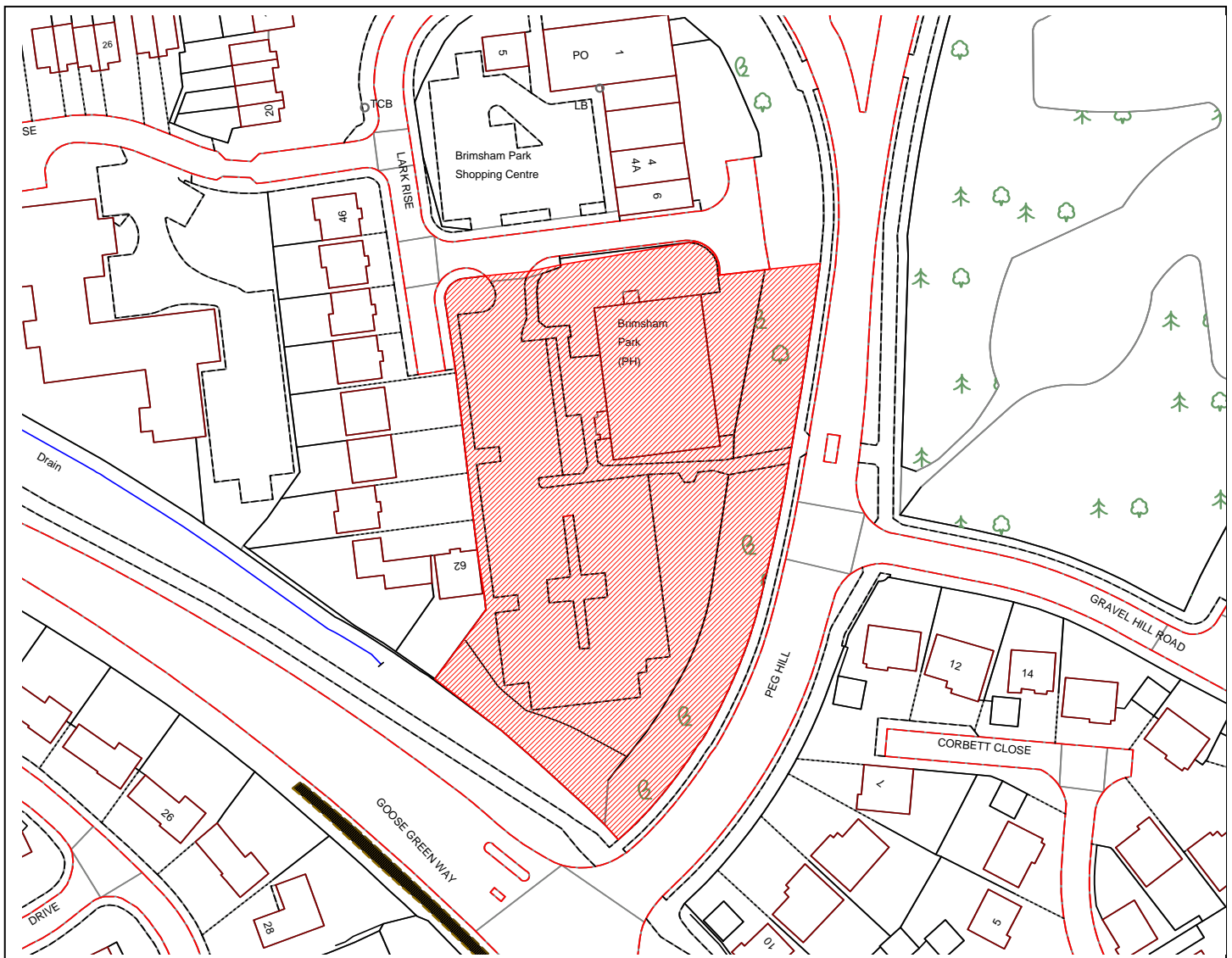
Contact Officer: Tracey Price
Tel. No. 01454 863424

REFUSAL REASONS

- 1 The proposed buildings by reasons of their scale, design, external appearance, materials, colour and siting and 3.0m high acoustic fencing would fail to respect and enhance the character of the both the site and surrounding residential area and if allowed would have a detrimental impact on the visual amenities of the area. The proposal is therefore considered contrary to the provisions of PPS1 and Policies D1 and E3 of the south Gloucestershire Local Plan.
- 2 In the absence of a noise acoustic report the Council is unable to assess the environmental effects of the proposed development in terms of noise and disturbance on nearby residential properties. The proposal is therefore considered contrary to Policies E3 and EP1 of the South Gloucestershire Local Plan.
- 3 The proposed buildings by reason of their scale and siting if allowed would have an overbearing impact on the adjacent occupiers of St. Aldams Drive and adjacent office. The proposal is therefore considered contrary to Policy E3 of the South Gloucestershire Local Plan.
- 4 In the absence of a noise acoustic report the applicant has not demonstrated that there is a need for a 3.0m high acoustic fence which if allowed would have an overbearing impact on the adjacent occupiers of St. Aldams Drive and would have detrimental impact on the visual amenities of the surrounding residential area. The proposal is therefore considered contrary to the provision of PPS1 and Policies D1 and E3 of the South Gloucestershire Local Plan.
- 5 In the absence of an acceptable landscaping scheme the proposal is considered contrary to Policy D1 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 14/08 – 4 APRIL 2008

App No.:	PK08/0539/ADV	Applicant:	Mr M Jarrett Mitchells & Butlers
Site:	Brewers Fayre, Brimsham Park, Lark Rise, Yate, South Gloucestershire, BS37 7PJ	Date Reg:	25th February 2008
Proposal:	Display of 2no. internally illuminated fascia signs, 1no. non-illuminated fascia sign, 1no. freestanding internally illuminated information sign and 3no. freestanding externally illuminated information signs.	Parish:	Yate Town Council
Map Ref:	71580 83652	Ward:	Yate North
Application Category:	Minor	Target Date:	15th April 2008



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100023410, 2008.

DC0901MW

INTRODUCTION

This planning application has been referred to the Council's Circulated Schedule procedure due to objections received from local residents regarding the proposed signs.

1. THE PROPOSAL

- 1.1 The application site relates to a public house located within the residential area of Yate, sited on the junction of Goose Green Way and Peg Hill.
- 1.2 This advert application seeks advertisement consent for the display and erection of:
- 2 internally illuminated fascia signs and 1 externally illuminated fascia sign on building (signs 01, 02 & 04)
 - 3 illuminated box frame free standing information signs (Signs 06 & 05)
 - 1 internally illuminated free standing sign (sign 03)

2. POLICY CONTEXT

2.1 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
L19 Display of Advertisements

3. RELEVANT PLANNING HISTORY

- 3.1 The following relevant planning applications relate to the application site:
- 3.2 P96/2929/A Display of illuminated adverts
Advert Approval march 1997
- 3.3 PK03/1352/ADV Display of adverts
Advert Approval Jan 2004
- 3.4 PK06/0748/ADV Display of 2 no. Externally illuminated freestanding display unit
Refusal April 2006
- 3.5 PK06/2961/F Erection of 2 no. Entrance gateposts and 1 no. New ember Beacon to existing Brewers Fayre Post. Installation of new external wall lighting on elevations.
Approve January 2007
- 3.6 Pk07/0193/ADV Display of 2 no. externally illuminated fascia signs, 1 no. Neon illuminated panel signs and 2 no. signs on beacon
With internally illuminated imitation fireplace to top section.
Approve March 2007.

4. CONSULTATION RESPONSES

(a) Statutory Consultees

4.1 Yate Town Council

No objection

(b)Other Representations

4.2 Local Residents

3 letters have been received from local residents raising the following objections regarding the proposed signage:

- Existing signs without permission
- Over advertising and traffic safety issues.
- light pollution

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L19 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for the display of illuminated signs subject there being no adverse impact on the amenities on the immediate surrounding area or on highway safety.

5.2 Visual Amenity

The application site relates to a pub that is sited adjacent a small-scale shopping centre, which are both sited within the residential area of Yate.

5.3 The proposed signs relating to the actual building have already been erected. It is considered that as they have replaced similar illuminated signage which has been granted advert consent in the past then no objection is raised subject to the imposition of a condition restricting hours of illumination.

5.4 Objections have been received from a number of local residents regarding the number of signs and illumination. It is considered that the proposed free standing signs, i.e. signs 03, 05 & 06 when considered cumulatively would by reason of their number and illumination represent an overprovision of signage and illumination on the site. This has a detrimental impact on the visual and residential amenities of this predominantly residential area. The Planning Officer has raised objections to similar advert applications in the past on the grounds of visual impact.

5.5 Transportation issues

There are no highway objections to the proposal.

5.6 Other issues

Sign 06 of Peghill is located on Council owned land. Had advertisement consent been granted for this sign, the applicant would still be required to gain a separate permission from the owners of the land i.e. property services.

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.

The recommendation to grant a split permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted)

January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 A split decision be issued.

Background Papers **PK00539/ADV**

Contact Officer: **Tracey Price**
Tel. No. **01454 863424**

CONDITIONS

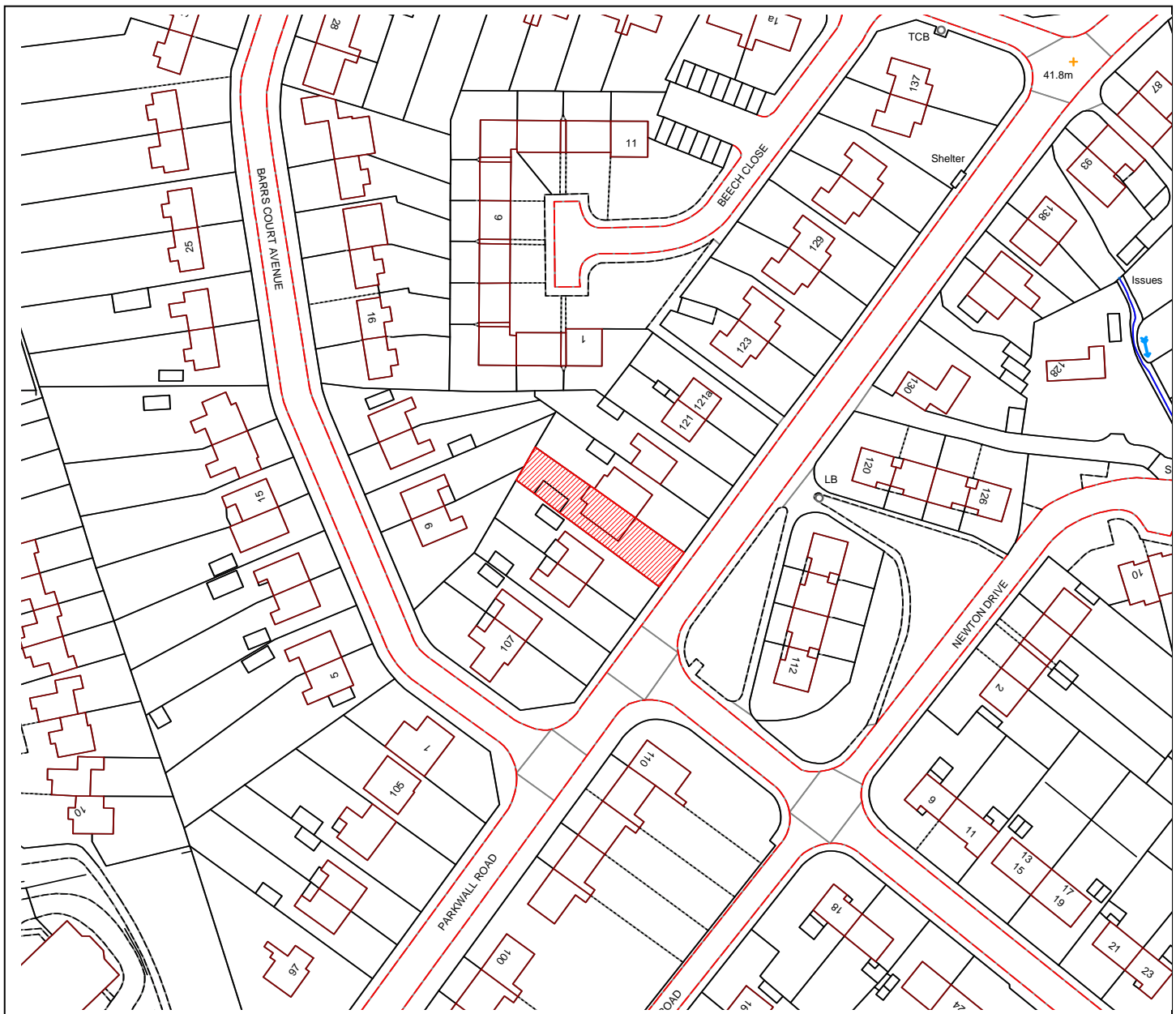
1. The hours of illumination regarding the signs hereby approved shall be restricted to 10.00hrs to 23.00hrs at all times.

Reason:

To protect the amenities of the occupiers of nearby dwelling houses and to accord with Policy L19 of the South Gloucestershire Local Plan.

CIRCULATED SCHEDULE NO. 14/08 – 4 MARCH 2008

App No.:	PK08/0602/F	Applicant:	Mr A Patel
Site:	115 Parkwall Road, Cadbury Heath, South Gloucestershire, BS30 8HA	Date Reg:	4th March 2008
Proposal:	Installation of 1no. rear and 1no. side dormer windows to facilitate loft conversion.	Parish:	Oldland Parish Council
Map Ref:	66262 72258	Ward:	Parkwall
Application Category:	Minor	Target Date:	22nd April 2008



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N.T.S

PK08/0602/F

INTRODUCTION

This application is placed on the Circulated Schedule to Members, in accordance with procedure given that an objection has been raised.

1. THE PROPOSAL

- 1.1 The applicant seeks consent for the erection of two dormer roof extensions a single storey side extension and replacement garage. Dormer windows are to be installed on the side and rear elevations. The proposal represents an amended scheme as following negotiations the structures have been reduced in size, incorporate pitched rather than flat roofs and the roof extension to the front has been removed (a velux light replaces this element).
- 1.2 The application site comprises a semi-detached property situated on the northern side of Parkwall Road.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS 1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1 Achieving Good Quality Design in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

South Gloucestershire Council Design Checklist (Adopted August 2007)

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

(a) Statutory Consultees

- 4.1 Oldland Parish Council
No response received

(b) Other Representations

- 4.2 Local Residents

One objection has been received. It should be noted that the objection was received prior to the receipt of the alterations to the design/number of the dormer roof extensions. The grounds of objection are as follows:

- The extensions appear as three large square boxes and are out of proportion with the original property
- The rear dormer will encroach upon privacy

- Concern that the building may be converted in multiple-occupancy

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allow for extensions to existing dwellings subject to criteria relating to scale and design, highways, and impact upon visual and residential amenity. Policy D1 supports this policy, seeking to achieve good quality design in new development having regard among other criteria to form, scale, height, detailing, colour and materials in respect of both the site and the wider locality.

5.2 Design / Visual Amenity

The proposed roof extensions, as amended, are considered in proportion with the original property being set within the roofscape and down from the ridge of the original roof. It was considered that the original proposal would have been detrimental to visual amenity and would not have respected the form of the building or the wider visual amenity of the locality and hence changes including the removal of the front roof extension were negotiated with the applicant.

Subject to a condition requiring the use of matching materials the proposed development is considered acceptable and in accord with Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted January 2006).

5.3 Residential Amenity

Concern has been raised that the proposed rear extension would result in loss of privacy to the adjoining occupier. Given the scale and position of the extension (with a window facing down the garden), however it is not considered that any impact from overlooking would be so significant such as would justify the refusal of the application. Given the scale and the location of the proposed development it is considered that there would not be any significant impact upon the amenity of the adjoining occupiers.

5.4 Other Issues

Concern has been raised that the development could result in the future conversion of the property to multiple-occupation. It should be noted however that this is not material to the consideration of this application and such a proposal would be considered according to the merits of the case at that time.

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.

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

7. RECOMMENDATION

Planning Permission be granted subject to the following conditions

Papers **PK08/0602/F**

Contact Officer: **David Stockdale**

Tel. No. **01454 864533**

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 and Country Planning Act 1990 (as amended).

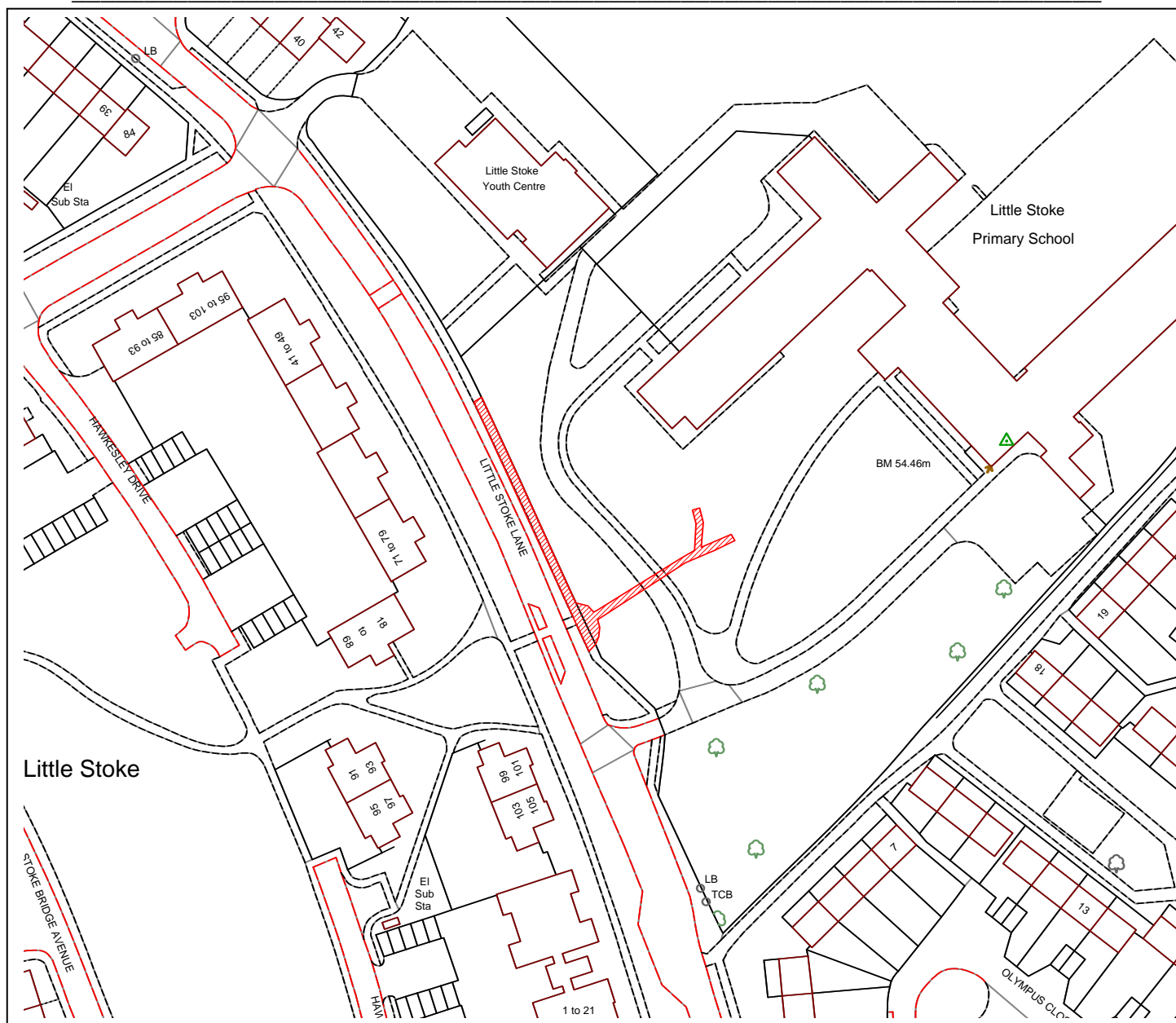
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason:

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 14/08 – 04 APRIL 2008

App No.:	PT08/0495/R3F	Applicant:	South Gloucestershire Council
Site:	Little Stoke Primary School, Little Stoke Lane, Little Stoke, South Gloucestershire, BS34 6HY	Date Reg:	20th February 2008
Proposal:	Construction of new pedestrian footpaths, dropped kerbs and repositioning of entrance gate.	Parish:	Stoke Gifford Parish Council
Map Ref:	61677 80828	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	11th April 2008



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100023410, 2008.

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This application appears on the Circulated Schedule as it has been submitted by the Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the construction of new pedestrian footpaths, dropped kerbs and repositioning of entrance gate.
- 1.2 The application site relates to a primary school within the existing urban area of Little Stoke. The site is accessed from Little Stoke Lane, where there are speeding restrictions in place. There is an existing pedestrian access onto the pavement adjacent to Little Stoke Lane, which is to be removed.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design
T12 Transportation Development Control Policy for New Development
LC4 Proposals for Educational and Community Facilities

2.3 Supplementary Planning Guidance

Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

No relevant history

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Object – on the grounds that the new exit point still creates a hazard for children on Little Stoke Lane.

Other Representations

4.2 Local Residents

No response

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC4 allows for the development, improvement or expansion of education facilities within existing urban areas provided that;

- The site is highly accessible on foot and bicycle; and
- The development would not unacceptably prejudice residential amenities; and
- It would not have unacceptable environmental or transportation effects; and
- It would not give rise to unacceptable levels of on street parking

5.2 Residential Amenity

It is considered that the proposed works would not adversely impact nearby residents. Due to the size of the proposal and appreciable distance to the nearest dwellings there would not be a negative impact on the enjoyment of neighbouring homes.

5.3 Transport Issues

Following consultation with the Council's Highways department it is considered that the introduction of pedestrian gates will improve accessibility to the school and reduce pedestrian / vehicular conflict. The proposed new entrance is already served by a footpath that leads into the school, and on the opposite side of Little Stoke Lane there is an existing network of footpaths.

5.4 Design Issues

The new entrance gate will be in keeping with the existing chain link face to the front of the primary school. Tarmac is to be laid behind the new entrance at the front of the school and have a 5 m radius. This area will be used by parents waiting for their children. Two other branches of tarmac will be laid to serve pedestrian access and it is considered that the proposed works are an acceptable addition to the school, its design and impact upon the street scene.

5.5 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document.

5.6 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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 decision to grant permission has been taken having regard to the policies

and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is GRANTED subject to the following conditions.

Background Papers **PT08/0495/R3F**

Contact Officer: **Will Collins**
Tel. No. **01454 863819**

CONDITIONS

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

Reason(s):

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

CIRCULATED SCHEDULE NO. 14/08 – 04 APRIL 2008

App No.: PT08/0628/F
Site: 114 Mortimer Road, Filton, South Gloucestershire, BS34 7LH
Proposal: Conversion of existing dwelling to form 2 no. one bedroomed flats with associated works.
Map Ref: 60941 78720
Application Category: Minor

Applicant: Mr R Wilshaw
Date Reg: 6th March 2008
Parish: Filton Town Council
Ward: Filton
Target Date: 24th April 2008



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N.T.S

PT08/0628/F

This application has been referred to the Circulated Schedule due to objections received from the Town Council and local residents.

1. THE PROPOSAL

- 1.1 This full application relates to the conversion of existing three bed dwelling to form two one bed self-contained flats including the erection of a single storey rear extension at 114 Mortimer Road, Filton. Both flats benefit from off-street parking spaces, one of which is located to the front of the property. The ground floor flat is accessed via a rear and side entrance with the first floor flat having a separate entrance to the front. The existing rear garage is allocated to the ground floor flat as well as the rear garden area. Secure cycle storage for both flats is provided within the garage and hallway for the ground and first floor flats respectively. Refuse/recycling storage is also provided for both flats.
- 1.2 The application site is an end-terraced property with hardstanding area to the front, providing one off-street parking space. A private access is also available to the rear via an unmade lane that serves the rear of the properties of Mortimer Road. The dwelling has been extended by a single storey rear extension. This is to be removed and replaced with a smaller rear extension measuring 2.8m in depth, 3.8m in width with a lean-to roof having a maximum height of 4m. The only other elevational changes are the insertion of a new entrance to the side and replacement windows and front door. The site lies within the urban area of Filton.

2. POLICY CONTEXT

- 2.1 National Guidance
- | | |
|-------|------------------------------------|
| PPS1 | Delivering Sustainable Development |
| PPS3 | Housing |
| PPG13 | Transport |
- 2.2 Development Plans
- Joint Replacement Structure Plan
- | | |
|-----------|-------------------------------------|
| Policy 1 | Sustainable Development Objectives |
| Policy 2 | Location of Development |
| Policy 34 | Re-use of Previously Developed Land |
| Policy 35 | Housing Density |
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006
- | | |
|-----|--|
| D1 | Achieving Good Quality Design in New Development |
| H4 | Development within Existing Residential Curtilages, Including Extensions and New Dwellings |
| H5 | Residential Conversions, House in Multiple Occupation and Re-use of Buildings for Residential Purposes |
| T7 | Cycle Parking |
| T8 | Parking Standards |
| T12 | Transportation Development Control Policy for New Development |
- 2.4 Supplementary Planning Guidance
- South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

3.1 None.

4. CONSULTATION RESPONSES

4.1 Filton Town Council

Object to the proposal on the grounds of a family home being converted into flats.

4.2 Sustainable Transport

No objection.

4.3 Local Residents

2 letters have been received objecting to the proposal on the following grounds:-

- a) increased on-street parking;
- b) rear access not maintained and rarely used;
- c) increase in traffic may cause increase risk of accidents to pedestrians.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the urban area of Filton. Advice contained within PPS3 encourages the conversion of housing into extra residential accommodation, regarding it as an important source of additional housing, particularly in town centres. This advice is reflected in the Adopted Joint Replacement Structure Plan where policies encourage a mixture of housing types in sustainable locations, especially dwellings for smaller households, subject to compatibility with local amenity and site characteristics. This policy stance is reflected in policy H5 of the adopted local plan. This policy allows for the conversion of existing residential properties into smaller units of self-contained accommodation provided the following criteria are complied with:-

A. the development would not prejudice the character of the surrounding area;

5.2 The only elevational change apart from the replacement windows, front door and new side entrance is the small single storey rear extension. This extension replaces an existing and rather unsightly extension which has a depth of 3.8m. The proposed extension has a smaller depth of 2.8m and in visual terms enhances this rear elevation. The other elevational changes also improve the overall appearance of the building. In terms of the subdivision of the property the proposal is also considered acceptable. The site is located within the urban area of Filton in a predominately residential area. In addition, the intensified use of the site is marginal as only one bedroom flats are provided and the existing property is three bed in nature. The development is therefore of a scale that will not impinge upon the character of the area. Off-street parking already exists to the front of the property and the site also provides rear parking within the existing double garage, and amenity space for the ground floor flat. The proposal therefore complies with this policy criterion.

B. it would not prejudice the amenities of nearby occupiers;

- 5.3 The proposed rear extension due to its limited size and single storey nature will not adversely affect the residential amenities of nearby occupiers in terms of loss of privacy/overshadowing/overbearing impact. Although the residential use will be intensified, the level of accommodation is not materially increased. The proposal therefore complies with this criterion.

C. it would identify an acceptable level of off-street parking;

- 5.4 The proposal provides adequate off-street parking spaces, 1 in the front garden area to serve the first floor flat and 1 to the rear for the ground floor flat in the garage. Cycle parking for both flats is also provided. No objections have been raised to the proposal from the Council's Transportation Engineer and the application therefore complies with this criterion. However, it is considered that it would be preferable to provide an additional space to the front of the site as the main access to both flats is to the front of the site. This will be a condition of any consent.

D. it would provide adequate amenity space.

- 5.5 The proposal provides rear garden to the ground floor flat only. This is to ensure that no loss of privacy will occur into the living areas of the ground floor flat. Although the first floor flat has no amenity space, the accommodation provides only 1 bedroom and not family housing. In addition, areas of public open space are available within the vicinity of the site. The proposal is therefore acceptable in this regard.
- 5.6 Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 is also relevant as it specifically relates to development within existing residential curtilages, including extensions and new dwellings. All the issues relating to this policy have already been addressed under policy H5 above and it is considered that the application is in full accordance with the development plan.

5.7 Design and Access Statement

The Design and Access Statement submitted with the application is considered to demonstrate that the applicant has adopted a design approach consistent with the Council's Design Checklist Supplementary Planning Document (Consultation Draft).

5.8 Section 106 Requirements

In relation to the issues raised by this planning application, consideration has been given to the need for a Section 106 Agreement. Circulars 11/95 and 05/2005 relate to the use of planning conditions and planning obligations under Section 106 of the Town and Country Planning Act (as amended). Circular 05/2005 particularly advises that if there is a choice between imposing a condition and entering into a planning obligation, the imposition of a condition is preferable. In this instance, planning conditions are the most appropriate, and a Section 106 Agreement is unnecessary.

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

7. RECOMMENDATION

- 7.1 Planning permission be granted.

Background Papers **PT08/0628/F**

Contact Officer: **Vivian Butt**
Tel. No. **01454 863427**

CONDITIONS

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

Reason(s):

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

2. Notwithstanding the details submitted on drawing D/02; an additional off-street parking space shall be provided in the front garden area of the property, the details of which shall be submitted to and approved in writing by the Local Planning Authority and the off-street parking facilities shall be provided before the flats are first occupied and thereafter retained for that purpose.

Reason(s):

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 T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason(s):

To ensure a satisfactory standard of external appearance and to accord with Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows shall be inserted at any time in the side (south) elevation of the single storey rear extension hereby permitted.

Reason(s):

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The hours of working on site during the period of construction shall be restricted to

08.00 to 18.00 hours Monday to Friday and 08.00 to 13.00 hours on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason(s):

To minimise disturbance to occupiers of neighbouring properties and to accord with Policy H5 of the South Gloucestershire Local Plan (Adopted) January 2006.