



**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. 40/10

Date to Members: 15/10/10

Member's Deadline: 21/10/10 (5pm)

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 **by email within five working days of the publication of the schedule (by 5pm)**. 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**

PLEASE NOTE: THE CIRCULATED SCHEDULE PROCESS IS ONLY OPEN TO THE ELECTED MEMBERS OF SOUTH GLOUCESTERSHIRE COUNCIL.

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Planning, Transportation and Strategic Environment know 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 the end of Thursday) (see cover page for the date).

To refer an application(s) members are asked to email MemberReferral@southglos.gov.uk providing details of

- Application reference and site location
- Indicate whether you have discussed the application(s) with the case officer and/or area planning manager
- Indicate whether you have discussed the application(s) with ward member(s) if the site is outside of your ward
- The reason(s) for the referral

The following types of applications may be determined by this Circulated Schedule procedure:

All applications and related submissions not determined either by the Development Control 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

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:

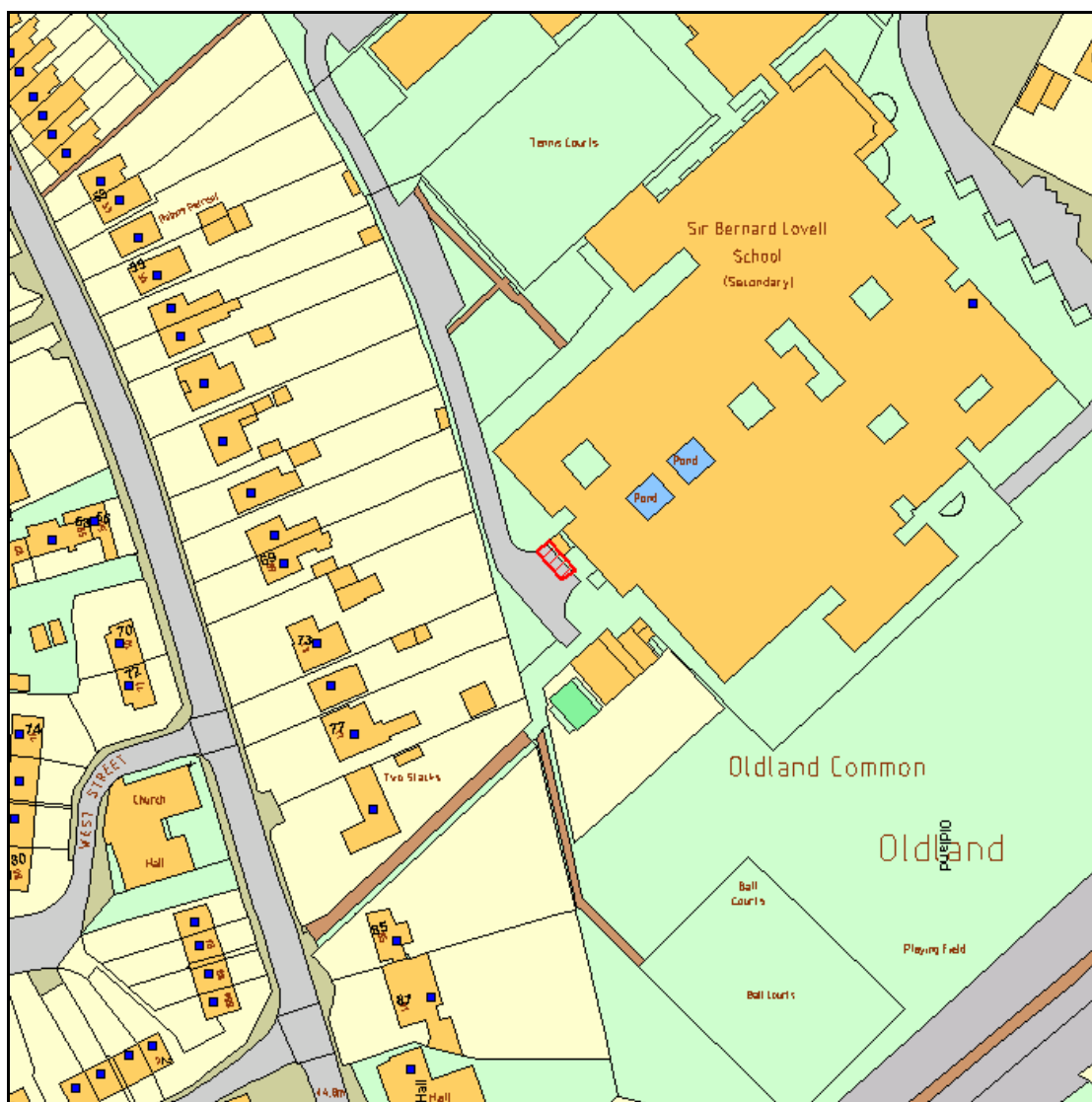
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Services Support Team. If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863518, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.
- 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.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE – 15 OCTOBER 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK10/0828/R3F	Deemed Consent	Sir Bernard Lovell School North Street Oldland Common South Gloucestershire BS30 8TS	Oldland	Bitton Parish Council
2	PK10/2089/EXT	Approve with Conditions	Hillside Cottage 4 Lower Street Dyrham Chippenham South Gloucestershire SN14 8EU	Boyd Valley	Dyrham And Hinton Parish Council
3	PK10/2281/F	Approve with Conditions	The Nails Horseshoe Lane Chipping Sodbury South Gloucestershire BS37 6ET	Chipping	Sodbury Parish Council
4	PK10/2299/F	Approve with Conditions	4 Cleeve Park Road Downend South Gloucestershire BS16 6DN	Downend	Downend And Bromley Heath Parish Council
5	PK10/2319/F	Approve with Conditions	6 Tower Road North Warmley South Gloucestershire BS30 8YE	Siston	Siston Parish Council
6	PT10/1235/RVC	Approve with Conditions	Land Adjacent A403 And Church Road Severn Beach South Gloucestershire	Severn	Pilning And Severn Beach Parish Council
7	PT10/1889/RVC	Approve with Conditions	Gilslake Farm Station Road Pilning South Gloucestershire BS35 4JT	Pilning And Severn Beach	Pilning And Severn Beach Parish Council

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PK10/0828/R3F	Applicant:	South Gloucestershire Council
Site:	Sir Bernard Lovell School North Street Oldland Common Bristol South Gloucestershire	Date Reg:	7th July 2010
Proposal:	Erection of containerised plant room (retrospective).	Parish:	Bitton Parish Council
Map Ref:	367334 171703	Ward:	Oldland Common
Application Category:	Minor	Target Date:	30th August 2010



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 100023410, 2008. **N.T.S.** **PK10/0828/R3F**

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the circulated schedule in accordance with correct procedure, as the applicant is South Gloucestershire Council itself and also due to the receipt of two letters of objection.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the construction of a new containerised plant room to the rear of Sir Bernard Lovell School. This is a retrospective application as the containerised plant room is already in place. The purpose of the plant room is to provide a replacement heating and hot water system for the school.
- 1.2 The site comprises a small parcel of land within the larger Sir Bernard Lovell School complex all owned by South Gloucestershire Council.

2. POLICY CONTEXT

2.1 National Guidance

- | | |
|-------|---|
| PPS1 | Delivering Sustainable Development |
| PPG17 | Planning for open space, sport and recreation |

2.2 Development Plans

South Gloucestershire Core Strategy – Pre-Submission Publication Draft
SC1 Design

South Gloucestershire Local Plan (Adopted) January 2006

- | | |
|-----|--|
| D1 | Design |
| L1 | Landscape Protection and Enhancement |
| LC4 | Proposals for Community and Education Facilities |
| EP1 | Environmental Pollution |

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK05/3624/R3F Erection of new sports hall and associated works. Construction of all weather football pitch and tennis courts with 16 No. floodlights and fencing. Construction of new car park to front of school, new mounds and associated landscaping.
Approved July 2008
- 3.2 PK04/2608/R3F Erection of single storey classroom block on South East elevation and enclosure of existing atrium.
Approved November 2004

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors expressed concern at the potential for noise from the plant and ask that an acoustic fence be required along the length of the rear of properties in West Street. The application does not specify the colour of the container – the white one shown is an example – and ask that any permission includes a condition that agreement on an appropriate colour (dark brown or green perhaps) is reached before it is installed.

Other Representations

4.2 Local Residents

One letter of objection has been received from a neighbouring resident. A summary of the points of concern raised is as follows:

1. Boundary distance from my property to school building is further eroded
2. The plant room will generate noise. The planning proposal makes no attempt to reduce noise levels.
3. The plant room may generate vibration. There is no mention of levels and how they would be managed.
4. The plant room will emit emissions. There is no mention of what these may be. It is likely that fumes may be blown into mine and adjacent properties.
5. The hours of operation will be unsociable in order to maximise use of lower cost fuel sources. The hours of operation are not mentioned in the application. I can therefore expect overnight use which is unacceptable.
6. The plant room is 3 metres high and its colour should be similar to the current school structure. The photograph in the application shows a white unit which is not in accord with the colour of the school structure and will therefore stand out and be an eyesore

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy LC4 of the South Gloucestershire Local Plan (Adopted) relates to the expansion of education and community facilities within the existing urban area. Policy D1 seeks to ensure that new design is appropriate and respects and enhances the site and the locality. Policy EP1 seeks to ensure that new development will not be supported where it would unacceptably harm the environment through noise, smells, dust, fumes or vibration.

5.2 Design

The proposed unit is contained to the rear of the existing building and is only visible from within the school grounds and from the neighbouring dwellings. The unit does not have any impact upon the street scene and character of the area. Notwithstanding the above, it is important to ensure that the unit does not detract from the aesthetic quality of the site and therefore a condition will be attached to ensure that the unit is painted a dark brown colour to match the brick work of the school. This will ensure that the unit integrates successfully with the surrounding built environment and demonstrates a suitable level of design.

5.3 Residential Amenity

The unit has external measurements of 8m long by 3m wide by 3m tall. Given that the container is located close to the school building and not immediately adjacent to the boundary with any residential properties, it will not impact on existing levels of amenity by way of overbearing or overshadowing.

5.4 It is noted however that concerns have been raised regarding the impact on existing levels of residential amenity through noise, vibration or fumes. Information submitted during the course of the application confirms that the plant room contains gas fired high efficiency boilers, which consequently means that emission levels are very low. The applicant has confirmed that the boiler will be to the new Part L of building regulations controlling CO2 levels and therefore emissions will be not perceivable. In light of this it is not considered that the proposal will have any impact on existing levels of residential amenity by means of odours or fumes.

5.5 Information submitted by the applicant has also confirmed that noise emitted by the plant room will be minimal – if at all audible from outside the plant room. However, no information or noise report has been submitted to justify this claim. In order to protect the amenity of the neighbouring residents, a condition will be attached to any consent granted to ensure that a noise report including details of the noise levels at the boundary of the site be submitted within one month of the date of the decision. The noise report shall include details of any mitigation measures required along the boundary of the site to protect the residential neighbours from noise disturbance. This report, along with details of any necessary mitigation measure will need to be submitted to the planning authority, approved if acceptable, and implemented within two months of the date of the decision. Subject to compliance with such a condition, neighbouring residential dwellings will not suffer adversely through noise disturbance.

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 plant room is small in scale and positioned at the rear of the existing school where it will have no detrimental impact on the street scene or character of the area. The container is set away from the boundary with neighbouring residential dwellings and so will not result in any issues of overbearing or overshadowing. The plant room and plant within it has been constructed to part L of building regulations and therefore no adverse odours or fumes will escape the building. Subject to the attachment of a condition to ensure the submission of a noise report and details of any necessary mitigation measure, the proposal will not have any unacceptable impact on existing levels of residential amenity by means of noise disturbance.

6.3 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

7.1 That the application be approved subject to the following conditions;

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

1. Within one month of the date of this decision notice a noise report including details of the noise levels at the boundary of the site with the nearest residential neighbours shall be submitted . The noise report shall include details of any mitigation measures required along the boundary of the site to protect the residential neighbours from noise disturbance if any disturbance is found. This report, along with details of any necessary mitigation measures shall be submitted to the planning authority, approved in writing, and fully implemented within two months of the date of the decision.

Reason

To ensure that existing levels of residential amenity are protected and in order to comply with the requirements of Policy EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

2. Within one month of the date of this decision notice, the exterior of the unit shall be painted dark brown colour to match the brick work of the school.

Reason

To ensure that the unit integrates successfully with the surrounding built environment and in the interests of the visual amenity of the area to accord with the requirements of Policy D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PK10/2089/EXT	Applicant:	Mr Les Redwood
Site:	Hillside Cottage 4 Lower Street Dyrham Chippenham South Gloucestershire	Date Reg:	7th September 2010
Proposal:	Erection of detached double garage with workshop and storage area (Consent to extend time limit implementation for PK07/2738/F)	Parish:	Dyrham And Hinton Parish Council
Map Ref:	373926 175627	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	29th October 2010



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the circulated schedule due to the receipt of a letter of objection from the Parish Council.

1. THE PROPOSAL

- 1.1 This application is seeking an extension on the time limit for application PK07/2738/F at 20 Hillside Cottage, 4 Lower Street, Dyrham. The original application was for the erection of a detached double garage with workshop and storage area. The original application was approved on 2nd November 2007 and the consent therefore lapses on 2nd November 2010.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG2 Green Belts
PPS5 Planning for the Historic Environment
- 2.2 Core Strategy (Pre-Submission Publication Draft)
CS1 High Quality Design
- 2.3 Development Plans
D1 Achieving Good Quality Design in New Development
L2 Cotswolds AONB
GB1 Green Belt
L12 Conservation areas
L15 Locally Listed Buildings
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Dyrham Conservation Area Statement
South Gloucestershire Design Checklist (Adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/2738/F Erection of detached double garage with workshop and storage area. (Resubmission of PK07/2006/F).
Approved November 2007
- 3.2 PK07/2006/F Erection of detached double garage with workshop and storage area.
Refused August 2007
- 3.3 PK05/1013/F Erection of single storey side extension to provide additional living accommodation.
Approved May 2005
- 3.4 PK04/0407/F Erection of single storey side extension to form utility room.
Approved March 2004

4. CONSULTATION RESPONSES

4.1 Dyrham and Hinton Parish Council

The Parish Council object to the application because their original objections have not been overcome.

In the interests of clarity, the Parish Councils objections to the 2007 application were as follows – *‘Object to the application on the grounds that the overall footprint of the building is too large a structure for the property and the conservation area.’*

Other Representations

4.2 Local Residents

None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development was accepted as a part of the previous application PK07/2738/F. Since the determination of the previous application the South Gloucestershire Core Strategy (Pre-Submission Publication Draft) has been issued. Policy SC1 of the draft Core Strategy mirrors and enhances upon guidance contained within Policy H4 of the South Gloucestershire Local Plan (Adopted).

5.2 Analysis of Proposal

Following a sit visit, your officer is satisfied that there have been no material changes in physical circumstance since the determination of the previous planning permission.

There have however been alterations and additions to the policy backing against which the application must be determined. The Core Strategy (Pre-Submission Publication Draft) has been issued and is a material consideration in determining planning applications. Policy SC1 of the Core Strategy (pre-submission publication draft) fully accords with Policy H4 of the South Gloucestershire Local Plan (Adopted). In addition to this, PPG15 has been replaced by PPS5. Again, the principles contained within PPS5 in so far as relating to this application reflect upon the guidance contained in the previous PPG15. It is considered that the application accords with the above policy guidance, as per application PK07/2738/F and that permission can be granted for an extension of time limit for the proposal, subject to the attachment of the same conditions.

Whilst it is acknowledged that the Parish Council have raised concerns regarding the overall size of the structure, the principle of development has already been approved and there is an extant permission for the extension. The applicants could commence erection of the building at any time (until 2nd November 2010) without the need to apply for further planning permission. The building approved in 2007 was considered to be acceptable in terms of its size,

scale and footprint and, its impact on the property and conservation area. There have been no material changes in circumstance or policy to alter the decision made in 2007.

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 There have been no physical changes in circumstance at the site since the approval of the previous application in 2007. Despite the additional policy consideration in the form of South Gloucestershire Core Strategy (pre-submission publication draft) and the publication of PPS5 in place of PPG15, the proposal is still considered to represent an appropriate standard of design that protects the existing levels of residential amenity afforded to neighbouring occupiers.
- 6.3 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

- 7.1 That the application be approved subject to the following conditions.

Contact Officer: Marie Bath
Tel. No. 01454 864769

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. Notwithstanding previously submitted details, prior to the commencement of development, the design and details including materials and finishes of the following shall be approved in writing by the Local Planning Authority;
 - a. eaves, ridges and verges
 - b. all new doors (including double garage doors)
 - c. All new windows (including cill and head details)The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5. The scheme shall be implemented strictly in accordance with the approved details.

Reason:

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPS5 and Policies D1, H4 and L12 of the South Gloucestershire Local Plan (Adopted). These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

3. Notwithstanding previously submitted details, prior to commencement of development a representative sample of new roofing tile shall be submitted and approved in writing by the local planning authority.

Reason:

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPS5 and Policies D1, H4 and L12 of the South Gloucestershire Local Plan (Adopted). These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

4. Notwithstanding previously submitted details, prior to commencement of development representative sample of the timber cladding shall be submitted and approved in writing by the local planning authority.

Reason:

To ensure that the development serves to preserve the character and appearance of the conservation area, in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at PPS5 and Policies D1, H4 and L12 of the South Gloucestershire Local Plan (Adopted). These are important details which need to be constructed in the traditional local manner to ensure that the development is compatible with its surroundings.

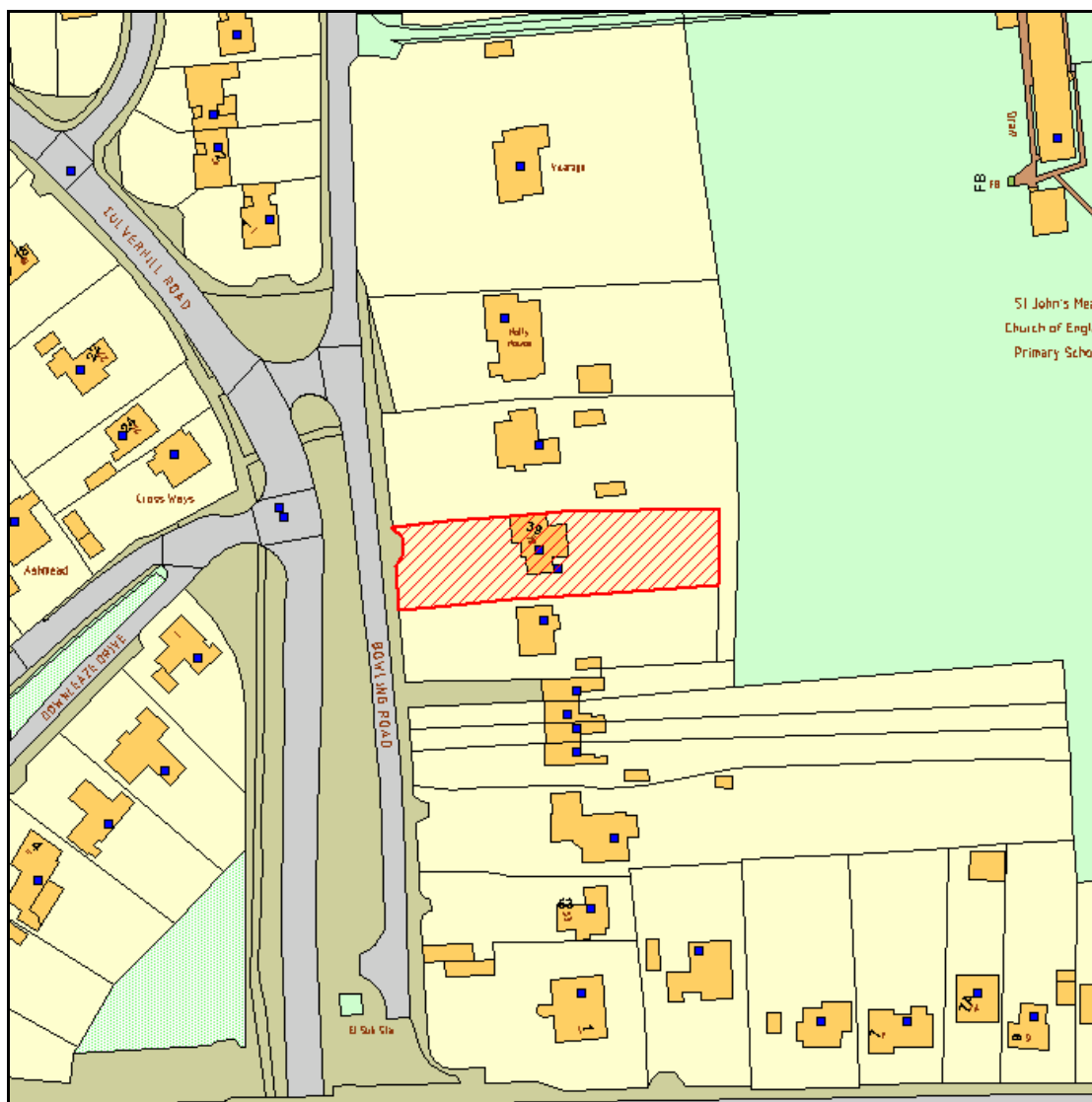
5. building hereby approved shall only be used for garaging of domestic vehicles, ancillary domestic storage and other purposes incidental to the enjoyment of the main dwelling and shall not be used for any commercial or business use.

Reason:

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PK10/2281/F	Applicant:	Mrs Wendy Langridge
Site:	The Nails Horseshoe Lane Chipping Sodbury Bristol South Gloucestershire	Date Reg:	1st September 2010
Proposal:	Erection of two storey and single storey rear extensions to form additional living accommodation.	Parish:	Sodbury Parish Council
Map Ref:	372616 181972	Ward:	Chipping Sodbury
Application Category:	Householder	Target Date:	22nd October 2010



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PK10/2281/F

REASON FOR REPORTING TO COMMITTEE/CIRCULATED SCHEDULE

This application has been forwarded to the Council's circulated schedule of applications as a representation has been received expressing views contrary to the Officer recommendation.

1. THE PROPOSAL

1.1 The application site is situated within Chipping Sodbury north of Chipping Sodbury School and the A432. The application site is bounded by residential development to the north and south with St John's Mead Primary School playing fields to the west and vehicular access onto Bowling Road/Horseshoe Lane to the east. The site comprises a 1970's two storey detached dwelling with single garage on the north side and surfaced driveway.

The application site is situated within the settlement boundary of Yate and Chipping Sodbury as defined in the adopted Local Plan.

1.2 The application proposes erection of two storey and single storey rear extensions to form additional living accommodation.

2. POLICY CONTEXT

2.1 National Guidance
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design

H4 Development within Existing Residential Curtilages

South Gloucestershire Core Strategy Pre Submission Publication Draft – March 2010

CS1 High Quality Design

2.3 Supplementary Planning Guidance/Documents
South Gloucestershire Design Checklist – August 2007

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Sodbury Town Council
No response received

4.2 Other Consultees [including internal consultees of the Council]
None

Other Representations

4.3 Local Residents

One letter received from the occupiers of Cotswold House raising the following concerns:

‘We are happy with the proposed extension in principle, but want to ensure that our kitchen will suffer no loss of sunlight as a result of the two storey extension and that our large silver birch tree will suffer no damage.’

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity.

The South Gloucestershire Core Strategy Pre-Submission Publication Draft was issued March 2010 and the consultation period expired on 06.08.2010. Whilst this document is a material consideration in the determination of planning applications, it can only be afforded very limited weight given the very early stage that the document has reached.

5.2 Design

Policy D1 of the Local Plan requires all new development to be well-designed. The dwelling is situated within a residential context with a mix of architectural styles and eras of development making up the street scene. The dwellings in the immediate area are situated within generous plots with clear gaps between them. The dwelling the subject of this application is a two storey detached dwelling constructed in the 1970's. The proposed extension located at the rear would be barely visible from public vantage points. The design and materials would be of good quality in keeping with the character of the existing dwelling and would respect the character distinctiveness and amenity of the surrounding area. As such it is considered that the design of the proposal accords with the criteria of Policy D1.

5.3 Residential Amenity

Ample rear amenity space to the property would be retained following the erection of the proposed extension. With regard to neighbouring properties, the proposed extension would be situated some distance (13m) from the adjacent dwelling to the north (Cotswold House) and 11m from the dwelling to the south (Christmas House). A large garage and drive is situated adjacent to the north boundary which would separate the proposal from Cotswold House and a 1.8m high closed boarded fence and hedge runs along the north boundary. A hedge runs along the south boundary. The distance of the proposal from the neighbouring dwellings and the boundary screening on the north and south boundaries would ensure there is no prejudice to the amenity of neighbouring occupiers in terms of loss of daylight/sunlight, shadowing or overbearing/bulky development. The extension proposes first floor windows facing to the rear only towards the school playing fields, other than a side bathroom window in the north elevation. Conditions are recommended to ensure the side window is

obscurely glazed and that no windows are inserted into the north or south elevations in the future. As such it is considered that the proposal would result in no significant loss of privacy to the adjacent occupiers subject to conditions.

5.4 Other issues

The proposal would be situated sufficient distance from the neighbour's Silver Birch tree and any other trees within the area for there to be no potential direct tree impact. The proposal would result in the creation of no additional bedrooms. As such the existing off street parking provision is considered to be 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 South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report. A summary of reasons for granting planning permission in accordance with article 22 of the town and country planning (general development procedure) order 1995 (as amended) is given below.

- a) Due to its position in relation to the adjacent dwellings, and existing boundary screening the proposed development is considered not to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) It has been assessed that the proposed extension has been designed to respect and maintain the massing, scale, proportions, materials and overall design and character of the street scene and surrounding area. The development therefore accords to Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.

7. RECOMMENDATION

7.1 Consent is GRANTED subject to the conditions and informatives as outlined in the attached decision notice:

Contact Officer: Sean Herbert
Tel. No. 01454 863056

CONDITIONS

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

Reason

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

2. The materials to be used in the construction of the external surfaces of the 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.

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the north (side) elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevations (north and south) of the extension hereby permitted.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PK10/2299/F	Applicant:	Mr D Bressington
Site:	4 Cleeve Park Road Downend Bristol South Gloucestershire BS16 6DN	Date Reg:	3rd September 2010
Proposal:	Erection of single storey rear extension to provide additional living accommodation	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364981 177071	Ward:	Downend
Application Category:	Householder	Target Date:	26th October 2010



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100023410, 2008.

N.T.S.

PK10/2299/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to an objection raised by Downend and Bromley Heath parish Council.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the erection of a single storey rear extension at 4 Cleeve Park Road, Downend. The proposed extension would measure 4.9 metres wide by 3.3 metres in depth and would have an overall height to ridge of 3.2 metres.
- 1.2 The property is an extended dormer bungalow and is located within a residential area of Downend.

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 in New Development
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
- South Gloucestershire Core Strategy, Pre-submission Publication Draft March 2010
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 P99/4922 Erection of front and rear dormer extensions
Approved December 1999
- 3.2 PK02/1041/F Erection of single storey rear extensions
Approved May 2002

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
Object to the proposal, it is considered that this further development would result in the over-development of the bungalow.

Other Representations

- 4.2 Local Residents
No response received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 advises that extensions should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design / Visual Amenity

The proposed conservatory would predominantly replace an existing rear conservatory, extending from an existing rear extension which measures 7.8 metres in depth. The proposal would measure 4.9 metres wide by 3.3 metres in depth, as such the resultant extension would have a maximum depth of 11.1 metres. Whilst the existing rear conservatory does not have planning permission, it has been in place for over seven years and as such is a material consideration in the determination of the current application.

Whilst it is accepted that the resultant proposal would have an unusually large depth, it is important to note that the proposal is predominantly replacing an existing structure, as such it is not considered that the proposed extension would substantially affect the overall appearance and character of the host property, over and above the existing situation. Furthermore given the location of the extension in combination with the boundary treatments in place, the proposal would not result in any demonstrable harm the character and appearance of the street scene as it would not be visible from the public realm.

Concern has been raised that the proposal would result in over-development of the site, it is acknowledged that the cumulative extensions at the property have resulted in a substantial rear extension, however there is sufficient garden space remaining, furthermore the proposed extension is only marginally larger than the existing rear conservatory it would be replacing. It is therefore considered that in this instance the design of the proposal is not of sufficient concern to warrant the refusal of the application.

5.3 Residential Amenity

The proposed extension would predominantly replace an existing rear conservatory. The proposed extension would be located over two metres away from the boundary with the neighbouring property, No. 52 Cleeve Hill. This neighbouring dwelling has an existing summer house/log cabin to the rear of their garden, as such it is considered that the proposed extension would have no impact on the residential amenity of this neighbouring dwelling.

The proposal would be located approximately 2.6 metres away from adjoining property, No. 6 Cleeve Park Road. The boundary between the properties is defined by a 1.8 metre high closed board fence. The proposal would cumulatively result in a rear extension measuring approximately 11.1 metres in depth, however, the existing extension measures approximately 10 metres in

depth, as such whilst it is accepted that the proposed extension would be located closer to No. 6 Cleeve Road, given the existing boundary treatments in place, it is not considered that the proposal would result in any significant impact on the neighbouring dwelling over and above the existing situation.

It is considered that there are no issues of inter-visibility or loss of privacy. Further, there are no concerns relating to loss of daylight/sunlight and sufficient garden space would remain to serve the property. Therefore the impact on residential amenity is subsequently deemed 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 proposed extension is of an acceptable standard in design given its the siting, in combination with the fact that the proposal is predominantly replacing an existing structure. Furthermore the extension would not harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. As such the proposal accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted) 2006.
- 6.3 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

- 7.1 That the application be approved subject to the following conditions

Contact Officer: Kirstie Banks
Tel. No. 01454 865207

CONDITIONS

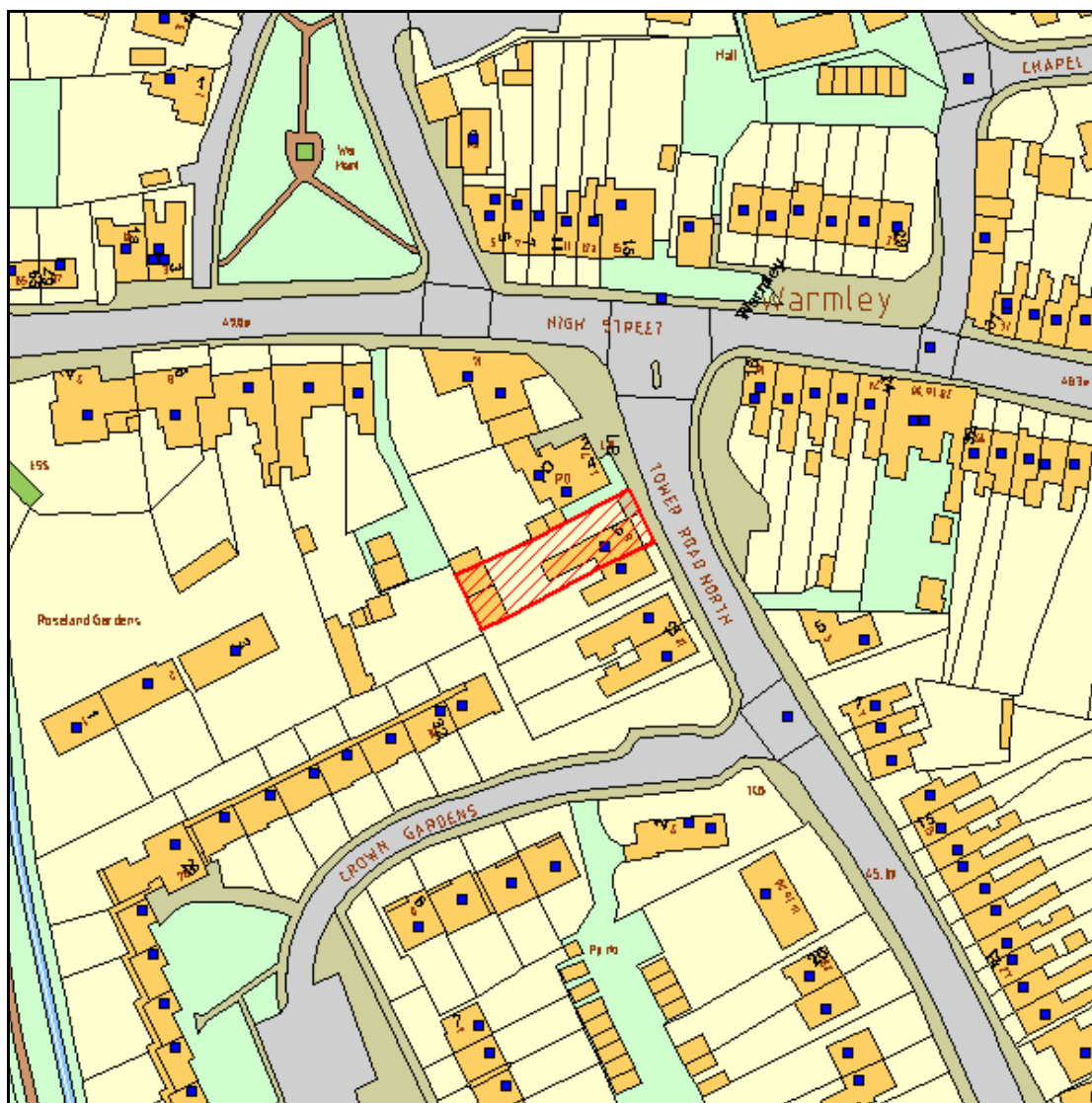
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PK10/2319/F	Applicant:	Mr D Latham
Site:	6 Tower Road North Warmley South Gloucestershire BS30 8YE	Date Reg:	7th September 2010
Proposal:	Conversion of existing dwelling to form 2 no. flats and conversion of workshop to form 1 no. detached bungalow with associated works	Parish:	Siston Parish Council
Map Ref:	366905 173526	Ward:	Siston
Application Category:	Minor	Target Date:	28th October 2010



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of three letters of objection from local residents.

1. THE PROPOSAL

- 1.1 The applicant is seeking full planning permission for the conversion of No. 6 Tower Road North into 2no. self contained flats. In addition, it is proposed to convert the existing outbuilding into 1no. detached bungalow. No extensions are proposed to facilitate the works, however an existing rear extension would be demolished.
- 1.2 The property is a two storey semi-detached dwelling and is located within a residential area of Warmley.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG3 Housing as revised June 9th 2010
PPG13 Transport
Ministerial Statement 9th June 2010
- 2.2 Development Plans
D1 Achieving Good Quality Design in New Development
H2 Proposals for Residential Development within the Existing Urban Area
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
H5 Residential Conversion
L17 & 18 Water Environment
EP1 Environmental Protection
T8 Parking Standards
T12 Development within the Existing Residential Curtilage

South Gloucestershire Core Strategy, Pre-submission Publication Draft March 2010
CS1 High Quality Design
CS17 Housing Diversity
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Siston Parish Council

No objection, subject to the awareness of existing traffic problems and congestion in the area. The face of the building should be natural stone to match the existing properties.

4.2 Sustainable Transport

No objections subject to the attachment of a condition to ensure the off street parking.

Other Representations

4.3 Local Residents

Three letters of objection have been received from local residents raising the following concerns, two letters are from the same resident.

- The area between the house and workshop is concrete not tarmac
- The historic coach house is an exaggeration as the property dates from 1890 as a coal merchant
- Where does the area of high demand assessment come from as there are vacant new properties in the vicinity
- Disagree with the statement that there is no intensification of the property. The proposal is likely to increase in a three fold increase in people.
- The proposal is irrelevant to the elimination of the existing unsatisfactory adhoc parking of vehicles.
- The proposed plan indicates the waste pipe to be located to the right of the workshop, if this is the case, this would be on the neighbours side of the wall where there is an existing greenhouse.
- The required water/gas/electricity/sewage services will require the digging up of concrete resulting in high noise and dust levels
- Proposed internal and external building works would lead to a high degree of noise
- What enforceable mitigation would be put in place to deal with the expected noise levels?
- Proposal is likely to result in an increased level of noise once occupied.
- Request condition to ensure noise reduction material is installed and adequate tests carried out.
- Concern regarding the length of time the building work will take.
- There have been past problems with soil pipe blockages, how will it cope with additional people.
- Request condition for the upgrade of the whole sewage system.
- Smell from the fires has been noticed in winter months
- Request condition requiring a survey of chimney and that all gaps are sealed.
- Please confirm that any services will be entirely within the confines of No.6 Tower Road North.
- Use of workshop as living space would effect privacy and will be massively exacerbated by the large amount of glass on the east wall.
- No present overlooking
- Request top half of all glass windows doors and panels on east elevation of the bungalow are frosted.

- Proposal will be detrimental to enjoyment and well being because the effect on their property.
- Should the application be supported request that, the tiles of the outbuilding should remain as clay double roman tiles, in keeping with other roofs in the area
- Rear rooflights should be obscure glass and non opening
- The rear wall of the outbuilding should be kept as bare stone and pointed using a lime mortar.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

PPS3 has been reissued on 9th June 2010 to reflect concerns regarding the redevelopment of neighbourhoods, loss of Green Space and the impact upon local character. The changes involve the exclusion of private residential gardens from the definition of previously land and the removal of the national indicative density target of 30 dwellings per hectare. The existing policies in the local plan, policies H2, H4, H5 and D1 already require that proposals are assessed for their impact upon the character of the area and that proposals make efficient use of land

Policies H4 and H5 of the South Gloucestershire Local Plan (Adopted) 2006 advise that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Design / Visual Amenity

The application property is located on the western side of Tower Road North and has an existing driveway access onto this road. No extensions are proposed to the main dwelling house or to the existing outbuilding, however a single storey rear protrusion would be demolished to facilitate room for parking and amenity space.

With regard to the alterations to the outbuilding, the proposal is considered to be of an appropriate standard in design and reflects the character of the main dwelling. The existing outbuilding is constructed of a combination of stone and brick and is partly rendered on the front elevation. The proposal would involve lowering the roof of the building and inserting two small bedroom windows and a large glazed section and entrance door on the front elevation. The roof would be finished with clay tiles to match the main property and four small roof lights would be inserted on the rear elevation. A 1.8 metre high boundary fence would be erected to the front of the outbuilding enclosing a small area of garden space. As noted by a local resident, the existing hard standing is concrete, the proposal seeks that hard standing area will be finished with tarmac, which is considered acceptable.

Whilst the parish council have stated that the face of the building should be natural stone to match the surrounding properties, given that the application property is finished in render in combination with the fact the existing front elevation of the outbuilding is brick and render, it is not considered reasonable to insist upon a natural stone finish. Furthermore given the location of the outbuilding, sited to the rear of the main dwelling, in combination with the proposed boundary treatments, it is not considered that the proposal would be highly visible from the public realm, as such it is not considered that the proposal would result in any demonstrable harm to the character and appearance of the surrounding area.

The only external alterations to the main property is the removal of an existing single storey rear protrusion and the enlargement of a ground floor side elevation window. The rear of the property at the site of the existing protrusion would be finished in render to match the main dwelling. Overall the proposal is considered acceptable in terms of design and visual amenity.

5.3 Residential Amenity

The rear of the property is bound on all sides by neighbouring residential properties and is enclosed and screened by a combination of stone walls and metal fencing. No extensions are proposed, furthermore, the height of the outbuilding would be lowered and an existing rear extension to the main house would be demolished, as such it is not considered that the proposal would result in any overbearing or overshadowing effect on the neighbouring properties.

No additional first floor windows are proposed in the main property, as such there would be no additional overlooking or loss of privacy to the neighbouring properties as a result of this aspect of the proposal. Given the layout of the proposed flats the side and rear elevation window of the first floor flat would directly overlook the garden space of the ground floor flat, whilst it is accepted that this is not an ideal situation, it is a situation that is commonly found in dense urban locations and as such it is not considered that this is of sufficient concern to warrant the refusal of the application.

The conversion of the outbuilding involves the insertion of three windows on the front elevation and four roof lights on the rear elevation. Concern has been raised from neighbouring residents that the proposal would result in a loss of privacy. The roof lights would be located over 3 metres above ground level, as such no overlooking could result from these windows and therefore it is not considered reasonable to insist that they are obscurely glazed and non opening. The front elevation windows would face the rear of No. 6 Tower Road North and the rear of the neighbouring properties, No. 4 and No.8. Whilst it is accepted that the proposal would result in more actively to the rear of No. 6, given the existing boundary treatments in place, in combination with the proposed fencing to the front of the bungalow and the fact that this dwelling would be over 18 metres away from the main rear elevations of the neighbouring properties, it is not considered that the proposal would result in any significant increase in loss of privacy and overlooking over and above the existing situation. The plans show that the proposed parking area would be adjacent to the boundary with the neighbouring dwelling, No. 8 Tower Road

North, it is important therefore to ensure that adequate boundary treatments remain along this boundary to ensure the neighbouring property is not adversely affected by the proposal, a condition will be attached to any permission to ensure full details of the boundary treatments are submitted and approved.

The plans show that adequate private and usable amenity space would be provided to serve the bungalow and the ground floor flat. Whilst no amenity space is provided for the first floor flat, given that this is a two bedroom flat, it is not considered that there would be any expectation that amenity space should be provided as this size property would be unlikely to attract families. Given that the area is a dense urban location, the lack of amenity space is considered acceptable in this instance. Furthermore the provision of bin storage to serve for all properties is provided both to the front of the bungalow and to the front of No.6. Therefore the impact on residential amenity is subsequently deemed acceptable

5.4 Parking and Highway Safety

The proposal would result in 3 separate residential units on site. There is an existing vehicular access to this site and this would remain unaltered. There is acceptable visibility from the existing site access onto the public highway. As part of the proposal, the applicant would create 3 car parking spaces on the site and these would be allocated; one space per each dwelling. This level of parking complies with the South Gloucestershire Council parking standards and as such it is considered acceptable. It is therefore considered that there are no highway objections to this proposal but it is recommended that a condition is imposed to ensure the provision of the off street parking spaces prior to the occupation of any of the proposed residential units.

5.5 Noise

It is not considered that the addition of an extra unit of accommodation would cause any significant increase in overall noise and disturbance albeit the alignment of rooms between those proposed and those in adjoining existing property will be different. The Building Regulations (Part E), would cover the issue of sound insulation between the new units themselves. As this issue is covered by the Building Regulations (ie other legislation), legal advice has indicated that it is not appropriate to impose a condition requiring insulation details. Concern has been raised regarding the noise and dust that will result from the proposed works. Whilst there would inevitably be some disturbance for neighbouring occupiers during the construction phase, this would be on a temporary basis only and could be adequately mitigated for by attaching an informative to limit the hours of construction.

5.6 Environmental and Drainage Issues.

Concern has been raised regarding the sewage system and the location of the waste pipe, a condition would be attached to ensure the submission of full details of the foul drainage system, furthermore the agent has confirmed that the waste pipe for the proposed bungalow would not be located on the neighbours side of the wall but within the grounds of the application site. However, for the avoidance of doubt, three informatives would be attached to the decision notice to ensure that the applicant / agent is aware that planning

permission does not grant rights to carry out works on land outside of the control of the applicant; consent must be sought from the owner of the land; and, that the Building Regulations must be complied with.

Concern has been raised regarding the smell of smoke from the chimney of the existing property, there is no reason to believe that the conversion would result in any increase in fumes experienced by the neighbouring property, furthermore the agent has confirmed that the fireplaces are blocked over.

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.

a) Due to the position of the proposed bungalow and resulting flats in relation to the adjacent dwellings, the proposal is not considered to give rise to a material loss of amenity to the adjacent occupiers. The development therefore accords to Policy H4, H5 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.

b) It has been assessed that the appearance of the proposal has been designed to respect and maintain the character of the street scene and surrounding area. The development therefore accords to Policy D1, H5 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Design Checklist SPD (adopted) 2007.

c) The proposal would incorporate an acceptable provision for off street parking and would result in an acceptable level of highway safety from the site in accordance with Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006

6.3 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

7.1 That the application be approved subject to the following conditions.

Contact Officer: Kirstie Banks
Tel. No. 01454 865207

CONDITIONS

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

Reason

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

2. Prior to the occupation of any part of the building, the off-street parking shall be provided in accordance with the submitted and the approved plans and the spaces shall be maintained satisfactory thereafter.

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

3. Prior to the commencement of development full details of all boundary treatments shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy H4 and H5 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Prior to the commencement of development, full details of the foul drainage system for the development hereby approved shall be submitted to the Local Planning Authority for approval in writing. Development shall be carried out in accordance with the approved details.

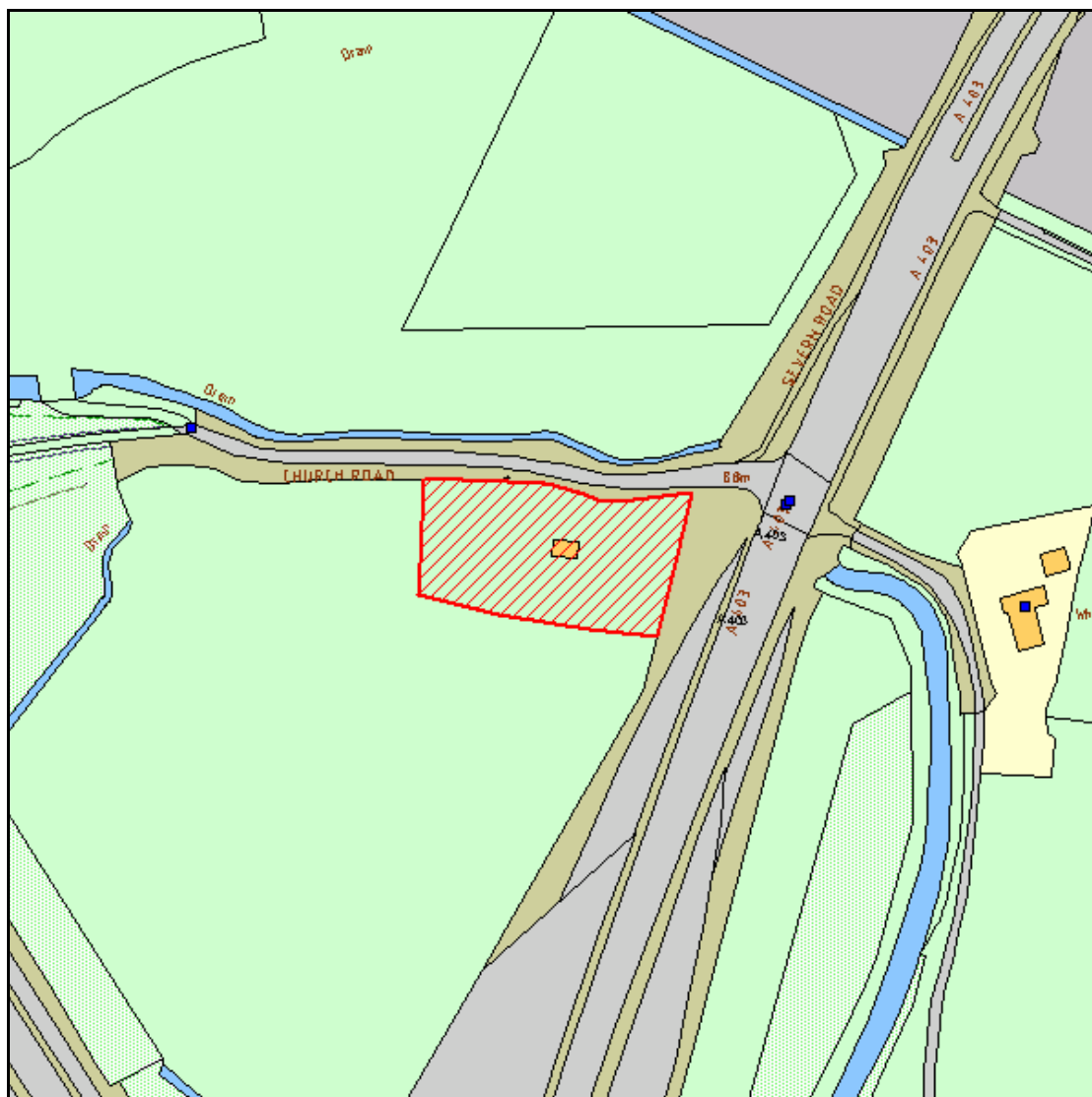
Reason

To ensure that a satisfactory means of foul disposal is provided, and to accord with policies EP1 of the South Gloucestershire Local Plan (Adopted) January 2006.

ITEM 6

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PT10/1235/RVC	Applicant:	Mr K Phelps
Site:	Land Adjacent A403 And Church Road Severn Beach Bristol South Gloucestershire	Date Reg:	8th June 2010
Proposal:	Variation of Condition 1 attached to planning permission PT09/0359/RVC to allow the site to be used for the storage of forestry products, machined timber including timber waste and processing.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	357390 189400	Ward:	Severn
Application Category:	Minor	Target Date:	28th October 2010



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100023410, 2008. **N.T.S.** **PT10/1235/RVC**

INTRODUCTION

This application appears on the Circulated Schedule following the receipt of an objection from Pilning Parish Council that is contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks consent to vary Condition 1 attached to planning permission PT09/0359/RVC to allow the site to be used for the processing of timber to provide wood chips. The existing permission gives consent the storage of forestry products and machined timber.
- 1.2 The application site relates to an existing storage yard situated adjacent to a main road A403. The site is situated outside of any settlement boundary and lies within the Environment Agency's Flood Zone 3a.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1: Delivering Sustainable Development
- PPS4: Planning for Sustainable Economic Growth
- PPG13: Transport
- PPS25: Development and Flood Risk

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design In New Development
- L1: Landscape Protection and Enhancement
- T12: Transportation Development Control Policy for New Development
- E6: Employment Development in the Countryside
- EP2: Flood Risk and Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT09/0359/RVC Variation of Condition A attached to planning permission PT06/1422/F to allow the land to be used for the storage of forestry products and machined timber including waste timber.
Approved 20.04.2009.
- 3.2 PT06/1422/F Change of use from agriculture to allow continued use of land for storage of forestry products and logs (Class B8) as defined in the Town and Country Planning (Use Classes) Order 2005.
Refused 20.10.2006 – allowed at appeal.

- 3.3 PT00/2685/F Change of use of land for open storage of forestry products and logs, (retrospective).
Refused 05.02.2003.

4. **CONSULTATION RESPONSES**

4.1 Pilning Parish Council

The Parish Council is opposed to this application, wishing to OBJECT on the following grounds: -

- This would constitute the setting up of a business operation on a Green Belt site.
- Access onto the site is via Church Road, now a pedestrian route, thus creating further hazard for users of this route – often small children and mothers with prams, as well as cyclists.
- A decision either way is not likely to influence the occupiers of this land who have shown steadfast and flagrant disregard for any decision made in the past. There are currently a number of lorry trailer units parked on this land, contrary to the requirements of previous site planning permissions. This lack of interest in complying with regulations has been drawn to the attention of the Enforcement Officer. The timescale for compliance with the need to remove the trailers is now several months past, yet they still sit there.

4.2 Sustainable Transportation

No transportation objection.

4.3 Environment Agency

The Environment Agency can agree to the discharge of condition 1 allowing processing of timber to provide wood chips, but wishes to make the following comments:

- As suggested in the submitted Flood Risk Assessment we would recommend that the site manager registers with our Flood Warning Direct service.
- The local watercourses are under the jurisdiction of the Lower Severnside Internal Drainage Board and as such they should be consulted to ensure they are satisfied with the proposals.

4.4 Local Residents

No objection.

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks to vary to vary Condition 1 attached to planning permission PT09/0359/RVC to allow the site to be used for the processing of timber to provide wood chips. The key issues to consider in this application are:

-

1. Is the principle of the development acceptable?
2. Would the proposed development adversely affect the character of the area?
3. Would the proposed development prejudice residential amenity?
4. Would the proposed development have unacceptable highway safety effects?
5. Would the proposed development be acceptable in flood risk terms?

5.2 Principle of Development

Policy E6 of the South Gloucestershire Local Plan sets a general presumption against the creation of new employment uses in locations outside of settlement boundaries. However there are two exceptions to this policy:

1. Conversion or re-use of existing rural buildings.
2. (On sites not in the Green Belt), extension or intensification of existing employment generating uses.

5.3 In view of this policy, it considered that the proposal to intensify the existing storage use to allow the processing of timber to provide wood chips to be carried out on the site would be acceptable in principle.

5.4 It is acknowledged that the Parish Council have objected to the principle of the development on the grounds that the site lies within Green Belt. Notwithstanding this, the site is actually situated beyond its boundary and therefore Green Belt policy does not apply to this application.

5.5 Character of the Area

The application site has an established timber storage use and is reasonably well screened and detached from the public realms. On this basis, it is considered that the proposal to allow the processing of timber on the site would not materially detract from the character and appearance of the application site. The proposed development would therefore accord to policy D1, L1, and E6 of the South Gloucestershire Local Plan.

5.6 Residential Amenity

The proposed site is reasonably detached from any residential occupiers. Notwithstanding this it is considered that the processing of timber which could potentially give rise to some noise disturbance to the wider area. On this basis, it is recommended that any machinery should only be operated between the hours of 0800-1700 Monday to Friday, and 0800-1200 Saturday, and no working on Sundays or Bank Holidays. The proposed development would therefore accord to policy E6 of the South Gloucestershire Local Plan.

5.7 Highway Safety

The variation of this condition would be likely to result in a significant increase in traffic generation, as acknowledged by the agent. Notwithstanding this the

Councils Transport Engineer is satisfied that the existing junction between Church Rd and the A403 has sufficient capacity. Furthermore visibility from Church Road along the A4013 falls within acceptable guidelines and there is no accident profile at this junction over recent years.

5.8 It is noted that at present vehicles can wait on the A4013 within the hatching before turning right into Church Lane and the applicant has suggest the provision of a right turn facility. Notwithstanding this, the Transport Engineer is satisfied that the amount of additional traffic generated would not automatically necessitate the provision of a right turn facility in this instance. Furthermore the

5.9 Therefore, in view of the above, it is considered that the proposed development would accord with policy T12 and E6 of the South Gloucestershire Local Plan.

5.10 Flood Risk

The application site is situated within the Environment Agency's Flood Zone 3a. The proposed employment use is considered to be a 'Less Vulnerable' use and therefore this type of use would be appropriate within a high-risk flood zone and there would not be a sequential preferable location. Furthermore the applicant has submitted a Flood Risk Assessment that Environment Agency has confirmed to be acceptable. On this basis the proposed development would accord with PPS25 and policy EP2 of the South Gloucestershire Local Plan.

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.

a) The proposal to process timber on the application site in addition to the existing storage use would represent an appropriate intensification of an existing employment use within the countryside. The principle of the proposed development would therefore accord to policy E6 of the South Gloucestershire Local Plan (adopted) January 2006.

b) The proposed development would not adversely affect the character of the area. The proposed development would therefore accord to policy D1, L1, and E6 of the South Gloucestershire Local Plan (adopted) January 2006.

c) The proposed development would not materially prejudice residential amenities of any nearby occupiers. The proposed development would therefore accord to policy E6 of the South Gloucestershire Local Plan (adopted) January 2006.

d) The proposed development would not give rise to unacceptable transportation effects. The proposed development would therefore accord to policy T12 and E6 of the South Gloucestershire Local Plan (adopted) January 2006.

6. The proposed development would represent a 'less vulnerable' use and there would not be a more sequential preferable location for the use. The proposed development would therefore accord to PPS25 and policy EP2 of the South Gloucestershire Local Plan (adopted) January 2006.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Planning permission to be **GRANTED** subject to the following condition(s): -

Contact Officer: Peter Rowe
Tel. No. 01454 863131

CONDITIONS

1. The site shall be used solely for the of storage of forestry products and processed timber, and for the processing of timber (Sui Generis).

Reason

To preserve the character of the surrounding landscape and to accord with policies D1, L1 and E6 of the South GLoucestershire Local Plan (Adopted) January 2006

2. No direct sales (public or trade) of the forestry or timber products shall take place at any time on or from this site.

Reason 1

To preserve the character of the surrounding landscape and to accord with policies D1, L1 and E6 of the South GLoucestershire Local Plan (Adopted) January 2006

Reason 2

In the interests of Highway Safety and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006

3. No forestry or timber products shall be stacked or deposited to a height exceeding 3 metres above ground level at any time.

Reason

To preserve the character of the surrounding landscape and to accord with policies D1, L1 and E6 of the South GLoucestershire Local Plan (Adopted) January 2006

4. No machinery shall be operated on the site outside of the hours 0800-1700 Monday to Friday, 0800-1200 Saturday, and no working shall take place on Sundays or Public Holidays.

Reason

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policy E6 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The turning area as shown on the Block Plan (dated 01 June 2010) shall be kept clear of stored or processed materials at all times.

Reason

In the interests of Highway Safety and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006

CIRCULATED SCHEDULE NO. 40/10 – 15 OCTOBER 2010

App No.:	PT10/1889/RVC	Applicant:	Mr And Mrs D Checker
Site:	Gilslake Farm Station Road Pilning Bristol South Gloucestershire	Date Reg:	3rd September 2010
Proposal:	Removal of Condition 4 attached to planning permission PT10/0195/F to allow finished floor levels to be set lower than 7.0 metres above Ordnance Datum (N).	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	356555 183861	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	27th October 2010



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 100023410, 2008. **N.T.S.** **PT10/1889/RVC**

INTRODUCTION

This application appears on the Circulated Schedule following the receipt of an objection from Pilning & Severn Parish Council that is contrary to the Case Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks consent to vary condition 4 attached to planning permission PT10/0195/F to allow finished floor levels to be set lower than 7.0 metres above Ordnance Datum (N).
- 1.2 The original planning permission gave permission for an agricultural workers dwelling that would front onto Station Road. The application site is situated outside of any defined settlement boundary, it is designated as Green Belt and is located within the Environment Agency's Flood Zone 3.

2. POLICY CONTEXT

2.1 National Guidance

- PPS1: Delivering Sustainable Development
PPS25: Development and Flood Risk

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

- D1: Achieving Good Quality Design in New Development
EP2: Flood Risk and Development

2.3 Emerging Development Plan

South Gloucestershire Core Strategy (Pre-Submission Draft) March 2010

- CS1: High Quality Design
CS5: Location of Development
CS9: Environmental Resources and Built Heritage
CS34: Rural Areas

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT09/0586/O Erection of agricultural workers dwelling (outline) with access and layout to be determined. All other matters reserved.
Approved
- 3.2 PT10/0195/F Erection of 1no. detached agricultural dwelling with new access and associated works.
Approved.

4. CONSULTATION RESPONSES

- 4.1 Pilning & Severn Beach Parish Council
Condition 4 was imposed for very good reason. Accordingly the Parish Council sees no good reason why approval should be given for the removal of condition 4.
- 4.3 Environment Agency
The Environment Agency can agree to the discharge of condition 4 relating to finished floor levels (FFL) providing the FFL goes no lower than 6.6mAOD.
- 4.4 Local Residents
No objection.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission to vary Condition 4 to allow finished floor levels to be set lower than 7.0 metres above Ordnance Datum (N). This request has been received following the commencement of development on site and the realisation by the applicant that the recommendation of their Flood Risk Assessment to ensure that the finished floor level were 7.0 metre above Ordnance Datum was indeed incorrect. This was because the required floor height would have forced an unnecessary increase to the height of the dwelling. The applicant is therefore requesting to reduce the finish floor level by 0.4m to overcome this error.
- 5.2 Notwithstanding the objection from the Parish Council, the Environment Agency (EA) has been consulted on this matter and they have confirmed that a finished floor level of 6.6m above Ordnance Datum would be acceptable. It is therefore considered that the proposed amended to Condition 4 would not increase vulnerability to flooding in this location and would accord to the principles of PPS25 and policy EP2 of the South Gloucestershire Local Plan.
- 5.3 Furthermore it is recommended that the conditions attached to the previous application (PT10/0195/F) be attached to the revised Decision Notice. However the conditions that have been discharged will be amended to ensure that the developed is implemented in accordance with the already approved details.

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.
- a) The proposed variation to condition 4 to allow finished floor levels to be set lower than 7.0 metres above Ordnance Datum would not increase vulnerability to flooding. The proposed development would therefore accord to PPS25 and policy EP2 of the South Gloucestershire Local Plan (adopted) January 2006.

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

7. RECOMMENDATION

7.1 Planning permission to be **GRANTED** subject to the following condition(s): -

Contact Officer: Peter Rowe
Tel. No. 01454 863131

CONDITIONS

1. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

The site is not in an area intended for development and the development has been permitted solely because it is required to accommodate a person working in agriculture or forestry, to accord with Policy H3 of the South Gloucestershire Local Plan (Adopted) January 2006 and PPS7 .

2. Following the first occupation of the dwelling hereby approved, the existing mobile home, situated immediately to the north west of the application site (shown on Drg. No. 271-04) shall not be occupied. Within three months from the date of first occupation the mobile home shall be removed from the site it is entirety and the land shall be returned to its former condition. The applicant shall inform the Local Planning Authority in writing within 2 weeks of the dwelling 's first occupation.

Reason

To ensure the removal of an unauthorised residential development within the countryside, Green Belt and Flood Zone 3a, and to accord to Policy H3, GB1, and EP2 of the South Gloucestershire Local Plan (adopted)

3. Finished floor levels should be set no lower than 6.6 metres above Ordnance Datum (N).

Reason

To protect the dwelling from flooding and to accord with PPS25 and policies EP2 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The scheme for the provision of surface water drainage works approved by the Local Planning Authority on the 8th July 2010 shall be completed in accordance with the details and timetable agreed.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal, and to accord with PPS25 and policy EP2 of the South Gloucestershire Local Plan (adopted) January 2006.

5. The scheme of flood proofing measures within the dwelling approved by the Local Planning Authority on the 8th July 2010 shall be carried out in accordance with approved details.

Reason

To protect the dwelling from flooding, and to accord with PPS25 and policies EP2 of the South Gloucestershire Local Plan (Adopted) January 2006..

6. The specific flood warning and evacuation plan approved by the Local Planning Authority on the 8th July 2010 shall be carried out in accordance with approved details.

Reason

To reduce the impact of flooding on the future occupiers of the proposed dwelling, and to accord with PPS25 and policy EP2 of the South Gloucestershire Local Plan (adopted) January 2006..

7. The scheme of landscaping, approved by the Local Planning Authority on the 8th July 2010 shall be carried out in accordance with approved details.

Reason

To protect the character and appearance of the area to accord with Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006..