



**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. 07/10

Date to Members: 19/02/10

Member's Deadline: 25/02/10 (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 **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.**

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 (eg, if the schedule is published on a Friday, comments have to be submitted by the end of Thursday) (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: 19/02/10

SCHEDULE NO. 07/10

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 5pm), 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

CIRCULATED SCHEDULE – 19 FEBRUARY 2010

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK09/6083/CA	Approve with Conditions	Land And Garages Lower Street Dyrham Chippenham South Gloucestershire SN14 8EU	Boyd Valley	Dyrham And Hinton Parish Council
2	PK10/0002/F	Approve with Conditions	3 Queensholm Drive Downend Bristol South Gloucestershire BS16 6LB	Downend	Downend And Bromley Heath Parish Council
3	PK10/0026/F	Approve with Conditions	99 And 101 High Street Hanham Bristol South Gloucestershire BS15 3QG	Hanham	Hanham Parish Council
4	PT09/5336/RM	Approve with Conditions	Walls Court Farm Long Down Avenue Stoke Gifford Bristol South Gloucestershire BS34 8QZ	Frenchay And Stoke Park	Stoke Gifford Parish Council
5	PT09/6099/F	Approve with Conditions	Land At Upper Huntingford Farm Charfield Wotton Under Edge South Gloucestershire GL12 8EY	Charfield	Charfield Parish Council
6	PT10/0018/F	Approve with Conditions	64 Cooks Close Bradley Stoke Bristol South Gloucestershire BS32 0BA	Bradley Stoke North	Bradley Stoke Town Council
7	PT10/0025/TRE	Approve with Conditions	Thornbury Hospital Gloucester Road Thornbury Bristol South Gloucestershire BS35 1DN	Thornbury North	Thornbury Town Council
8	PT10/0027/F	Approve with Conditions	15 Hazel Crescent Thornbury Bristol South Gloucestershire	Thornbury North	Thornbury Town Council

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PK09/6083/CA	Applicant:	Savills
Site:	Land and Garages Lower Street Dyrham Chippenham South Gloucestershire	Date Reg:	4th January 2010
Proposal:	Demolition of existing garages.	Parish:	Dyrham And Hinton Parish Council
Map Ref:	373912 175627	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	25th February 2010



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100023410, 2008.

N.T.S.

PK09/6083/CA

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of 3 letters of objection from local residents.

1. THE PROPOSAL

- 1.1 This application is seeking Conservation Area Consent for the demolition of a block of 7 garages which are located within the Dyrham Conservation Area. The application relates only to the demolition of the garages. Whilst it is proposed to erect a pair of semi-detached dwellings and associated works on the site, this aspect of the scheme is covered under the associated full application PK09/6082/F.
- 1.2 The application site is located within the settlement boundary of Dyrham, it is also within Dyrham Conservation Area, within the Bristol Bath Green Belt and within the Cotswolds Area of Outstanding Natural Beauty.

2. POLICY CONTEXT

- 2.1 National Guidance
Planning (Listed Building and Conservation Areas) Act 1990
PPG15 Planning and the Historic Environment
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design in New Development
L12 Conservation Areas

3. RELEVANT PLANNING HISTORY

- 3.1 PK09/6082/F Demolition of existing garages to facilitate the erection of 2no. dwellings and associated access, garaging and private amenity space.
Pending decision February 2010

4. CONSULTATION RESPONSES

Dyrham and Hinton Parish Council

No response received

Other Representations

- 4.2 Local Residents
Three letters of objection from local residents have been received, the following concerns raised are mostly in relation to the associated application for the construction of 2no. dwellings, reference PK09/6082/F, rather than the demolition of the garages in isolation.
- Proposed houses and garage arrangement not in keeping.
 - Concerns about traffic
 - Concerns about further development of the site

- Strongly oppose siting of rear garages
- Not enough off street parking proposed
- Loss of parking space for visitors to village

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The demolition of a building or buildings is not regarded as development for the purposes of The Town and Country Planning Act. As such, planning permission is not required for the demolition of a building or buildings. However, it is necessary to gain Conservation Area consent for the demolition of buildings within a designated conservation area. The subject buildings are located in the Dyrham Conservation Area hence the requirement for this application.

Policy L12 of the South Gloucestershire Local Plan (Adopted) 6th January 2006 states that, demolition of buildings or structures, which make a contribution to the character or appearance of a Conservation Area, will not be permitted unless certain criteria can be met. Furthermore, the Policy also states that, the Council will seek to secure the removal of unsightly and inappropriate features that detract from the character or appearance of the Conservation Area.

The purpose of an application for Conservation Area Consent is to assess the merit and value of the subject buildings in terms of their contribution to a conservation area in terms of its visual character and historical context. These issues must be assessed upon their own merits independently of any application for the redevelopment of the site.

5.2 Impact on the Conservation Area

Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 is intended to protect the character and visual amenity of conservation areas from development that would be harmful in that regard. The policy states that the demolition of buildings or structures which make a contribution to the character or appearance a conservation area will not be permitted without good reason. The issue for discussion is whether the buildings to be demolished make a contribution to the character of the conservation area.

The garages on Lower Street, Dyrham comprise a modern, stone and render, flat roof building with up and over doors on 3 sides. The building is situated in a sensitive and historic location within the conservation area characterised by two storey dwellings aligned parallel with the road and set back behind small gardens, low stone walls and grass verges. Buildings are predominantly two storeys, of natural rubble construction with clay tile roofs, ridge stacks and small casement windows.

The block of garages does not make a positive contribution to the character or appearance of the conservation area and there would be no objection raised to its demolition. The application is linked to the proposed redevelopment of the site for two semi-detached dwellings. In order to avoid having a partially developed site and a potential eyesore in a sensitive part of the conservation area, a condition would be attached to the permission to ensure that once

demolition has begun all materials and waste must be removed from the site within 12 months.

5.3 Other Issues

It has been confirmed that the existing garages are not allocated to any of the existing properties, furthermore the existing garages are substandard in size, and mostly used for ancillary domestic storage rather than the garaging of vehicles. It should be noted that the hard-standing that surrounds the garages is retained by the applicant and is solely available to the garage occupiers for access to their units, as such, no third party has a right to park there. Consequently, the Councils Transportation Officer considers that the removal of the existing garages would not adversely impact on the parking arrangement for visitors to the village or the neighbouring properties.

5.4 Section 106 Requirements

Not applicable

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 block of garages do not make a positive contribution to the character or appearance of the conservation area and as such the proposed demolition is in accordance with Policies D1 and L12 of the South Gloucestershire Local Plan.

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 Conservation Area Consent be granted 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).

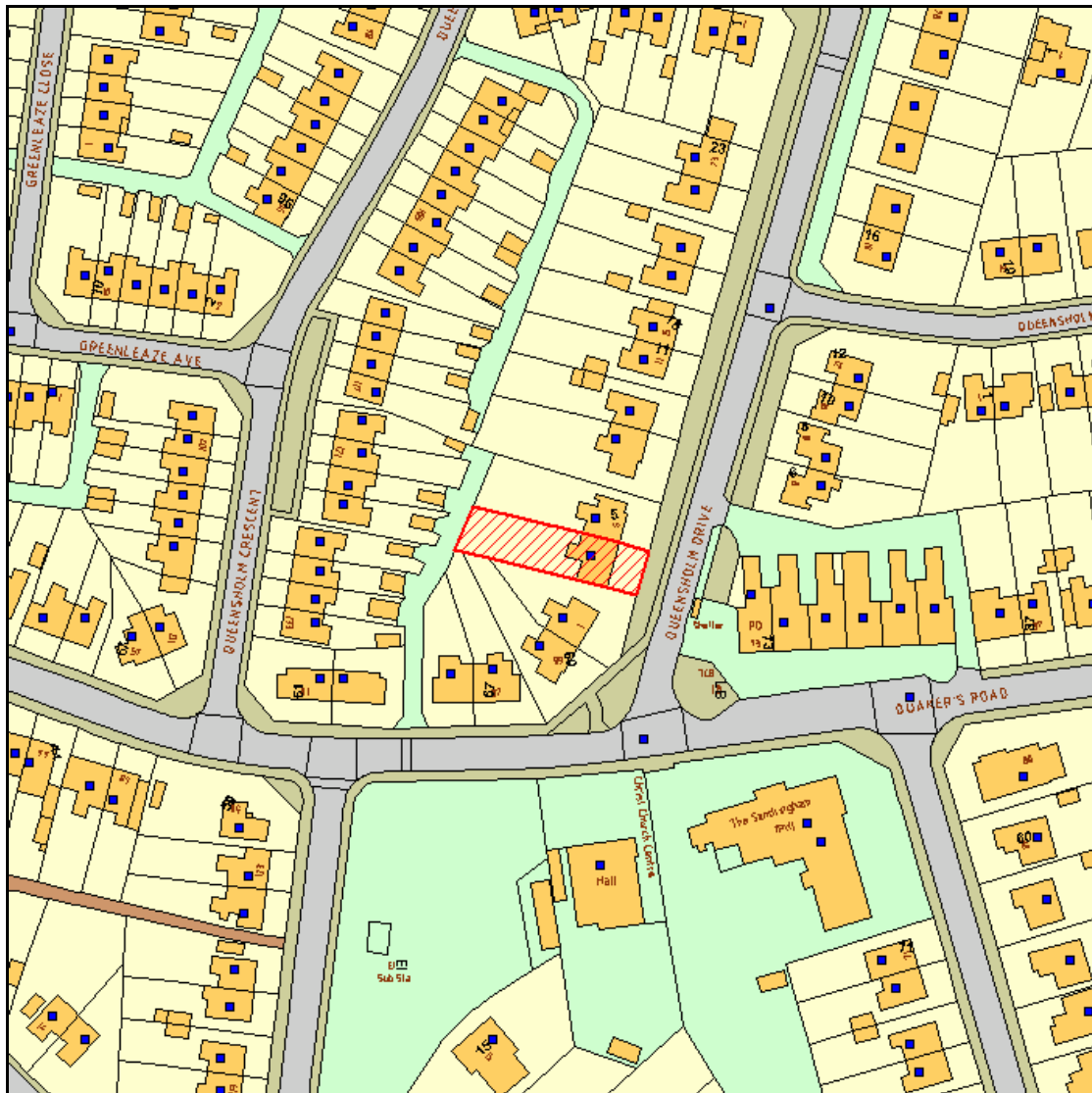
2. All materials and waste shall be removed from the site within 12 months of the demolition of the garages hereby permitted, unless the Local Planning Authority gives written consent to any variation.

Reason

In order to protect the character and appearance of the Dyrham Conservation Area in accordance with Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006, national guidance in PPG15 and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PK10/0002/F	Applicant:	Mr and Mrs A Webber
Site:	3 Queensholm Drive Downend South Gloucestershire BS16 6LB	Date Reg:	5th January 2010
Proposal:	Erection of single storey rear extension to provide additional living accommodation. Construction of vehicular access.	Parish:	Downend and Bromley Heath Parish Council
Map Ref:	365110 177972	Ward:	Downend
Application Category:	Householder	Target Date:	25th February 2010



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PK10/0002/F

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the erection of a single storey rear extension to form additional living accommodation at No. 3 Queensholm Drive, Downend. The proposal also includes the creation of vehicular access at the rear of the property. The proposed extension would measure 3.7 metres wide by 4 metres deep and 4.8 metres to its ridge (3.8 metres to its eaves).
- 1.2 The property is a two-storey semi-detached dwelling 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 Design
H4 House Extensions
- 2.3 Supplementary Planning Guidance
Design Checklist

3. RELEVANT PLANNING HISTORY

- 3.1 None.

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection but noted neighbour's comments in relating to the rear access issues.
- 4.2 Sustainable Transport
No objection.

Other Representations

- 4.3 Local Residents
Three letters of objections have been received and the local residents raised the following issues:

- No rear access will be given by the local resident (123 Queensholm Crescent) and the rest of the house owners, particularly No. 125, 131 and 133, that own the lane for any of the works involved.
- The neighbour's (No. 1 Queensholm Drive) boundary wall runs the entire length of the proposed extension. The local resident questions the accuracy of the proposal, and is concerned that the boundary wall will need to be demolished.
- No provision is made for foundation structures

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 allows for extension to existing dwellings, subject there being no adverse impact on existing visual and residential amenities.

5.2 Design / Visual Amenity

The single storey extension is proposed at the rear of the property. It would have a mono-pitched roof and the roof pitch would be very similar to the existing dwelling. The materials of the extension would match to those of the host dwelling and this would further aid the integration successfully. It is considered that the proposed single storey rear extension would be in keeping with the character of the existing dwelling.

5.3 Residential Amenity

The proposed extension is located at the rear of the existing garage / utility room. It would not project beyond the existing single storey addition, neither the side elevation of the existing garage. In addition, no new window is proposed on either side elevations of the proposed extension,

Although the proposed extension would be adjacent to the neighbour's extension, No. 1 Queensholm Drive, the neighbour's extension is single storey structure and has a number of windows on the side and rear elevation. It is therefore considered that the proposal would not cause significant overbearing impact or overlooking issues upon this neighbouring property.

The agent submitted an additional drawing to demonstrate that the proposed extension would not encroach upon the neighbour's boundary wall. Nevertheless, it would be applicant's responsibility to obtain prior written consent from the adjoining owners under the Party Wall Act if the new extension (including the foundation structures) would affect the neighbouring property.

5.4 Highway Issues

It is proposed to construct a vehicular access and to provide two off-street parking spaces at the rear of the property. The Council Highway Officer accessed the proposal and raised no objection to the proposal.

Local residents expressed that no rear access will be given to the applicant to carry out any works of the development. As this would be a private civil matter between the applicant and local residents (lane owners), this would not be material planning consideration.

5.5 Design and Access Statement

This is a householder planning application, therefore the Design and Access Statement is not required.

5.6 Use of Energy and Sustainability

Given the nature of the development, this is not required above the building regulations.

5.7 Improvements Achieved to the Scheme

None.

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 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 planning permission be granted subject to the following conditions:

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

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).

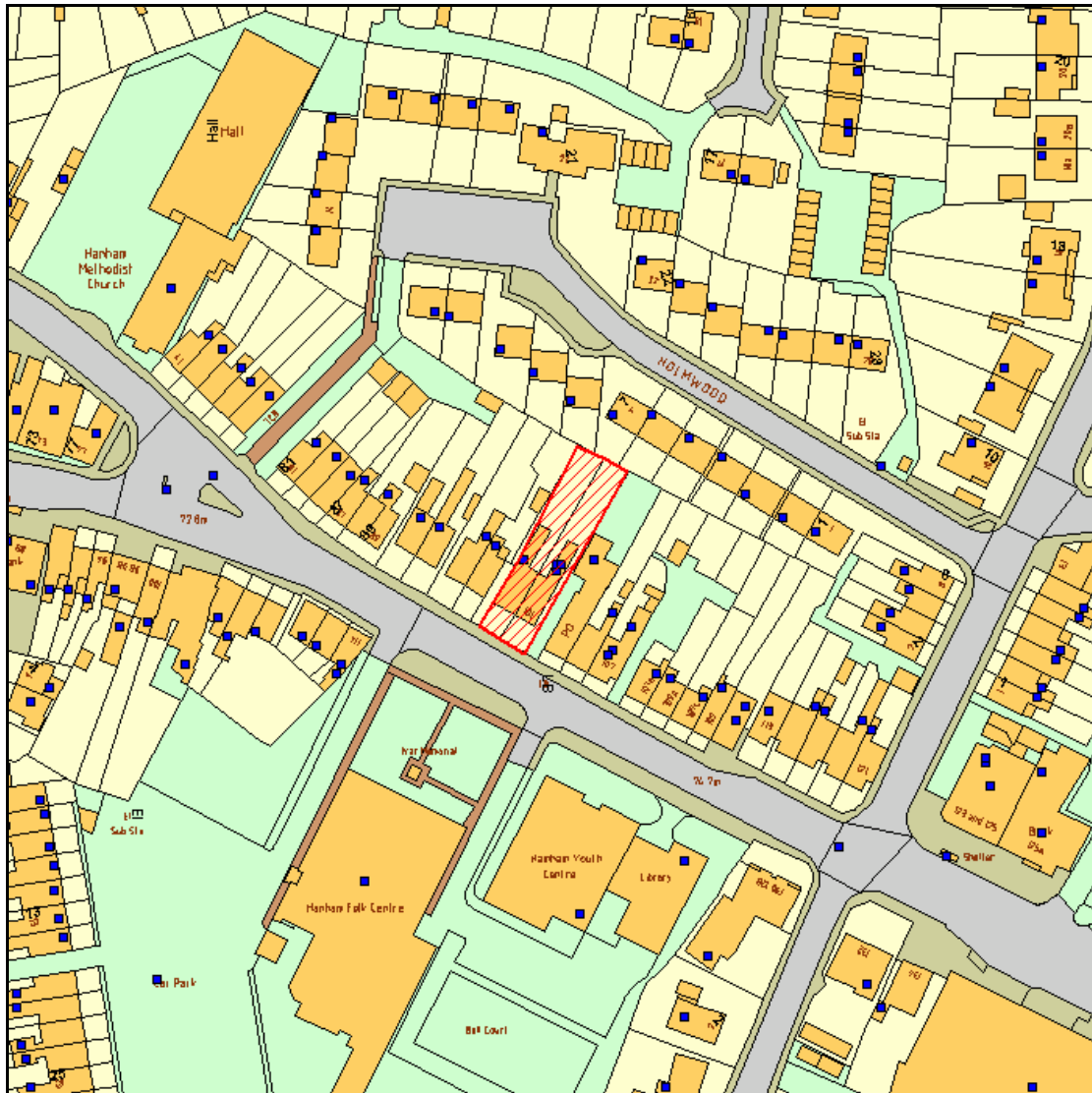
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 and H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PK10/0026/F	Applicant:	Mr Kimber
Site:	99 And 101 High Street Hanham Bristol South Gloucestershire BS15 3QG	Date Reg:	14th January 2010
Proposal:	Erection of two storey rear extension.	Parish:	Hanham Parish Council
Map Ref:	364363 172302	Ward:	Hanham
Application Category:	Minor	Target Date:	9th March 2010



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PK10/0026/F

INTRODUCTION

This application has been referred to the Circulated Schedule due to the receipt of a local resident's concerns.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a two-storey extension at the rear of No. 99 and 101 High Street, Hanham. The proposed extension would measure 3.9 metres wide by 7.6 metres long and 6.6 metres high to its ridge. Planning permission was recently granted for the change of use from residential to office use in October 2009.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG4 Industrial, Commercial Development and Small Firms
PPG13 Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Design
T8 Parking Standards
T12 Transportation for New Development
E3 Employment Development within the Urban Area

3. RELEVANT PLANNING HISTORY

- 3.1 PK02/2604/F Conversion of 1 no. dwelling to 5 no. self-contained units of accommodation to be used as sheltered housing with associated wardens accommodation. (Retrospective) Approved 28.10.02
- 3.2 PK07/3530/F Conversion of storeroom to form 1 no. bedsit. Approved 09.05.08
- 3.3 PK09/5227/F Change of use from residential (Class C3) to Office use (Class B1). Approved 30.10.09

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
No objection.
- 4.2 Sustainable transport
No objection.

Other Representations

4.3 **Local Residents**

One letter has been received and the local resident is concerned about the increased vehicular and pedestrian traffic as a direct result of merging No. 99 and 101 into one office.

The use of the shared driveway is set out in the legal deeds of both properties. However, this has not always been adhered to and the shared access is barred by parked vehicles.

The proposal will increase the office size and the existing parking problems will therefore also increase, particularly during the building work.

5. ANALYSIS OF PROPOSAL

5.1 **Principle of Development**

The application site is situated within the existing urban area as defined in the adopted Local Plan, therefore the principle of development is accepted subject to the development meeting the requirements of the other relevant policies of the Local Plan. Policy E3 of the South Gloucestershire Local Plan is supportive in principle of proposals for employment development within urban areas subject to a number of criteria, which will be addressed below. Policies T8 and T12 are also supportive of new development subject to issues of accessibility, parking and manoeuvring and impact in terms of highway safety.

A. Development would not have unacceptable environmental effects

The site lies towards the end of a parade of mainly shops and services that form Hanham High Street. Given the nature of a B1 Office use there is not considered to be any material adverse environmental impact.

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

The applicant proposes to erect a two storey rear extension to an existing office, which is located in High Street, Hanham. Concern has been raised locally with regard to the impact upon the shared driveway of No. 97 and No.99.

The applicant states that there are two off-street parking spaces currently available within the site.

The site is well located in respect of access to public transport facilities and there are a number of bus services that directly pass the site along High Street.

Officers consider the site to be in a sustainable location and therefore do not raise any highway objections to this planning application.

A local resident raised concerns with regard to increased vehicular and pedestrian traffic. The applicant indicated that the number of employee will be the same and it is also confirmed that the employee currently use nearby public car park. Officers therefore consider the proposed extension would not cause significant vehicular and pedestrian traffic to be detriment to the amenity and highway safety of the area.

C. Development would not prejudice existing residential amenity

As the proposed extension will be located between two rear extensions of No. 99 and 101, it is therefore considered that the proposal will not cause any overlooking or overbearing impact upon the neighbouring properties along High Street.

The proposed extension would be approximately 18 metres from the rear boundary and more than 25 metres from the rear elevation of neighbouring properties along Holmwood at the rear. It is therefore considered that the proposal would not cause significant overbearing / overlooking upon the residential amenity of neighbouring properties.

However, officers consider that the proposal, due to its proximity to residential properties, a planning condition is imposed to restrict the construction hours in order to protect the residential amenity of the neighbouring properties.

D. The character of the area or settlement is not adversely affected

The proposed extension would be located at the rear of the properties. Officers consider that the design of the extension would be appropriate to the character and appearance of the host building and therefore the proposed extension is considered to be acceptable.

E. The maximum density compatible with the site location, its accessibility and its surrounding is achieved.

Officers consider that the maximum density is achieved.

F. The location is well served by public transport

The application site is in very close proximity to Hanham centre with associated shops and services. As a result, the site is on a good bus route and as such is considered to be sustainable.

5.2 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.

5.3 Use of Energy and Sustainability

Given the nature of the proposal this is not considered relevant above normal Building Regulations.

5.4 Improvements achieved to the scheme

None.

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 approve 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 subject to the following conditions:

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

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 tiles to be used in the development hereby permitted shall match those of the existing building in colour, texture and profile.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy D1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

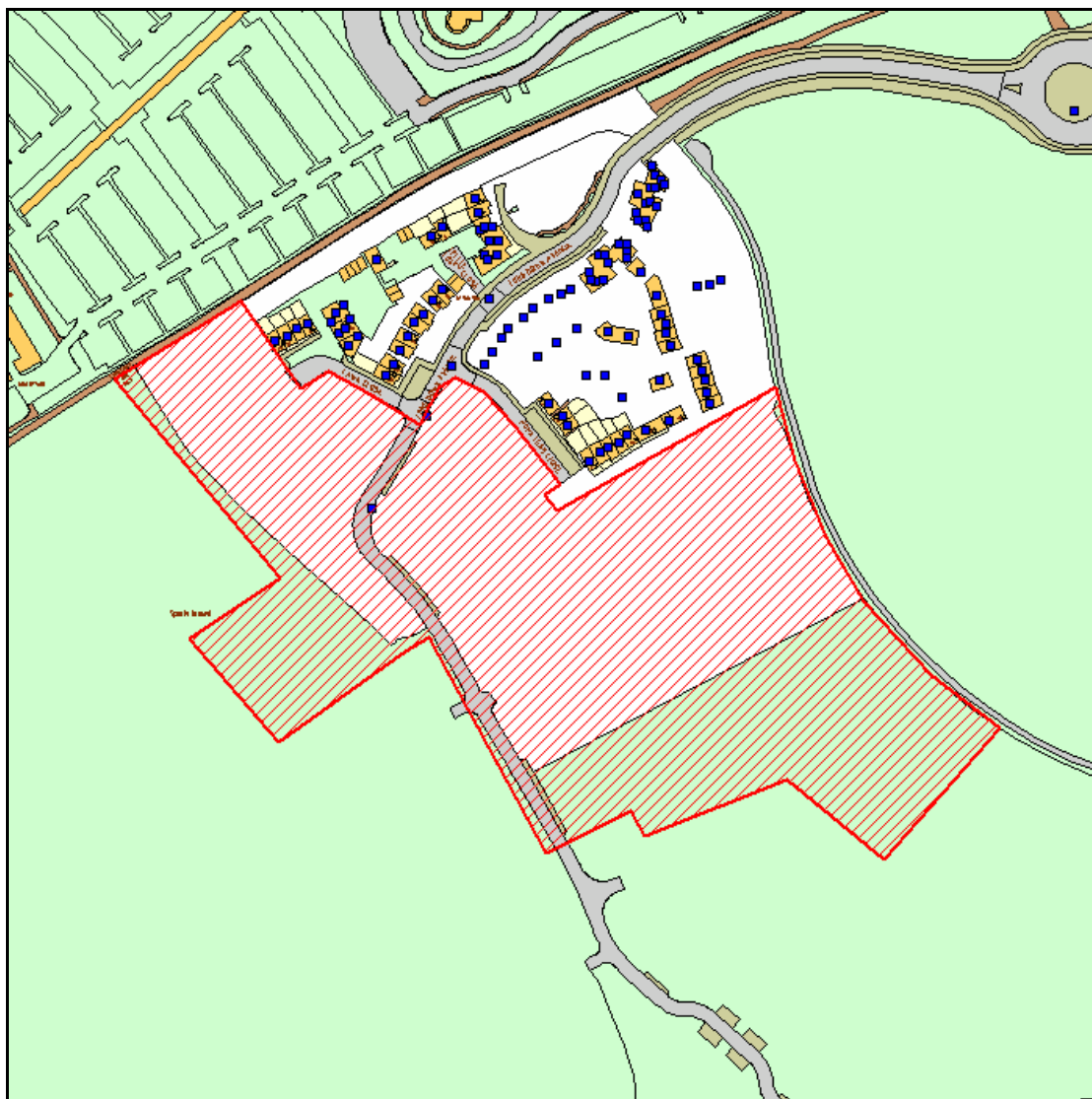
3. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 Mondays to Fridays, and 08.00 to 13.00 Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: 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

To protect the amenity of neighbouring occupiers, and to accord with Policy E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PT09/5336/RM	Applicant:	Redrow Homes (South West) Ltd
Site:	Walls Court Farm Long Down Avenue Stoke Gifford Bristol South Gloucestershire	Date Reg:	30th September 2009
Proposal:	Reserve matters application for 194 dwellings, associated parking, landscaping, public open space and infrastructure (Approval of reserved matters to be read in conjunction with outline planning permission PT04/0684/O).	Parish:	Stoke Gifford Parish Council
Map Ref:	361764 178360	Ward:	Frenchay And Stoke Park
Application Category:	Major	Target Date:	29th December 2009



INTRODUCTION

This application for reserved matters approval is referred to the Circulated Schedule because it is a major development in light of the comments of the local parish council and a response received from a local resident.

1. THE PROPOSAL

- 1.1 The application seeks consent for those matters that were reserved by reason of conditions 1 and 2 of outline planning permission PT04/0684/O; specifically matters relating to siting, design and external appearance of buildings of phase 3 of the development. The applicant has confirmed that as with the recently approved Phase 2B application, matters concerning landscaping are to be left for consideration under a separate application and so do not form part of this one.
- 1.2 As submitted initially, the application sought reserved matters approval for the erection of 183 units. However with Phase 2 being reduced in unit numbers, there was a concern that the whole development of the Wallscourt Farm site may fail to meet the minimum target allocation of 900 units as required within the local plan allocation. In response to this concern, an additional 11 additional units were proposed for this phase and so as per the revised Affordable Housing Masterplan (Revision Q) which has been submitted in support of this application (and compliance will be secured through condition), Phase 3 now seeks reserved matters approval for a total of 194 units and this results in the Wallscourt Farm development delivering a total number of 904 dwellings and so compliance with the minimum requirement of the local plan allocation is achieved.
- 1.3 In addition to the local plan minimum delivery requirement, condition 3 of outline planning permission PT04/0684/O states that all reserved matters details shall accord with the approved masterplan and condition 9 states that the reserved matters should achieve an average density of 50 dwellings per hectare across the site: The proposed density of development for Phase 3 is 56 dwellings per hectare (dHA).
- 1.4 The proposed development comprises 85no.2-bed dwellings; 45no 3-bed and 58no. 4-bed dwellings. Of the total 194no. units, 58 units will be for affordable housing comprising 20no. units for shared ownership and 38 units for rent. The composition of the affordable housing accords with the approved Affordable Housing Masterplan (Revision Q) and the completed Section 106 legal agreement.
- 1.5 Summary of planning permission ref.PT04/0684/O

On 19th May 2005 outline planning permission was approved for residential development at a net density of 50 dHa together with supporting infrastructure and ancillary facilities. Planning permission has also been approved by Bristol City Council for residential development that forms part of the site but which is within their boundary (Phase 6). The consent relates to land that is allocated for residential development in the South Gloucestershire Local Plan (Adopted) January 2006 for a minimum of 900 dwellings. A number of conditions were attached to the outline planning permission; and many of those conditions requiring pre-commencement approval have been satisfactorily discharged.

- 1.6 A Section 106 attached to the outline planning permission ensures that numerous planning obligations are delivered including a neighbourhood centre, nursery, primary school, public art, 30% affordable housing (60% rented and 40% shared ownership (achieved through an approved affordable housing masterplan)), bus link (including rapid transit route), open spaces (including play areas) and various other financial contributions (education, various community facilities, community care, transportation (including car club, bus season tickets, cycle/parking facilities).
- 1.7 The Section 106 also required a masterplan to be approved prior to the first reserved matters application and a condition to the outline consent required each phase to adhere to the principles of the masterplan. The masterplan was subsequently endorsed by the Executive Member in May 2007.
- 1.8 As noted within the below planning history, the first, second and forth phases of development have already been granted reserved matters consent under references PT07/1715/RM (Phase 1); PT07/3519/RM (Phase 2); PT08/3118/RM (Phase 4); and PT09/5504/RM (Phase 2B).

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport
PPG17	Planning for Open Space, Sport and Recreation
PPS25	Development and Flood Risk

2.2 Joint Replacement Structure Plan: Saved Policies

Policy 1	Sustainable development
Policy 2	Location of development
Policy 12	Development in North Fringe
Policy 33	Housing provision and distribution

2.3 South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design in New Development
L1	Landscape Protection and Enhancement
L5	Forest of Avon
L17/18	Water Environment
H1	Proposed sites for new residential development (site no.12).

H2	Proposals for Residential Development within the existing Urban Area and Defined Settlement Boundaries
H6	Affordable Housing
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
EP2	Flood Risk and Development
EP4	Noise Sensitive development
LC8	Open space and children's play in conjunction with residential development.

- 2.4 Supplementary Planning Documents
Design Checklist (Adopted).
Biodiversity Action Plan (Adopted).

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT04/0684/O Residential development at a density of 50 units per hectare overall across the site together with supporting infrastructure and ancillary facilities. Approved. This planning permission also agreed the details of the access from Coldharbour Lane. A masterplan, required of a section 106 legal agreement, has also been approved.
- 3.2 PT06/1893/F Extension and alteration to access road (from MoD roundabout). Approved.
- 3.3 PT07/1107/F Alterations to existing access road (from Coldharbour Lane) Approved.
- 3.4 PT07/1432/RM Access road for construction vehicles. Approved.
- 3.5 PT07/1886/F Alterations to access and junction (onto Coldharbour Lane). Approved.
- 3.6 PT07/2424/R3F Formation of public transport bus link. Approved 11 October 2007.
- 3.7 PT07/1715/RM Erection of 100No. dwellings (Phase 1). Approved 15 November 2007.
- 3.8 PT07/3519/RM Erection of 225No. dwellings (Phase 2). Approved 16 May 2008.
- 3.9 PT08/3093/F Construction of Access Road to link Phases 4,5 and 6 and Primary School Site. Approved 06 February 2009.
- 3.10 PT08/3118/RM Erection of 77 Dwellings (Phase 4). Approved 03/11/09

4. **CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council

When consulted over the initial scheme for 184 units, in their response dated 14th October 2009, Stoke Gifford stated that they had '*no comment*' to make. Following the revisions to the scheme which saw the units increase in number by 11no. units, in their subsequent consultation response, it was noted '*the Council was not happy with this increase in number, in relation to extra vehicles, car parking and already strained traffic infrastructure*'..

4.2 Other Consultees

The Environment Agency

Comments as summarised below:

No objections to this reserved matters application as their comments were considered at the outline stage. The reserved matters stage however still needs to comply with the outline application to satisfy our surface water drainage comments.

Wessex Water

A drainage strategy exists for the site and a detailed drainage strategy will required for this phase at the appropriate juncture to comply with the strategy.

Other Representations

4.3 Local Residents

1no.consultation was received which expressed support for the large 4 bedroom houses that form part of the scheme.

1no. consultation response was also received which questioned why no ecological survey formed part of the application when the adjacent site (UWE) recently undertook such a survey.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application seeks consent only for those matters that were reserved by reason of conditions 1 and 2 of outline planning permission PT04/0684/O; specifically matters relating to siting, design and external appearance of buildings. Issues of landscaping have been left for consideration under a separate application. It is appropriate to deal with the outstanding reserved matters under the main headings of layout and appearance (which will include building design and environmental performance) and transportation.

5.2 Density and Layout

A net density of 56dHA is proposed: This is consistent with what was expected for this development area within the approved masterplan.

- 5.3 The housing follows the design principles set out in the masterplan in the way it comprises of perimeter blocks served by a clear hierarchy of streets which allow for permeability by facilitating linkages and maximising connectivity. However, as initially submitted it was considered that the proposed layout featured a number of areas where the 'perimeter block' principle had been eroded, but subsequent revisions have addressed this issue and so the required level of continuity, enclosure and definition between the public and private realms has been achieved. A number of revisions have also been made to the parking courts in the interests of crime prevention (reduction in scale of parking courts and provision of gates) and service vehicle accessibility.
- 5.4 Overall it is considered that the hierarchy of streets are well defined. The layout provides a very well defined primary avenue with secondary streets that help define public routes and spaces and creating an active ribbon of frontages. This is considered an appropriate response to the requirements of the masterplan.
- 5.5 Building Design and Appearance
The development will comprise of 2, 3 and 4-storey buildings and the positioning of the various scales of building has been appropriately considered in accordance with the masterplan. The Design and Access statement submitted reflects the masterplan that identifies the application site within 'Western Are' which would be contemporary in architectural style, drawing reference from the adjacent contemporary commercial developments of the MOD and Hewlett Packard. This is the same architectural approach that was adopted for Phase 1 that lies adjacent to this application site and it is considered that the proposed design and elevational treatments put forward complies with both the masterplan and the approved design codes.
- 5.6 The proposed use of materials (render, timber boarding, brick and tile) will also help reinforce the contemporary aesthetic that is required by the masterplan and the design codes and through simple detailing and proportions and a colour palette identified by the contextual analysis within the masterplan, it is considered that the proposed development will provide a high quality streetscape throughout.
- 5.7 In conclusion, the proposed layout and design will help achieve the objectives of the masterplan in terms of providing a sense of place through the introduction of a coherent architectural language that will also contribute to the legibility of the wider development.
- 5.8 Building Performance
With regard to building performance, as per all phases previously approved, all units will be construction to Level 3 of the Code for Sustainable Homes.
- 5.9 Transportation
Following a number of revisions to improve service vehicle access, the proposed layout is considered acceptable in terms of accessibility and parking provision – both car and cycle.

- 5.10 Affordable Housing
Following the submission of the revised Affordable Housing Masterplan 'Revision Q' and a number of amendments to the layout, the proposed affordable housing provision is considered acceptable and compliant with the requirements of the S106.
- 5.11 Archaeology
Extensive archaeological excavation of this site was carried out between 2003 and 2006, the work revealed a nationally important Post Roman cemetery which was preserved by record. The work was published as; Cullen C Holbrook N Watts M Caffell A Holst M (2006), A Post-Roman cemetery at Hewlett Packard, in Two Cemeteries from Bristol's Northern Suburbs; Bristol & Gloucestershire Archaeological Report No. 4 (2006). Any archaeological matters and conditions have therefore been fulfilled.
- 5.12 Public Rights of Ways
There is no objection in principle to this application subject to the inclusion of a suggested informative.
- 5.13 Third Party Representations
The comments of Stoke Gifford Parish Council are noted and although this scheme saw an increase of 11 units post-submission, this was only to counter the loss of 40 units at Phase 2B to ensure that the whole development meets the minimum target of 900 units as set out in the allocation within the local plan. Consequently the increase in 11 units within this scheme does not represent an overall material increase in units to be delivered than that previously approved.
- 5.14 The comments of a local resident in regard with the issue of the ecological reports are also noted as is the fact that they are a facsimile of the comments put forward for the recently approved Phase 2B. As recorded in the determination of that application, issues of ecology are matters to be considered at outline stage so, if necessary, a strategic approach can be adopted rather than be left to individual phases and parcels of land. As part of the consideration of the outline application (PT04/0684/O), an ecological assessment was submitted by the applicant and considered acceptable by the Council. Therefore it would be unnecessary to submit a further ecological assessment as part of this detailed reserved matters application.
- 5.15 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.
- 5.16 Use of Energy and Sustainability
The development will incorporate a sustainable drainage system and all units will be constructed to level 3 of the CfSH.
- 5.17 Improvements Achieved to the Scheme

The layout was improved to reduce the parking court sizes and provide gated entrances in the interests of crime prevention. Alterations were also made to the road layout to aid service vehicular movement through the site.

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 It is concluded that the design and scale of the proposed buildings are consistent with the approved masterplan and design codes and the character and appearance of the immediate and wider context. The proposed scheme is therefore considered compliant with Policy D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006. The generation of vehicular movements were considered in principle at outline stage and following the revisions made to the proposed layout, the proposed scheme is considered compliant with Policies, T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006. Finally it is concluded that the affordable housing provision is compliant with Policy H6 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 including the approved masterplan forming part of planning permission ref. PT04/0684/O.

7. RECOMMENDATION

- 7.1 That the Reserved Matters submitted in accordance with conditions 1 and 2 associated with the outline planning permission PT04/0684/O dated 2nd November 2005 be APPROVED subject to the following conditions.

Contact Officer: Robert Nicholson
Tel. No. 01454 863536

CONDITIONS

1. No development shall take place until the Local Planning Authority has been provided with, and has approve in writing, a Pre-Assessment of the development carried out by a BRE Licensed Code for Sustainable Homes (CSH) Assessor, proving CSH Level 3 achievement for each dwelling. Each residential building shall then be subject to a post completion check by the BRE Licensed CSH Assessor (after the Design Stage Report has been carried out and an interim certificate obtained) and a final Code

Certificate of compliance for each dwelling shall be submitted to, and confirmed in writing by, the local planning authority prior to first occupation of the dwelling or building to which the certificate relates

Reason

To ensure the development minimises the use of energy and natural resources as required by PPS1 and its supplement Planning and Climate Change; SGLP Policy D1; the South Gloucestershire Design Checklist SPD and the draft Spatial Strategy of the South West.

2. No development shall commence until surface water drainage details including Sustainable Drainage Systems (SUDS) for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. Development shall therefore proceed in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason

To comply with Policies L17, L18, EP1 and EP2 of the South Gloucestershire Local Plan (Adopted) January 2006 and the provisions of PPS25.

3. The development hereby approved shall proceed in accordance with the submitted Affordable Housing Masterplan Revision Q as received on 12th November 2009 unless the Local Authority agrees in writing to any variation.

Reason

To accord with Policy H6 of the South Gloucestershire Local Plan (Adopted) January 2006.

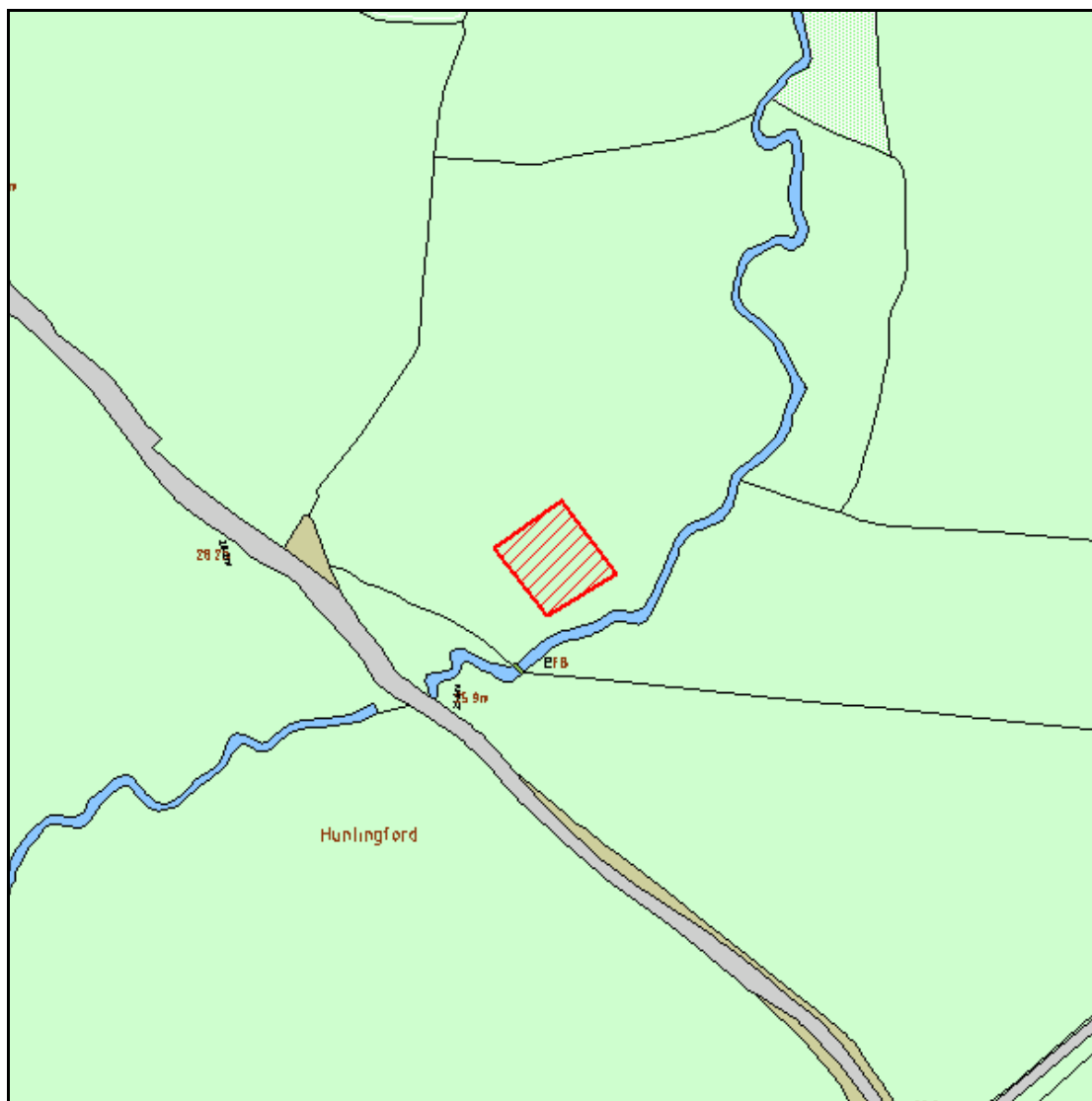
4. No development shall take place until details and samples of the roofing and external facing materials, and all hard surfacing materials, proposed to be used have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure the development is of good design quality and its external appearance reflects the approved masterplan, in accordance with Policies D1 and H2 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PT09/6099/F	Applicant:	Mr A Tuck
Site:	Land At Upper Huntingford Farm Charfield Wotton Under Edge South Gloucestershire GL12 8EY	Date Reg:	12th January 2010
Proposal:	Erection of agricultural building for storage of fodder and machinery	Parish:	Charfield Parish Council
Map Ref:	371906 193650	Ward:	Charfield
Application Category:	Minor	Target Date:	2nd March 2010



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 100023410, 2008. **N.T.S.** **PT09/6099/F**

INTRODUCTION

This application appears on the Circulated Schedule as a representation has been made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of an agricultural building for storage of fodder and machinery.
- 1.2 The application site relates to an agricultural field to the east of Huntingford Farm approximately 1.84 hectares in size. It should be noted that the land is not under the ownership or related in any way to Huntingford Farm itself.
- 1.3 Originally a Prior Notification Application was received by the Council for the proposed development however the applicant was advised that the proposal would not fall under the provisions of Part 6, Class B of the General Permitted Development Order 2008 (As amended) and that a full planning application would therefore be required.

2. POLICY CONTEXT

2.1 National Guidance

PPS1	Delivering Sustainable Development
PPS4	Planning for Sustainable Economic Development
PPS7	Sustainable Development in Rural Areas

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1	Achieving Good Quality Design
L1	Landscape Protection and Enhancement
E9	Agricultural Development

2.3 Supplementary Planning Guidance

South Gloucestershire Council Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

No relevant history.

4. CONSULTATION RESPONSES

- 4.1 Charfield Parish Council
No objection raised.
- 4.2 Other Consultees

Landscape Architect

No objection subject to landscaping condition.

Transportation

No objection.

Other Representations

4.3 Local Residents

Two letters of objection were received raising the following concerns:

- The highway is not adequate for plant, machinery or vehicles that would be required for their transit and would cause a hazard to road users.
- The continued entry and exit of plant and machinery would cause the sides of the bank along the lane to erode and cause mud to fall on the road resulting in a slippery road hazard.
- The building is large considering the plot size.
- The buildings location is adjacent to a stream and as flooding has been an issue in this area this should be taken into consideration.
- There is currently not a viable agricultural business in place.
- It is not stated what form of machinery is to be stored in the building.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy E9 of the Local Plan relates to the erection of Agricultural Buildings. Permission is granted subject to the satisfaction of the following criteria:

5.2 **They are sited on land which is in use for agricultural purposes and there are no existing suitable underused buildings available;**

5.3 The land was purchased recently at auction and various works have already been carried out on the site including a metal gate being erected at the front of the site, the field being partitioned by timber fencing and the laying of some hardcore. It is accepted that these works are likely to fall under agricultural permitted development rights.

5.4 There are also two small animal shelters on site that house several pigs. The owner of the site has stated that the intention is to increase the number of pigs on site and possibly bring other animals onto the field as well as grow an orchard close to the stream on the eastern boundary of the site. The proposed agricultural building is set to be used to store fodder for animals and also for agricultural machinery including a tractor, roller mill and topper to cultivate the soil. Overall, it is accepted that the land is in use for agricultural purposes. There are no other agricultural buildings on the land that could be utilised and so the principle of constructing an agricultural building on the site is considered acceptable.

- 5.5 **Adequate provision is made for access and manoeuvring of machinery and livestock to avoid the perpetuation, intensification or creation of a traffic hazard;**
- 5.6 There is an existing access to the site from Huntingford Farm Lane. The proposed use and new agricultural building would not generate a high level of traffic. It is considered that the low level of traffic generated by the proposal would not prejudice highway safety. In terms of mud eroding onto the public highway and causing a safety hazard, this cannot be considered a material planning consideration as the access is existing and legislation contained within The Highways Act would deal with such an eventuality. The Council's Highways Officer has raised no objection to the proposal.
- 5.7 **Development would not have unacceptable environmental effects;**
- 5.8 It is not considered that the proposal would have any unacceptable environmental effects. In respect of concern raised regarding flooding a condition will be attached to the decision notice requiring details of a sustainable drainage system to be submitted to the Council.
- 5.9 **The proposal would not prejudice the amenities of people residing in the area.**
- 5.10 The site is remote from any residential properties, the nearest being Upper Huntingford Farm. The impact on residential amenity would be acceptable.
- 5.11 Landscape / Design
The site is located in a small scale valley bottom and is not widely visible in the landscape and is only publicly viewed from the road or the Public Right Of Way to the south and east. The proposed building would therefore not have any widespread visual impacts. It is considered the proposal would benefit from the introduction of some tree planting along the south side of the access track or to the south and west of the structure to assimilate the proposed structure into the landscape from the principle view points. It is considered there are no landscape objections to the proposal in the context of Policies L1 and E9 however it is considered that to provide a degree of landscape enhancement in accordance with Policy L1, a landscape condition should be attached requiring the submission and approval of scheme of native / semi-native tree planting appropriate to the locality.
- 5.12 In terms of design, the building is proposed to be green in colour and tin cladded. The front of the building is split into four compartments with timber pillars providing the separation. The size and scale of the building is considered appropriate given the size of the site and the surrounding area.
- 5.13 Other Matters
Concern was raised that there is currently not a viable agricultural business in place. Policy E9 is clear that the principle of agricultural development is acceptable as long as new buildings are sited on land which is in use for agricultural purposes. There is no mention in the policy of viability of business and therefore this is not considered a relevant consideration.

5.14 Improvements Achieved to the Scheme

None deemed necessary.

5.15 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.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

- a) The proposal would not prejudice highways safety, residential amenity or have any unacceptable environmental effects. The proposal therefore accords to Policy E9 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The design of the proposed building is considered acceptable and it would not have an unacceptable impact on the surrounding landscape. The proposal therefore accords to Policies D1 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. RECOMMENDATION

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

Contact Officer: William 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

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

2. Prior to the commencement of development drainage detail proposals incorporating Sustainable Drainage Systems (SUDS) and confirmation of hydrological conditions (e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Policy E9 of the South Gloucestershire Local Plan (Adopted) January 2006.

3. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed 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.

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PT10/0018/F	Applicant:	Mr A Lansdowne
Site:	64 Cooks Close Bradley Stoke Bristol South Gloucestershire BS32 0BA	Date Reg:	11th January 2010
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361520 183210	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	1st March 2010



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 100023410, 2008. N.T.S. PT10/0018/F

INTRODUCTION

This application appears on the Circulated Schedule as a representation was made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side extension to form additional living accommodation.
- 1.2 This is a modern semi-detached property within the existing urban area of Bradley Stoke. The proposal consists of a two storey extension to the side with brickwork to match existing, 5.4 m deep, 2.9 m in width and 6.8 m in height. The roof would form a gable end and materials consist of tiles to match existing.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
PPG13 Transport
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006
D1 Achieving Good Quality Design
H4 Development within Existing Residential Curtilage
T12 Transportation Development Control Policy for New Development
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

No relevant history.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No objection.
- 4.2 Local Residents
One letter of objection raising the following concerns:
- First floor window on east elevation would lead to loss of privacy.
 - Proposal would restrict view for neighbouring occupiers.
 - Proposal would make neighbouring property feel 'closed in'.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the Local Plan states that *proposals for development within existing residential curtilages*, will be permitted subject to certain criteria. The principle of the development is therefore acceptable subject to the following detailed assessment.

5.2 Residential Amenity

Overbearing Analysis

The proposed extension would be located on the north elevation of the existing property and the ridge height would match that of the existing dwelling. The extension would be set back from the front and rear of the building. It is considered that given this relationship with the main dwelling and also the extension's siting within the wider context of the locality, there would be no unreasonable loss of light or adverse overbearing impact experienced by any of the neighbouring dwellings. The loss of a private view is not normally a material planning consideration, rather the application has been assessed in terms of whether it would be unreasonably overbearing.

5.3 Privacy Analysis

Windows are proposed at first floor level in both the east and west elevations of the extension. To the west elevation there would be no overlooking as an existing detached garage blocks views across the cul-de-sac to no. 63 Cooks Close. To the east elevation no's 66 and 67 Cooks Close have windows in their rear elevations and the properties lie at a 90 degree angle to the rear of no. 64. The proposed first floor window in the extension would not directly face the windows to the rear of no's 66 and 67 (as they would be at the aforementioned 90 degree angle) and with an approximate 11 m distance between the two properties it is not considered that there would be an undue loss of privacy as a result of the proposal.

5.4 Amenity Space

Whilst the proposed extension does project into the rear garden its modest footprint means that sufficient garden space will remain to serve occupiers of the property.

5.5 Design / Visual Amenity

The proposal is of a satisfactory scale and fits with the character of the existing property. Its location to the side of the building together with the chosen construction materials, which match the palette of materials displayed in the existing building, means that this is an appropriate addition to the dwelling and streetscene. The proposal has been set back from the front and rear elevations of the existing property and therefore there is no harm caused to the visual amenity.

5.6 Improvements to Scheme

No improvements considered necessary.

5.7 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.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

- a) The proposed extension would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The proposed extension has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the 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 That planning permission is **GRANTED** subject to the following conditions.

Contact Officer: William 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

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

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PT10/0025/TRE	Applicant:	North Bristol Health Trust
Site:	Thornbury Hospital Gloucester Road Thornbury Bristol South Gloucestershire	Date Reg:	11th January 2010
Proposal:	Works to remove lower branches of 1 no. black walnut tree (T1) and crown lift to provide 3 metre clearance and fell 1 no. larch tree (T2) covered by Tree Preservation Order 03/99 (Thornbury Hospital) dated 03 June 1999.	Parish:	Thornbury Town Council
Map Ref:	364172 190434	Ward:	Thornbury North
Application Category:		Target Date:	3rd March 2010



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This application is being circulated to Members, because the officer's recommendation is contrary to an objection received by Thornbury Town Council.

1. THE PROPOSAL

- 1.1 This application is a resubmission following application PT09/5626/TRE where the recommendation for a split decision granted approval subject to conditions for removal of a Larch and refusal of 30% crown reduction for a Black Walnut was upheld at Committee. This current application is for works to remove the lower branches of 1no. black walnut (T!) and crown lift by 3 metres and fell 1 no. Larch.
- 1.2 The application site relates to a cluster of trees on a grassed area adjacent to a footpath leading to Prowse Close. The group of trees are part of a named group rather than an Area TPO.

2. POLICY CONTEXT

- 2.1 National Guidance
PPS1 Delivering Sustainable Development
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006
L1 Landscape Protection and Enhancement

3. RELEVANT PLANNING HISTORY

- 3.1 PT09/5626/TRE Works to fell 1no. Larch and works to crown reduce by 30% and rebalance 1no. Tree of Heaven covered by South Gloucestershire TPO 03/99. **Split Decision. Larch Approved; Walnut Refused.** January 2010.
- 3.2 PT01/2655/TRE Works to trees T4 and T7 covered by South Gloucestershire **Approved.** 3 December 2001
- 3.3 PT05/1493/TRE Works to trees T4 and T7 covered by South Gloucestershire TPO 03/99 **Approved.** 30 June 2005.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No objection to the felling of the Larch. No objection to the removal of one lower branch of the Walnut.
Objection to crown lift, as it will be detrimental to the health of the tree.

4.2 Tree Officer

No objection but requests a condition stating works should only be undertaken when the Black Walnut is in full leaf July/August to prevent damage to the tree.

Other Representations

4.3 Local Residents

None received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006 seeks to conserve and enhance the character, quality and amenity of the landscape and to retain and protect trees which contribute to the overall character or distinctiveness of the area.

5.2 Consideration of Proposal

Consent has been granted previously for the removal of the larch tree on a previous application with a Liquidamber being planted to mitigate the loss of the Larch. Please see Plan: Thornbury Hospital (NBHT/5196/5210 Site Plan with details of agreed replacement tree for the Larch.

The proposed works to the Black Walnut should be considered as good arboricultural management to facilitate the retention of the tree. The proposed works will not affect the visual amenity of the trees but will allow access under the tree canopy and the crown lift is not considered to be detrimental to the health of the tree provided works are carried out in mid summer. Walnuts can 'bleed' excessively if not pruned when in full leaf. It is therefore recommended by the South Gloucestershire Council Arboriculturalist that consent should be conditioned for the works to the Walnut to be conducted in mid summer to ensure the health of the tree in accordance with South Gloucestershire Council adopted policy L1.

6. **CONCLUSION**

6.1 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 consent is **GRANTED** for the works to the Larch and the Black Walnut subject to the following conditions:

Contact Officer: Genevieve Tuffnell
Tel. No. 01454 863438

CONDITIONS

1. A replacement tree for the larch as approved by the Local Planning Authority in accordance with details shown on plan: Thornbury Hospital (NBHT)/5196/5210 shall be planted in the first planting season following the felling hereby authorised.

Reason

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

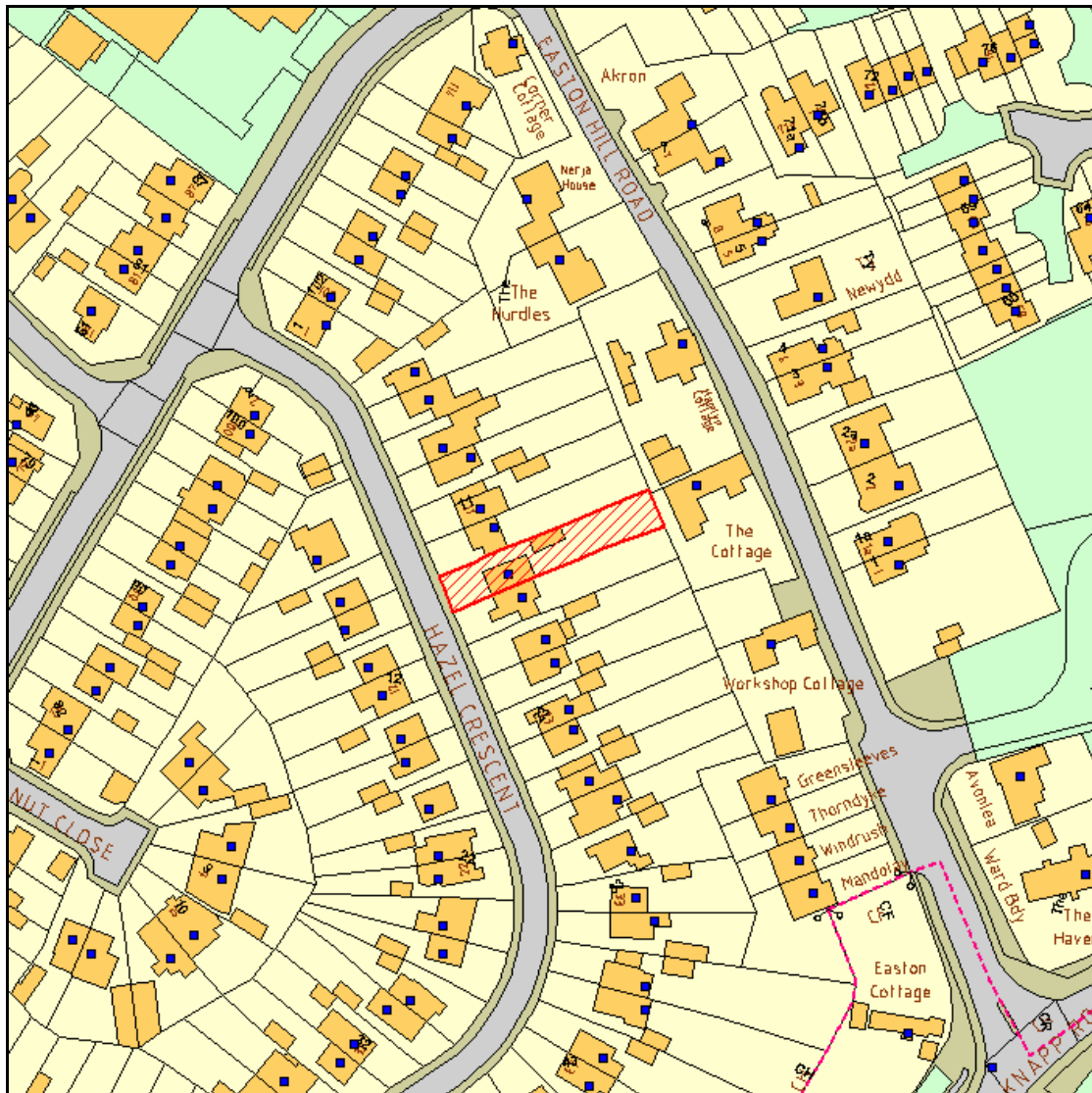
2. The works to the Black Walnut hereby permitted shall only commence when the Black Walnut subject to this decision is in full leaf in mid summer in the months of July and August 2010 and at no other time.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 07/10 – 19 FEBRUARY 2010

App No.:	PT10/0027/F	Applicant:	Mr A Hitchcock
Site:	15 Hazel Crescent Thornbury Bristol South Gloucestershire BS35 2LY	Date Reg:	
Proposal:	Erection of two storey side, single storey rear and single storey front extensions to provide additional living accommodation. Erection of extension to existing garden store.	Parish:	Thornbury Town Council
Map Ref:	364605 190315	Ward:	Thornbury North
Application Category:	Householder	Target Date:	3rd March 2010



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 100023410, 2008. **N.T.S.** **PT10/0027/F**

INTRODUCTION

This application appears on the Circulated Schedule as a representation has been made contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side, single storey rear and single storey front extension to provide additional living accommodation. Also, erection of extension to existing garden store.
- 1.2 This is a semi-detached property within the existing urban area of Thornbury. The proposal consists of a two storey side extension that would result in a continuation of the front and rear dormer windows, a single storey rear extension, a front extension and the reduction in size of an outbuilding to the rear.

2. POLICY CONTEXT

2.1 National Guidance

PPS1 Delivering Sustainable Development
PPG13 Transport

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

D1 Achieving Good Quality Design
H4 Development within Existing Residential Curtilage
T12 Transportation Development Control Policy for New Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

N65 – Single storey rear extension. Approved 13/06/1974.

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

Object – Over development of the site, which would also affect neighbours amenities.

4.2 Other Consultees

Public Rights Of Way

No objection.

- 4.3 Local Residents
No response.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy H4 of the Local Plan states that *proposals for development within existing residential curtilages*, will be permitted subject to certain criteria. The principle of the development is therefore acceptable subject to the following detailed assessment.

5.2 Residential Amenity

Overbearing Analysis

The proposed two storey side extension would be situated adjacent to the side elevation of no. 13 Hazel Crescent and so there would be no overbearing impact as a result of this element of the proposal. To the rear, the proposed single storey side extension would replace an existing flat roof rear extension and also replace part of an existing outbuilding which is sited adjacent to the boundary of no. 13 Hazel Crescent. Both no. 13 and no. 17 Hazel Crescent have existing single storey rear extension and it is not considered that the proposed extension at no. 15 Hazel Crescent would lead to any undue loss of light or adverse overbearing impact on neighbouring occupiers.

Privacy Analysis

No windows are proposed in either side elevation of the extension and windows proposed on the front and rear elevations would add to or replace existing fenestration. Therefore there would be no overlooking or loss of privacy as a result of the proposal.

Amenity Space

Whilst the proposed rear extension does project into the rear garden its modest size combined with a large garden area means that sufficient garden space will remain to serve occupiers of the property.

Highway Safety Analysis

The proposal would incorporate an integral garage and off street parking would be retained to the front of the garage. An acceptable level of off street parking has therefore been identified and the proposal would not prejudice residential amenity.

5.3 Design / Visual Amenity

It is considered that the proposal fits with the character of the existing property. The continuation of the front and rear dormer window features is in character with not only the host dwelling but also the surrounding area. The chosen construction materials, which match the palette of materials displayed in the existing building, means that this is an appropriate addition to the dwelling and streetscene. The two storey side extension would result in an increase of the width of the original property by approximately 2.5 m and this is considered to be relatively modest, as is the 1.2 m deep front extension incorporating an enclosed porch. To the rear, the addition of a single storey extension is

considered proportionate, given the development as a whole, and extensions of a similar size that can be seen in the locality. Two rooflights are proposed in the rear extension and these are considered to be visually acceptable.

5.4 Improvements to Scheme

No improvements considered necessary.

5.5 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.

The proposed development has been tested against the following policies of the Development Plan and, in the opinion of the Local Planning Authority is not in conflict with the following policies or adopted Supplementary Planning Guidance when read in conjunction with the planning conditions imposed.

- a) The proposed extension would not give rise to an adverse overbearing effect or a material loss of privacy to nearby occupiers. The development therefore accords to Policy H4 and D1 of the South Gloucestershire Local Plan (Adopted) January 2006.
- b) The proposed extension has been designed to respect and maintain the massing scale, proportions, materials and overall design and character of the existing dwelling and the 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 That planning permission is **GRANTED** subject to the following conditions.

Contact Officer: William 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

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