



**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. 10/11**

**Date to Members: 11/03/11**

**Member's Deadline: 17/03/11 (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](mailto: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](mailto: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 – 11 March 2011

<b>ITEM NO.</b>	<b>APPLICATION NO</b>	<b>RECOMMENDATION</b>	<b>LOCATION</b>	<b>WARD</b>	<b>PARISH</b>
1	PK11/0150/F	Approve with Conditions	15 Hibbs Close Marshfield South Gloucestershire SN14 8LN	Boyd Valley	Marshfield Parish Council
2	PK11/0270/F	Approve with Conditions	68 Amberley Way Wickwar South Gloucestershire GL12 8LP	Ladden Brook	Wickwar Parish Council
3	PK11/0337/AD	Approve with Conditions	88 High Street Hanham South Gloucestershire BS15 3EJ	Hanham	Hanham Parish Council
4	PT11/0062/TCA	No Objection	26 Cliff Court Drive Frenchay South Gloucestershire	Frenchay And Stoke Park	Winterbourne Parish Council



## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

This application appears on the circulated schedule due to the receipt of two letters of objection from neighbouring properties.

### **1. THE PROPOSAL**

- 1.1 The applicant is seeking full planning permission for the erection of a two-storey extension to the front of the existing dwelling and a single storey extension to the side. The purpose of the extension is to provide an enlarged kitchen and breakfast room at ground floor and an enlarged bedroom above.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development

2.2 Development Plans

South Gloucestershire Core Strategy – Submission Draft December 2010  
CS1 High Quality Design

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

L2 Cotswolds Area of Outstanding Natural Beauty

L12 Conservation Areas

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007.

### **3. RELEVANT PLANNING HISTORY**

No relevant history at this address but there is a relevant application on a nearby dwelling:

- 3.1 PK02/1577/F Erection of 2 storey front extension with dormer front porch and front extension to garage.  
Application at Property No. 8 Hibbs Close  
Approved July 2002

### **4. CONSULTATION RESPONSES**

- 4.1 Marshfield Parish Council  
No objection

- 4.2 Councils Conservation Officer  
No Objection

#### **Other Representations**

- 4.3 Local Residents

Two letters of objection have been received from local residents. A summary of the points of concern raised is as follows:

- No objections to the extension at ground floor level but concerned that the first floor extension will impact on privacy in terms of the proximity of the proposed bedroom window to the neighbour's front bedroom window
- The proposed first floor extension will impact on the visual appearance of the cul-de-sac.
- Concerns over the number of velux windows and the impact they will have on the visual appearance of the cul-de-sac
- Overbearing impact on No. 13 Hibbs Close making the property feel 'hemmed in'.
- Reduce daylight and sunlight for the front bedrooms and hallway in the neighbouring property
- The extension is inconsistent with the plot size
- No other detached properties in Hibbs Close have been extended to the boundary of an adjacent property
- The flat front of the extension may not sit conformably with the appearance of other properties in Hibbs Close.

## **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. The site also lies in the Cotswolds Area of Outstanding Natural Beauty. Policy L2 of the Adopted Local Plan requires new development to conserve and enhance the natural beauty of the landscape. Finally, the site lies within Marshfield Conservation Areas. In accordance with the requirements of Policy L12, development will only be permitted where it would preserve or enhance the character or appearance of the conservation area.

### **5.2 Design / Visual Amenity**

Whilst it is noted that local residents have concerns about the impact of the proposed extension on the street scene and character of the area, it is not considered that the design is inappropriate for its setting. Whilst the dwellings in Hibbs Close are all constructed in the same materials, the design of the dwellings does differ somewhat. Some of the properties have a more traditional 2-storey appearance and some have cat slide roofs to the side. Some of the dwellings have small front gables and others have front dormer windows.

5.3 The application property has an existing small front gable in place. The proposal is to remove this small front gable and erect the two storey front extension in this location. Whilst a neighbour is concerned about the extension having a gable front rather than a hipped front, consideration must be given to

- the fact that No. 8 Hibbs Close, close to the proposed extension, already has a two storey front gable already in place.
- 5.4 The single storey side extension will then be attached to the extended dwelling and will read a continuation of the existing single storey lean too across the front of the property. It will therefore integrate successfully with the street scene and character of the existing property.
- 5.5 It is noted that a local resident is concerned about the number of proposed velux roof lights proposed and the impact this will have on the character of the area. Whilst a total of 4 roof lights are proposed, only one faces towards Hibbs Close with the remaining three facing to the side or the rear. It is not therefore considered that the one roof light facing the highway would have detrimental impact on the character of the area.
- 5.6 The site is within both the Cotswolds AONB and the Marshfield Conservation Area. Given that the existing dwelling is tucked away within a modern residential estate, the extension as proposed will protect the character of both the AONB and the conservation area.
- 5.7 It is therefore considered that the proposed extensions are of an appropriate design that reflects the character of the main dwelling house and surrounding properties. Whilst the two-storey extension does project to the front of the existing dwelling, because of the varied designs of the neighbouring dwellings, this will not upset the balance or rhythm of the street scene. The extensions are of modest size in comparison to the bulk of the main dwelling and is suitably subservient to it. Furthermore, the proposed addition would incorporate materials to match those of the main dwelling, assisting the successful integration of the extension with the host dwelling.
- 5.8 Residential Amenity  
The proposed two-storey extension would project 2.8 metres beyond the main front wall of the existing dwelling. It will not however project beyond the existing lean too across the front of the property. The adjacent dwelling No. 13 Hibbs Close has a cat slide roof with a dormer window closest to the proposed extension. There are no primary or habitable room windows in the side elevation of No. 13 facing the proposed extensions.
- 5.9 The proposed two-storey extension would project approximately 2.5 metres beyond the face of the dormer window in No. 13 Hibbs Close. This limited depth, in combination of the separation distance between the extension and the dormer, means that there would not be any unacceptable impact in terms of overshadowing or overbearing.
- 5.10 The proposed single storey extension would be erected right up to the boundary with No. 13. There are no planning restrictions as to why this should not occur. The extension right up to the boundary would not cause any unacceptable levels of overbearing or overshadowing in the ground floor windows of the neighbouring dwelling.

5.11 Whilst the proposed extension will pull one bedroom window in the dwelling 2.7 metres closer to No. 9 Hibbs Close, because of the oblique angle of vision, it will not allow for any additional or unacceptable levels of intervisibility or loss of privacy.

5.12 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 appropriate standard in design and reflects the character of the main dwelling house and surrounding properties. The development would preserve the natural beauty of the Cotswolds Area of Outstanding Natural Beauty and the character of Marshfield Conservation Area. Furthermore the extension would not harm the amenities of the neighbouring properties by reason of loss of privacy, overshadowing or overbearing impact.

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).

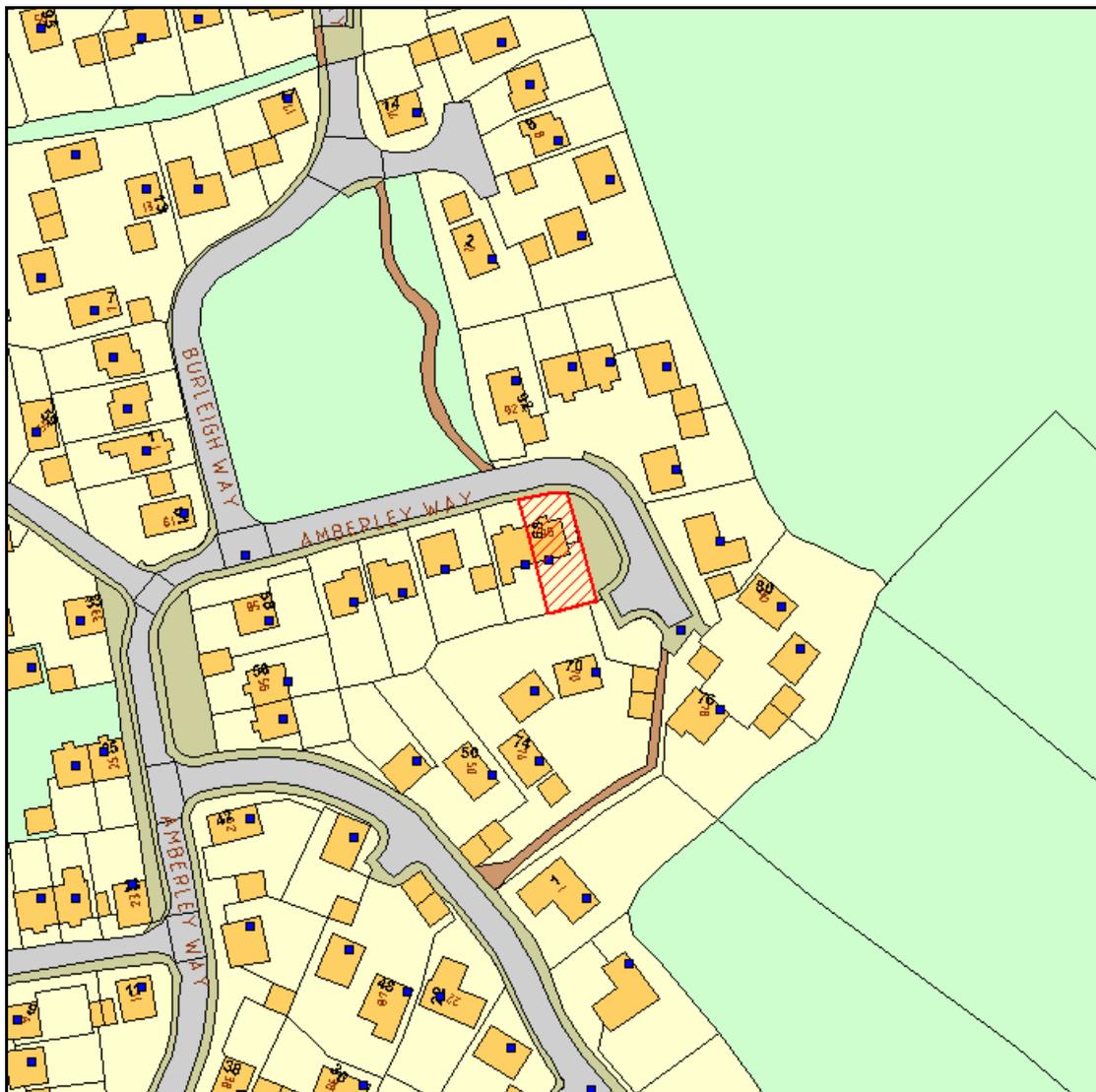
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policies D1, H4, L12 and L2 of the South Gloucestershire Local Plan (Adopted) January 2006.

**CIRCULATED SCHEDULE NO. 10/11 – 11 MARCH 2011**

<b>App No.:</b>	PK11/0270/F	<b>Applicant:</b>	Mr S Honeyborne
<b>Site:</b>	68 Amberley Way Wickwar Wotton Under Edge South Gloucestershire GL12 8LP	<b>Date Reg:</b>	7th February 2011
<b>Proposal:</b>	Erection of first floor side extension to form additional living accommodation.	<b>Parish:</b>	Wickwar Parish Council
<b>Map Ref:</b>	372661 188021	<b>Ward:</b>	Ladden Brook
<b>Application Category:</b>	Householder	<b>Target Date:</b>	4th April 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/0270/F**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

The application has been referred to the Circulated Schedule following an objection from the Parish Council.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks full planning permission for the erection of a first floor side extension to form additional living accommodation. The extension would measure 2.7 metres wide, 7.35 metres long and achieve a maximum height of 7.5 metres. The proposal would consist of a first floor extension above an existing garage which would be converted into habitable accommodation.
- 1.2 The application relates to a two storey detached dwellinghouse situated on a modern estate in the established residential area of Wickwar.

### **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 Design in New Development

H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

T8 Parking Standards

T12 Transportational Development Control

South Gloucestershire Core Strategy, Submission Draft December 2010

CS1 High Quality Design

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted 2007)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 TEMP07/0797                      Erection of rear conservatory  
Permitted development      15<sup>th</sup> March 2007

### **4. CONSULTATION RESPONSES**

- 4.1 Wickwar Parish Council

The Parish Council acknowledges the proposal is not an uncommon planning change but have concerns because the property faces onto the green and is not a detached property.

- 4.2 Other Consultees

## Sustainable Transport

No objections

## **Other Representations**

### 4.3 Local Residents

No objections

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Policies D1 and H4 of the South Gloucestershire Local Plan allows for development providing it is in keeping with the character of the area and satisfies several criteria relating to design, scale, highway and impact upon visual and residential amenities being met.

### 5.2 Design and Visual Amenity

The existing two storey dwellinghouse is attached to its neighbour at No. 66 Amberley Way by their adjoining garages. The property is pale rendered with yellow quoin detailing around its windows and porch, has brown roof tiles and white framed windows.

The proposed first floor side extension would follow the building line created by the existing garage which is set back slightly from the main dwellinghouse. The proposed roof line would be below the ridge of the host dwelling and therefore suitably subservient to it. In addition, the pitch of the extension will match that of the host dwelling and further assist its successful integration into the street scene. The materials used in the new development would match those of the existing property. Given the above it is considered that the proposal accords with Policy D1 of the South Gloucestershire Local Plan (adopted) 2006.

### 5.3 Residential Amenity

The proposed side extension will be situated to the west of the existing dwellinghouse, above an existing single storey garage. This garage is attached to that of the neighbouring property at No. 66 Amberley Way. To facilitate the development the garage will be converted to habitable accommodation with the garage door being replaced by a window.

It is acknowledged that the dwellinghouse is at the end of a row of properties which overlook a public grassed area. The application site, however, is not directly opposite the area in question but faces on to the side elevation of No. 92 Amberley Way. Many differences in design, style, size and materials can be observed throughout this estate of modern dwellinghouses and a number of properties have been extended in a variety of different ways. A close example in the same rank of properties overlooking the green is No. 62 Amberley Way.

This property has benefited from a two storey side and first floor side extension in the recent past. It has been successfully integrated into the street scene by its sympathetic design and the matching materials used in its construction. In this way it does not appear visually intrusive or out of place in its position opposite the grassed communal area. In conclusion it is considered that the proposal is of a design that is in keeping with the host dwelling and the character of the area and good quality materials will be used. Furthermore, it is considered that there are no issues of inter-visibility or loss of privacy and there are no concerns relating to loss of daylight/sunlight. Sufficient garden space will remain to serve the property and therefore, impact on residential amenity is subsequently deemed acceptable.

#### 5.4 Sustainable Transport

To facilitate the development a single storey garage space will be lost. However, satisfactory space remains to the front of the property to accommodate off-street parking for one car. The Council's Sustainable Transport Officers have no objection to the development.

### 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 first floor side extension is considered to be in-keeping with the overall character of the dwelling and surrounding area in terms of its scale, design and the materials used. Furthermore, the existing level of residential amenity afforded to neighbouring properties is protected. As such the proposal accords with Policies D1 and H4 of the South Gloucestershire Local Plan (Adopted ) 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 That the application be **APPROVED** subject to the conditions found in the decision notice.

**Contact Officer: Anne Joseph**  
**Tel. No.**

## **CONDITIONS**

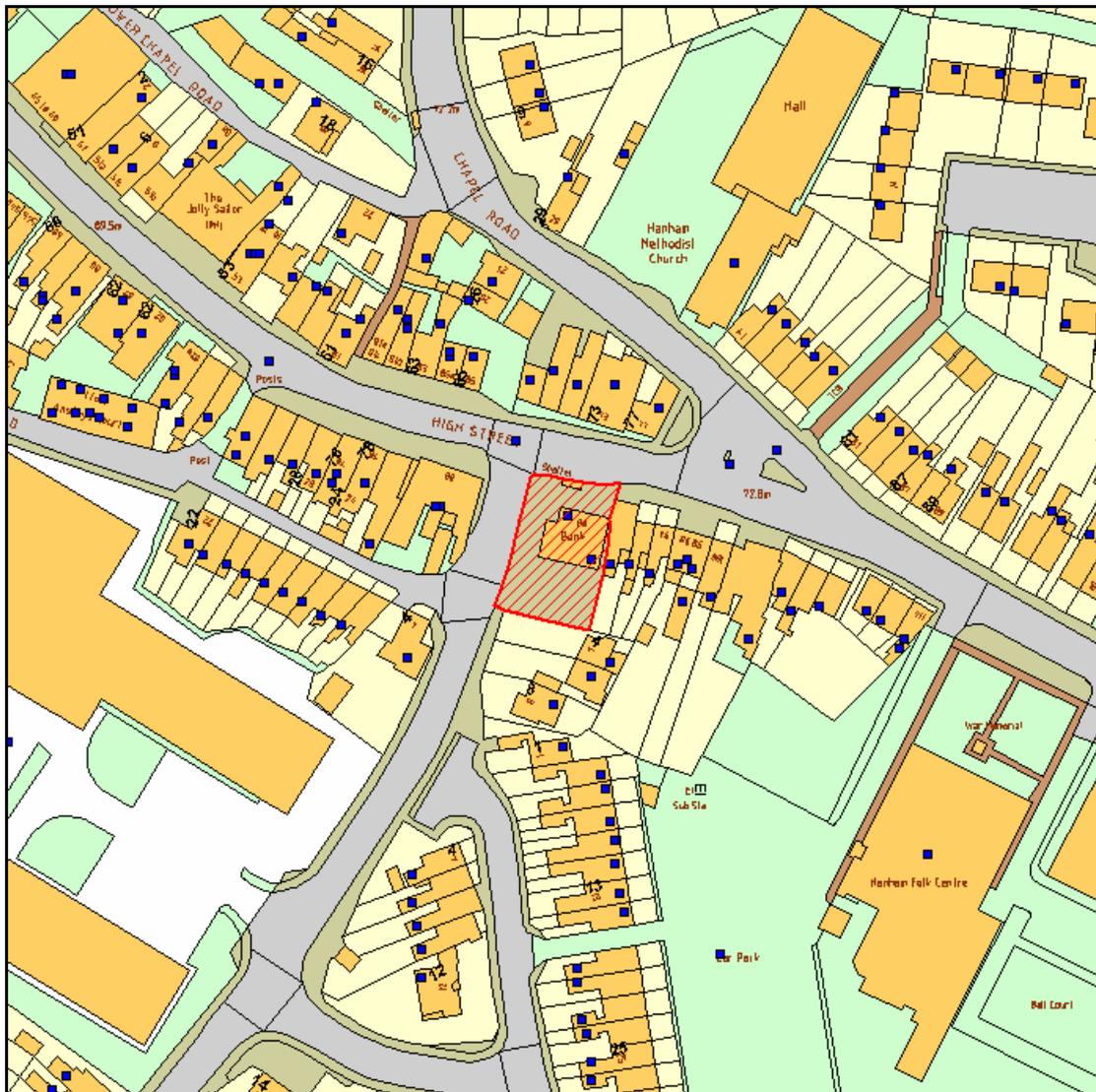
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 10/11 – 11 MARCH 2011**

<b>App No.:</b>	PK11/0337/ADV	<b>Applicant:</b>	HSBC
<b>Site:</b>	88 High Street Hanham Bristol South Gloucestershire BS15 3EJ	<b>Date Reg:</b>	4th February 2011
<b>Proposal:</b>	Display of 1no. internally illuminated fascia sign and non-illuminated vinyl lettering.	<b>Parish:</b>	Hanham Parish Council
<b>Map Ref:</b>	364251 172298	<b>Ward:</b>	Hanham
<b>Application Category:</b>	Minor	<b>Target Date:</b>	30th March 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PK11/0337/ADV**

## **REASON FOR REPORTING TO CIRCULATED SCHEDULE**

The application has been referred to the Circulated Schedule following an objection from the Parish Council.

### **1. THE PROPOSAL**

- 1.1 The applicant is seeking advertisement consent for the display of No. 1 internally illuminated fascia sign and non-illuminated vinyl lettering.
- 1.2 The application site is the HSBC Bank on the busy high street of Hanham. The property is a modern two storey building situated on the corner of Hanham High Street and Martins Road.
- 1.3 The applicant was contacted and asked to provide additional information regarding the illumination of the sign. This was received by the Council.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

PPS1            Delivering Sustainable Development  
PPG 19        Control of Advertisements

#### 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006  
D1 Design

South Gloucestershire Core Strategy, Submission Draft December 2010  
CS1 High Quality Design

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (adopted 2007)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P86/4735                      Static illuminated projecting sign  
Approved                      5<sup>th</sup> December 1986
- 3.2 P86/4363                      Projecting sign fascia arch night safe sign  
Approved                      4<sup>th</sup> July 1986
- 3.3 K5133                            New windows to ground and first floor of existing  
Approved                      bank  
4<sup>th</sup> July 1986
- 3.4 A239                            Two displays of individually illuminated letters to read  
Midland Bank mounted on non-illuminated background  
panels

	Approved	1 <sup>st</sup> July 1981
3.5	P94/4023/ Approved	Erection of two part illuminated fascia signs and two part illuminated projecting signs 16 <sup>th</sup> March 1994
3.6	P88/4132 Approved	Internally illuminated projecting sign 22 <sup>nd</sup> April 1988
3.7	P99/4519 Approved	Installation of an automated teller 25 <sup>th</sup> October 1999
3.8	P97/4505/A Approved	Display of 2 no internally illuminated portal fascia signs and 1 no. projecting sign 15 <sup>th</sup> October 1997
3.9	K5133/1 Approved	First floor extension over existing single storey 18 <sup>th</sup> December 1987

#### **4. CONSULTATION RESPONSES**

##### 4.1 Hanham Parish Council

No objections but would like a condition placed on the decision notice to ensure that the sign is switched off late at night

##### 4.2 Other Consultees

###### Sustainable Transport

None received

###### **Other Representations**

##### 4.3 Local Residents

None received

#### **5. ANALYSIS OF PROPOSAL**

##### 5.1 Principle of Development

As outlined in PPG19, outdoor advertisements can only be controlled in the interests of amenity and public safety. Accordingly the display of advertisements will be assessed with regard to their effect on the appearance of the building and visual amenity in the immediate neighbourhood. The proposal should not prejudice public safety.

##### 5.2 Visual Amenity

The application property, the HSBC Bank, is a two storey building of dark brown brick below pale red hanging tiles. The property is on a corner and set back slightly from the main road. Its main entrance is off Martins Road where a car park for eight vehicles serving the premises is also located.

The proposed illuminated fascia sign will be located above the main entrance and will measure 0.6 metres high by 3.6 metres wide and 0.135 metres deep. It will replace an existing illuminated sign. The sign will comprise individual letters with a 7mm clear band around each letter. Only this clear band around the letters will be illuminated giving a gentle 'halo' effect. The proposed vinyl lettering will appear on the rear of the new glazed front entrance doors. The lettering will be in black vinyl measuring 75mm and in red vinyl measuring 55mm.

The fascia sign and vinyl lettering are considered to be of an appropriate scale, form and colour scheme within the context of the site. The property is located close to other retail properties that include amongst others, a funeral director, newsagent, hairdresser, optician and DIY shop. These premises have a variety of signs both illuminated and non-illuminated and include various hanging signs. A range of lettering in numerous colours and styles can also be seen in the immediate vicinity.

Both the high street and Martins Road benefit from street lamps and given the small amount of light a 'halo' effect sign would emit in comparison to street lamps it is not considered necessary to impose a condition limiting the hours the sign can be illuminated.

Given the above it is considered that the scale, design and siting of the proposed signs would not result in a detrimental impact to the appearance of the building or its setting. As such it is considered that the proposal accords with the guidance set out in PPG19.

### 5.3 Public Safety

The proposed signage is considered to be of an appropriate height and would not interfere with pedestrian movement. It is not considered that the proposed sign would be distracting or confusing to passing vehicles or physically hazardous to pedestrians. No objection has been raised by the Sustainable Transport Team and thus it is not considered that the signs would have any detrimental impact on highway or public safety.

## 6. CONCLUSION

- 6.1 In accordance with Section 220 of the Town and Country Planning Act 1990 and Regulation 4 of the Advertisement Regulations 1992, 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 proposal has been carefully designed to protect the visual amenity of the area. In addition, it is considered that the proposed signs would not prejudice

highway safety of the area. It is therefore considered that the proposal complies with Policies D1 (Achieving Good Quality Design in New Development) of the South Gloucestershire Local Plan (Adopted) January 2006 and PPG19.

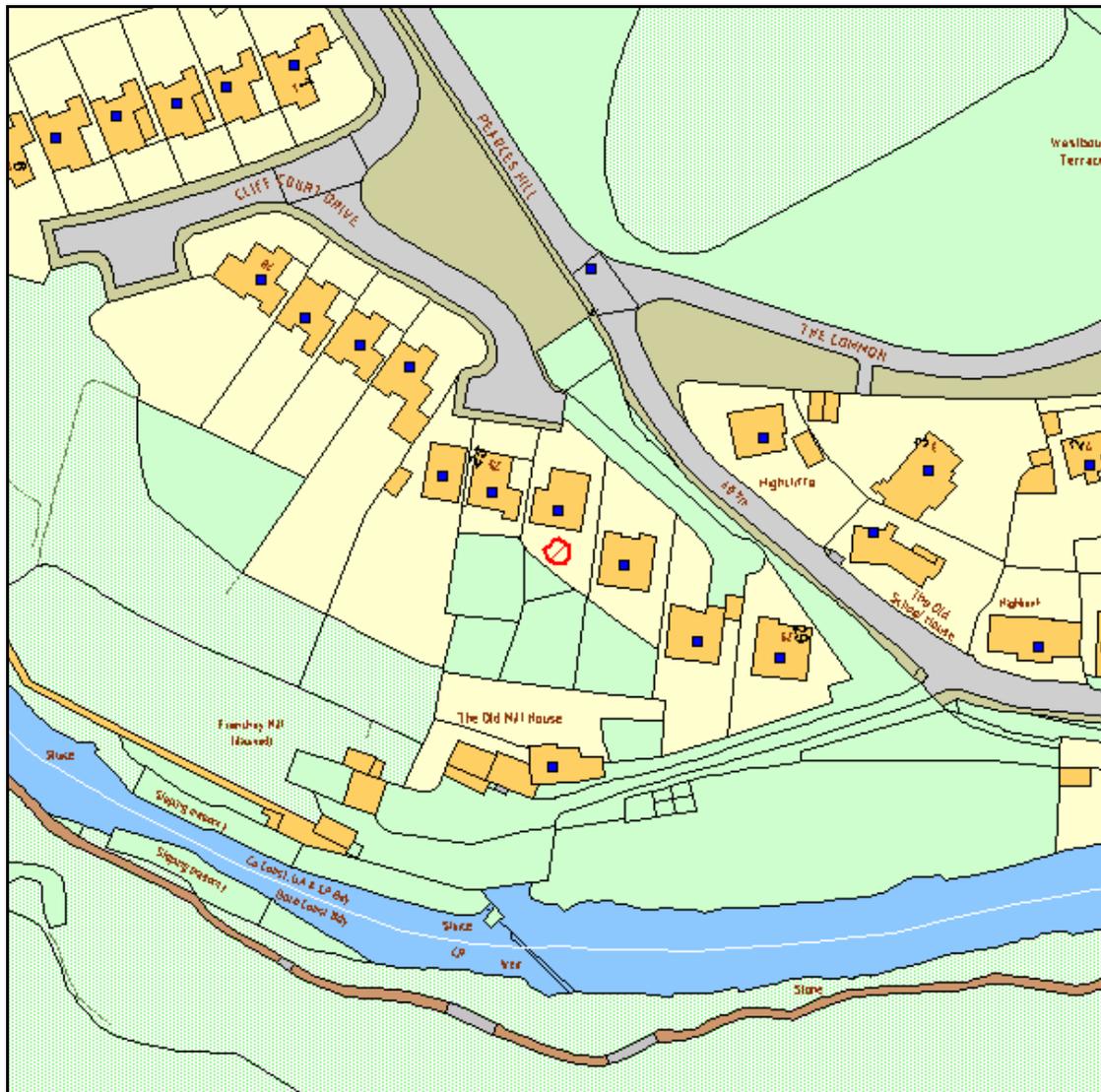
## **7. RECOMMENDATION**

7.1 That advertisement consent be **granted**

**Contact Officer: Anne Joseph**  
**Tel. No. 01454 863788**

**CIRCULATED SCHEDULE NO. 10/11 – 11 MARCH 2011**

<b>App No.:</b>	PT11/0062/TCA	<b>Applicant:</b>	Mrs J Endey
<b>Site:</b>	26 Cliff Court Drive Frenchay South Gloucestershire BS16 1LP	<b>Date Reg:</b>	16th February 2011
<b>Proposal:</b>	Works to reduce 1no. Silver Birch tree by 33% situated within Frenchay Conservation Area	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	363797 177261	<b>Ward:</b>	Frenchay And Stoke Park
<b>Application Category:</b>		<b>Target Date:</b>	28th March 2011



© South Gloucestershire Council 2007.all rights reserved.  
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the  
 Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright  
 and may lead to prosecution or civil proceedings.  
 100023410, 2008. **N.T.S.** **PT11/0062/TCA**

## **REASON FOR REFERRING TO THE CIRCULATED SCHEDULE**

This application has been referred to the Council's Circulated Schedule due to objections received from Winterbourne Parish Council which are contrary to Officer's recommendation. Members should however be aware that the Local Planning Authority only has 6 weeks to determine applications for works to trees within conservation areas that are not covered by a TPO. If this application is referred to the DC(West) Planning Committee the application will become time expired and the applicant will be able to undertake the works in any event. Accordingly, this report is circulated for information purposes only.

### **1. PROPOSAL**

- 1.1 This application seeks approval to reduce 1 no. Silver Birch tree by 33% in the rear garden of 26 Cliff Court Drive, Frenchay. The application site is a detached property located to the end of a cul-de-sac. It is also within the Frenchay Conservation Area.

### **2. POLICY CONTEXT**

- 2.1 National Guidance  
PPS1 Delivering Sustainable Development  
PPS5 Planning for the Historic Environment
- 2.2 South Gloucestershire Local Plan (Adopted) January 2006  
L1 Landscape Protection and Enhancement  
L12 Conservation Areas
- 2.3 Supplementary Planning Guidance  
The Frenchay Conservation Area SPD (Adopted)

### **3. RELEVANT PLANNING HISTORY**

- 3.1 None.

### **4. CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council  
Object to the proposal and consider that a 33% reduction is far too much.
- 4.2 Tree Officer  
No objection.

#### **Other Representations**

- 4.3 Local Residents  
No response received.

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is recognised that trees can make a special contribution to the character and appearance of a conservation area. This Act makes special provision for trees in conservation areas, which are not the subject of a Tree Preservation Order. Under Section 211, subject to a range of exceptions, planning permission is required for proposals to cut down, top or lop a tree in a conservation area. The purpose of this requirement is to provide the Local Planning Authority an opportunity to consider bringing any tree under their general control by making a TPO in respect of it. When considering whether trees are worthy of protection in conservation areas, the visual, historic and amenity contribution of the tree(s) should be taken in to account.

### 5.2 Consideration of Proposal

The Council's Tree Officer has assessed the tree and considers the application to be acceptable. The Silver Birch is situated to the rear of the property and is barely visible from the public road to the front. The tree has previously been reduced therefore the proposed works should be viewed as ongoing management to contain the size of the tree crown. No objection is therefore raised to the proposal.

## 6. CONCLUSION

6.1 The recommendation to not object 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 No objection to the proposed tree works.

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