



**LIST OF PLANNING APPLICATIONS AND OTHER PROPOSALS
SUBMITTED UNDER THE PLANNING ACTS TO BE DETERMINED BY
THE DIRECTOR OF ENVIRONMENT AND COMMUNITY SERVICES**

CIRCULATED SCHEDULE NO. 08/15

Date to Members: 20/02/15

Member's Deadline: 26/02/15 (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 Environment of Community Services know within 5 working days of the date of this Schedule (e.g., if the schedule is published on a Friday, comments have to be received by the end of Thursday) (see cover page for the date).

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

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

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

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

- a) Any application submitted by or on behalf of the Council.
- b) Any application requiring either new or a modification to an existing planning agreement, provided that the application is not required to be determined by Committee.
- c) Any footpath diversion required to implement an approved scheme.
- d) Applications, except those where approval is deemed to be granted upon the expiry of a defined period, where a representation contrary to the Officers recommendation are received.
- e) Applications for Certificates of Appropriate Alternative Development where a representation contrary to the Officer's recommendation is received.
- f) Applications for Certificates of Lawful Use of Development

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

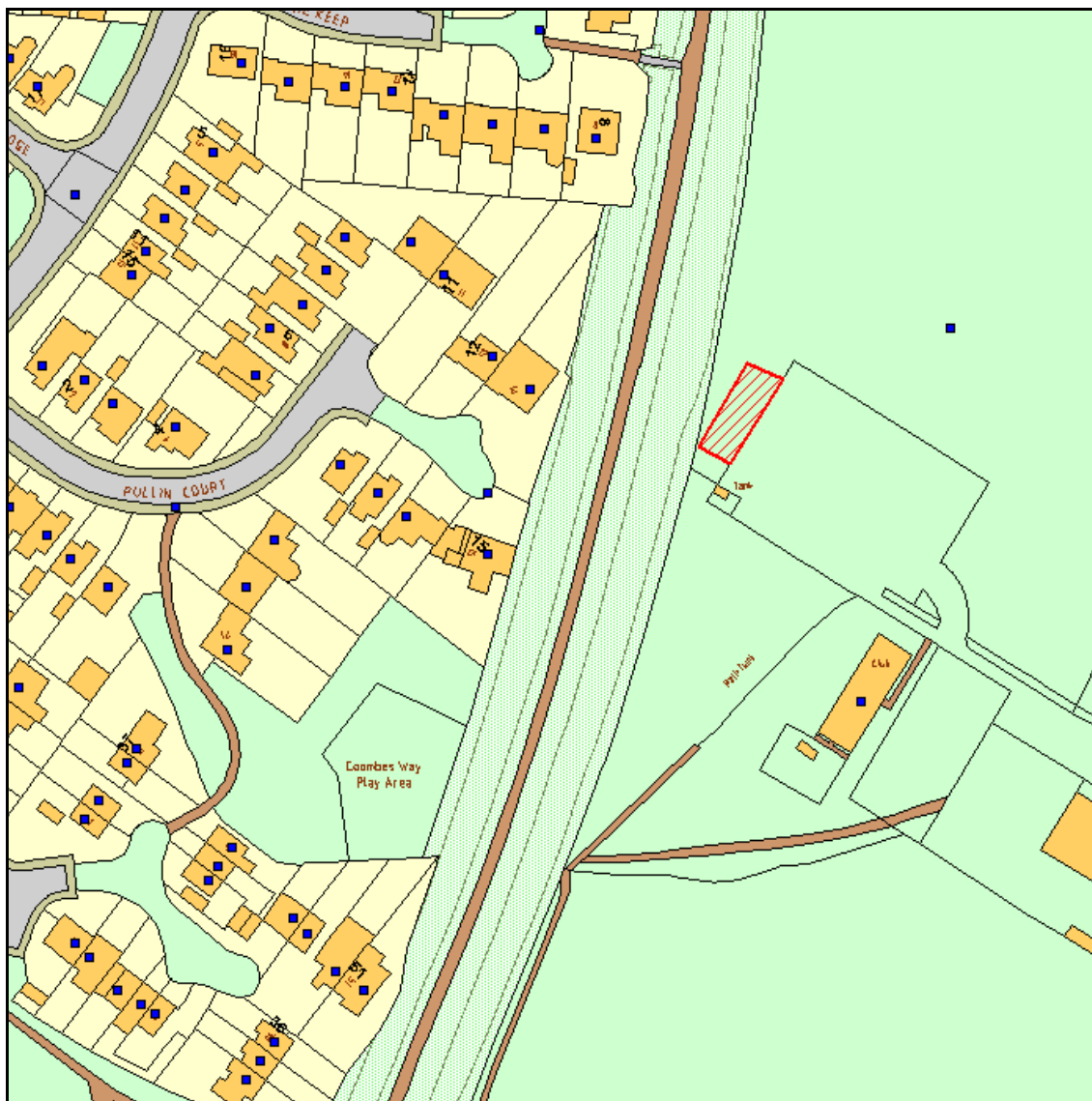
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. Please note a copy of your referral e mail will appear on the website. **If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863519, 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 - 20 FEBRUARY 2015

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK14/4073/F	Approve with Conditions	Redfield Edge Primary School High Street Oldland Common South Gloucestershire	Oldland	Bitton Parish Council
2	PK14/4692/LB	Approve	Cross Keys 34 Horse Street Chipping Sodbury South Gloucestershire BS37 6DB	Chipping	Sodbury Town Council
3	PK14/4860/F	Approve with Conditions	Land Adjacent To 11 Rockland Road Downend South Gloucestershire BS16 2SP	Downend	Downend And Bromley Heath Parish Council
4	PK14/4880/F	Approve	Cross Keys 34 Horse Street Chipping Sodbury South Gloucestershire BS37 6DB	Chipping	Sodbury Town Council
5	PK14/5029/F	Approve with Conditions	28 High Street Hanham South Gloucestershire BS15 3DP	Hanham	Hanham Parish Council
6	PK15/0065/F	Approve with Conditions	13 Tower Road North Warmley South Gloucestershire BS30 8YE	Siston	Siston Parish Council
7	PK15/0218/F	Split decision See D/N	25 Sutherland Avenue Yate South Gloucestershire	Yate North	Yate Town
8	PT14/3138/F	Approve with Conditions	Existing Hangars 16M, 16R And 16S Filton Airfield Filton South Gloucestershire	Patchway	Patchway Town Council
9	PT14/3214/LB	Approve with Conditions	Existing Hangars 16M, 16R And 16S Filton Airfield Filton South Gloucestershire	Patchway	Patchway Town Council
10	PT14/3838/F	Approve with Conditions	The Old Fire Station High Street Thornbury South Gloucestershire BS35 2AQ	Thornbury North	Thornbury Town Council
11	PT14/4316/F	Split decision See D/N	3 Frome Bank Gardens Winterbourne Down South Gloucestershire BS36 1BE	Winterbourne	Winterbourne Parish Council
12	PT14/4660/ADV	Approve with Conditions	Bowl Inn And Restaurant 16 Church Road Almondsbury South Gloucestershire BS32 4DT	Almondsbury	Almondsbury Parish Council
13	PT15/0014/CLP	Approve with Conditions	43 Pursey Drive Bradley Stoke South Gloucestershire BS32 8DJ	Stoke Gifford	Bradley Stoke Town Council
14	PT15/0037/F	Approve with Conditions	71 Watleys End Road Winterbourne BS36 1PN	Winterbourne	Winterbourne Parish Council
15	PT15/0132/TCA	No Objection	Little Grange The Green Olveston BS35 4EJ	Severn	Olveston Parish Council
16	PT15/0145/ADV	Approve	Traffic Roundabout Govier Way/Severn Beach South Gloucestershire BS35 4GG	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
17	PT15/0163/NMA	No Objection	Halcyon Cottage Horsford Road Charfield Wotton Under Edge South Gloucestershire GL12 8SU	Charfield	Charfield Parish Council
18	PT15/0225/CLP	Approve with Conditions	93 Mortimer Road Filton South Gloucestershire BS34 7LH	Filton	Filton Town Council

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PK14/4073/F	Applicant:	Mr Simon Widdicombe
Site:	Redfield Edge Primary School High Street Oldland Common Bristol South Gloucestershire BS30 9TL	Date Reg:	27th November 2014
Proposal:	Erection of building to form clubhouse and changing rooms for Warmley Rangers FC.	Parish:	Bitton Parish Council
Map Ref:	367864 171881	Ward:	Oldland Common
Application Category:	Minor	Target Date:	21st January 2015



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 100023410, 2014. N.T.S. PK14/4073/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following objections from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a building to form clubhouse and changing rooms for Warmley Rangers FC (a junior football club). The site is located within the established settlement boundary of Oldland.
- 1.2 The application site relates to the playing field of Sir Bernard Lovell School (SBL) next to Redfield Edge Primary School, situated off High Street/Victoria Road, Oldland Common. To the west of the site is the Bristol to Bath cycle path situated within the old railway cutting and beyond this on the other side of the cutting is an estate of modern dwellinghouses. To the south lie sports fields belonging to Redfield Edge Primary School.
- 1.3 It is stated that Warmley Rangers Youth Football club have been playing in the area for 25 years. The club has teams across 12 age groups, (Under 5 to 16) with some age groups having 2 teams. This includes over 200 players and a 30 plus strong coach, manager and committee team. Details submitted with the application indicate that currently 6 teams already play most Sundays on the current field. All of the players live in the local area with a high percentage attending local schools and the club has support from all player families and various local business sponsors. The proposed clubhouse/changing rooms would be used by the players and also by SBL and Redfield Edge Primary School.
- 1.4 During the course of the application additional details were submitted with regards to concerns expressed by drainage engineers and also by the Coal Authority. The drainage engineers were satisfied by the additional details while the Coal Authority still had concerns. Further information submitted to the Coal Authority by the applicant resulted in more revised comments in which the Coal Authority withdrew their objection.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS23	Community Infrastructure and Cultural Activity
CS24	Open Space Standards

South Gloucestershire Local Plan (Adopted) January 2006 – Saved Policies

- T8 Parking Standards
- T12 Transportation Development Control
- L1 Landscape Protection and Enhancement
- L5 Open Spaces
- L9 Species Protection
- L11 Archaeology
- EP1 Environmental Pollution
- EP7 Unstable Land
- LC3 Proposals for Sports and Leisure Facilities Within the Existing Urban Areas
- LC4 Proposals for Educational and Community Facilities Within the Existing Urban Area
- LC9 Protection of Open Space and Playing Fields
- LC12 Recreational Routes

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
South Gloucestershire Landscape Assessment: Character Areas 12, Westerleigh Vale and Oldland Ridge and 14, Kingswood.

3. RELEVANT PLANNING HISTORY

- 3.1 P85/4677 Provision of new shed for use by groundsman.
No objection to County Matter 14.1.86.
- 3.2 PK08/1212/O Erection of 13no. dwellings (Outline) with layout and means of access to be determined. All other matters reserved.
Withdrawn 22.7.08.
- 3.3 PK09/0759/O Erection of 13no. dwellings (Outline) with layout and means of access to be determined. All other matters reserved. (Resubmission of PK08/1212/O).
Approved 6.7.09.
- 3.4 PK12/2246/EXT Erection of 13no. dwellings (Outline) with layout and means of access to be determined. All other matters reserved. (Consent to extend time limit implementation for PK09/0759/O).
Approved 31.10.12
- 3.5 PK12/2249/F Erection of 13no. dwellings with access, garages, parking and associated works.
Approved 31.10.12

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Councillors support the proposed facility, which will enhance facilities particularly for young people, provided all safety requirements are complied with.

4.2 Other Consultees

Highway Drainage

Objection: drainage details are required to demonstrate that risks of flooding and pollution have been eliminated. The application form states foul water and surface water disposal to mains sewer and surface water mains sewer but there is no mains drainage available in this location.

Updated comments:

Additional information regarding drainage has been received sufficient to remove the original objection. The proposal can be recommended for approval subject to an informative attached to the decision notice.

Sport England

No objection in principle but the design may require further attention

Football Association

No objection

The Coal Authority

The applicant has submitted a Coal Mining Risk Assessment Report to accompany the planning application; however, The Coal Authority does not consider that this adequately addresses the impact of coal mining legacy on the proposed development.

The Coal Authority therefore objects to the proposal, and we consider that the Coal Mining Risk Assessment fails to demonstrate site is safe and stable without intrusive site investigation, such that the necessity for mitigation may need to be re-assessed.

It is a requirement of paragraphs 120-121 of the NPPF, that the applicant demonstrates to the satisfaction of the LPA that the application site is safe, stable and suitable for development.

Updated comments 1:

The Coal Authority recommends that the LPA advise the applicant that the Coal Mining Risk Assessment Report as submitted does not provide sufficient information to determine whether or not issues of land instability can be satisfactorily overcome.

The Coal Authority considers that the recommendations of the Coal Mining Risk Assessment Report; should be that coal mining legacy potentially poses a risk to the proposed development and that intrusive site investigation works in the form of boreholes to a depth of 30m should be undertaken prior to

development in order to establish the exact situation regarding coal mining legacy issues on the site.

The Coal Authority recommends that the LPA impose a Planning Condition should planning permission be granted for the proposed development.

In the event that the site investigations confirm the need for remedial works to treat the areas of shallow mine workings to ensure the safety and stability of the proposed development, this should also be conditioned to ensure that any remedial works identified by the site investigation are undertaken prior to commencement of the development

A condition should therefore require prior to the commencement of development:

- *The submission of a scheme of intrusive site investigations for approval;*
- *The undertaking of that scheme of intrusive site investigations;*
- *The submission of a report of findings arising from the intrusive site investigations;*
- *The submission of a scheme of remedial works for approval; and*
- *Implementation of those remedial works*

The Coal Authority objection to the proposed development could be overcome subject to the imposition of a condition or conditions to secure the above.

Updated comments 2:

*Given the amount of competent rock cover and the lightweight metal structure of the proposal which is to be constructed on a raft foundation, the Coal Authority is therefore able to **withdraw its objection** to the proposed development.*

Other Representations

4.3 Local Residents

Two letters of objection have been received from local residents:

- I object to this application being so close to my residence and feel that the noise levels from the bar/meeting room will destroy what is currently a quiet and peaceful neighbourhood especially during the summer months
- I appreciate the football club need changing facilities and would be happier if the proposed club house wasn't so close to my boundary
- The proposed clubhouse/changing room so close to residences would cause increased noise levels due to the cars parking, plus the players and their supporters. In the past prior to the old school changing rooms being demolished and the field fenced the anti social behaviour has decreased
- As demonstrated in the past during their football tournaments the management/committee would not be able to control the behaviour of their players, supporters or any visitors when this facility is open or closed

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The proposed erection of a building to form a clubhouse and changing rooms for Warmley Rangers FC is to be assessed against the above listed policies. The main issues to consider are the transportation impacts in terms of parking, highway safety, potential increase in levels of vehicular traffic and the accessibility of the site by non car modes of travel such as by public transport, foot and bicycle; the appearance/form of the proposal and the impact on the character of the landscape and surrounding area; the environmental effects; the residential amenity impacts; and the effect of any advertisements or external lighting in terms of amenity and road safety.

- 5.2 Of particular relevance is the location of the proposed site on an existing sports ground; the overall design of the proposed building and its impact on the character of the area; the impact of the proposal on the residential amenity of neighbours; any adverse impact on ecology or landscape; any adverse impact on highway safety or parking issues.

The proposal is considered to accord with the principle of development and this is covered in the report below.

- 5.3 Policy LC9 permits the development of existing or proposed formal or informal open space, or of land last used for playing fields subject to the following criteria:

- A. The development would not result in, or add to, a deficiency of public open space, or the loss of space performing a significant recreational function, or the loss of space likely to meet projected recreational demand in the plan period; or
- B. The proposal includes provision of a replacement facility of at least the equivalent benefit to existing users, at an alternative site which is accessible by public transport, on foot and by bicycle; or
- C. An overriding community need, other than for housing, employment or shopping facilities, which cannot be met on any other site is demonstrated; or
- D. A limited development would result in enhanced outdoor sports and recreation facilities at the site; and
- E. In all the above circumstances the development would not have unacceptable environmental effects and would not prejudice residential amenity. .

It is considered that the proposed erection of a building to form a clubhouse and changing rooms for Warmley Rangers FC accords with the criterion above, in particular parts A and D and in addition would satisfy part E by not having an unacceptable environmental effects or prejudicing residential amenity. This is discussed in more detail below.

5.4 Green Belt

The Oldland Ridge that overlooks the site is within the Bristol/Bath Green Belt and thus the site is visible from the Green Belt. The proposal would replace two of the three large metal containers currently on the site. It is noted that the proposed building would be of a similar height but it is also acknowledged that it would occupy a slightly larger size footprint than these two metal containers. It would be positioned close to the edge of the site boundary currently on a piece of land not marked as a pitch. It is considered that the benefit of the scheme providing a more suitable building for the young football players weighs heavily in its favour over the existing situation. It is therefore considered that it would be an acceptable form of development in the Green Belt, being for sports and leisure use and would not adversely impact on the openness of the Green Belt sufficient to refuse the application. The proposal can therefore be supported in Green Belt terms.

5.5 Landscape and Ecology

It is considered that the granting of planning permission for the structure would regularise the situation and ensure that more suitable and sympathetic materials are used in its construction, which blend in better with the area.

The recently approved residential scheme to the north identified the hedge/scrub associated with the cycle path to the west as the most ecologically valuable. The site itself is not covered by any statutory or non-statutory nature conservation designations; there are therefore no ecological constraints to the proposal. The site is currently well used by students and by members of the football club. The proposal would therefore not entail developing undisturbed ground and there are therefore no landscape or ecological objections to the scheme.

5.6 Environmental Issues

Officers understand that the proposed building would require a concrete foundation whilst the structure itself would be flat-packed. It is acknowledged that there may be some disturbance to closest neighbours during the construction phase but this can be adequately mitigated for by imposing a condition limiting the hours of construction.

5.7 Drainage Issues

In terms of drainage, the Council's Drainage Engineer has raised no objection to the proposal subject to an informative relating to foul and surface water. In accordance with the Environment Agency Flood Risk Matrix, the proposal does not require a Flood Risk Assessment.

5.8 Residential Amenity

Concerns have been expressed by local residents regarding the proximity of the proposed clubhouse and the noise from the bar. With regards to proximity, it is noted that closest residents to the west are located approximately 34 metres away across the other side of the former railway line. Given this distance and the fact that this proposal would be a replacement for an existing but unsuitable structure, it is considered there would be no adverse impact on the residential amenity of local residents over and above that existing.

With regard to the noise implications, the proposed club house will be replacing a larger metal storage container currently used by the young players as their changing room. This proposal would be for a better constructed and permanent building for their use. It would not include permanent bar facilities as the clubhouse/changing room is for a junior team. However, it is acknowledged that some of the fund raising activities may entail the use of the clubhouse for such a purpose. If this is the case it is likely that a separate liquor licence would be required and any noise issues for these 'one-off' events would be a matter to be dealt with by other authority, namely the Policy Service.

Additional concerns have been expressed regarding the noise that would result from players and supporters using the car park. Currently, the car park for this junior club is positioned in front of the existing metal storage containers, and therefore similarly located to the proposed clubhouse. The car park is therefore even further away from these residents, on the other side of the railway line. It is therefore considered that the proposal would not result in a change to the existing situation and would not adversely impact on their residential amenity to such a degree as to warrant the refusal of the application.

5.9 PROW

The PROW, which runs to the south of the site, would not be adversely affected by the proposal. In the longer term, it is proposed to divert this PROW.

5.10 Sustainable Transport

Vehicular access into the site would be via the existing access used by the football club and an adjacent youth club and this is positioned to the side of the school. A series of two gates provide security into the site: a set of high gates down the side of the school prevent access into the youth club area and a second set of high locked gates prevent access into the application site and the rugby and football pitches. The fencing around the site was erected under the recently approved scheme PK12/2249/F for 13no. houses.

Within the site is a large tarmacked area currently used for parking of vehicles. This area can accommodate approximately 80no. vehicles. No changes to this area are proposed and no additional parking is required.

The proposed clubhouse and changing rooms aim to improve sporting facilities for the existing school and it would also be used by 10 teams aged 6 to 16. It is not considered that the facilities would increase traffic significantly at this location and as such, this would not impact road safety. In respect of parking, the applicant confirms that there are currently total of 40 car parking spaces on site and these would remain unchanged.

Given the above, the Transportation Development Control do not object to this application.

5.11 Sport England

Sport England raises no objection in principle but the criticise the design of the structure. It is understood that the site forms part of, or constitutes a playing field as defined in The Town and Country Planning (Development Management

Procedure) (England) Order 2010 (Statutory Instrument 2010 No. 2184). The consultation is therefore statutory and Sport England has considered the application in the light of the National Planning Policy Framework (in particular Para 74) and its policy to protect playing fields, 'A Sporting Future for the Playing Fields of England.

Essentially Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or prejudice the use of, all/part of a playing field, unless one of 5 exceptions applies:

E1 An assessment has demonstrated that there is an excess of playing fields in the catchment and the site has no special significance for sport

E2 The Development is ancillary to the principal use of the playing field and does not affect the quantity/quality of pitches

E3 The Development only affects land incapable of forming part of a playing pitch and would lead to no loss of ability to use/size of playing pitch

E4 Playing field lost would be replaced, equivalent or better in terms of quantity, quality and accessibility

E5 The proposed development is for an indoor/outdoor sports facility of sufficient benefit to sport to outweigh the detriment caused by the loss of playing field.

The proposal is for a community sports pavilion that is ancillary to the playing field and therefore it must be considered in the assessment as to whether it fully meets E2:

"The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use."

To establish whether the proposal is fit for purpose for community sport and in particular football, Sport England has consulted the Football Association and obtained the following advice:

1. FA support the project in principle – community use of the pitches is taking place for the first time in this season (2014/15) by Warmley Rangers, although they have not currently noted this as a home venue on their affiliation paperwork, this is being followed up by the Gloucestershire CFA. The school site 3G pitch which was Football Foundation is used by community based teams. The 3G is on The FA register and is compliant for FA affiliated match play.

2. The Changing rooms submitted for planning permission would not be FA/ Football Foundation compliant and would be unlikely to meet adult league ground grading criteria if this was one of the intended uses. Each changing room should be self-contained with Toilet provision provided in each. The Referees changing room should also have a self-contained toilet. Privacy Screening needs to be considered on all changing rooms. Spectator and playing facilities should be kept separate to alleviate any child protection issues with use of shared toilets, there should also be separate player and spectator entrance points to the building. It is also

recommended to have 2 referee changing rooms, the disabled WC could become a wet room with a bench and shower provided to cover this and still be available as disabled WC

3. The FA welcome the vision and would be more than willing to provide further input to the design of the building.

This being the case, Sport England does not wish to raise an objection to this application in principle but would like the applicant to address the design issues raised above by the FA.

The absence of an objection to this application in the context of the Town and Country Planning Acts, does not in any way commit Sport England's or any National Governing Body of Sport's support for any related application for grant funding.

5.12 Design

The proposed building would measure approximately 20 metres long, 6 metres wide and its dual pitched roof would achieve a maximum height of 2.5 metre. One window would be positioned in the north elevation to serve the club/committee room and the other opening would be the main entrance doors in the east elevation. The structure would be steel clad in an olive green colour and the window would have a steel roller shutter. Comments from Sports England and the Football Association have been noted however, the applicant has stated that local fund-raising has created the opportunity for this development to take place and the new building would replace a metal storage container currently used by the club as its clubhouse/changing room. The proposal is clearly an improvement on the existing situation. Internal alterations could be made to accommodate some of the suggestions made by the above consultees. These would not entail any alterations to the external appearance and would therefore be for the applicant to take into consideration. The design is acknowledged as being very simple, and it has been explained that having additional windows could result in security implications given its isolated position. In design terms the building is considered acceptable in its bulk and scale. Being tucked up in a far west corner away from the new development of dwellings to the north and screened from general view by the buildings associated with Redfield Edge Primary School and other residential properties facing the High Street, it is considered that the structure would not adversely impact on the character of the area and is therefore appropriate.

5.13 The Coal Authority

The application site falls within the defined Development High Risk Area; therefore within the application site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this planning application. More specifically, The Coal Authority records indicate that the site is underlain by recorded shallow coal workings at depths of 8m, 18m and 21m. The extraction thickness is recorded as 2.0m, 0.15m and 1.5m respectively. In addition the site also contains a thick coal outcrop and may contain unrecorded historic coal mine workings at shallow depth. These mining legacy features pose a significant risk to ground stability on this site.

The Coal Authority initially objected to this planning application on the grounds that the information contained within the submitted Coal Mining Risk Assessment Report (24 November 2014, prepared by GRM Development Solutions Ltd) conflicted with that held by The Coal Authority. This was in specific regard to the shallowest coal seam, the Mill Grit seam which the GRM Report considered to have a thickness of 0.9m. The Coal Authority records, based on mine abandonment plans, suggest that this coal seam is 2m thick. On this basis, the 9m competent rock cover over the seam as outlined in the Coal Mining Risk Assessment Report would be insufficient to ensure the stability of the proposed development.

However, the borehole data referred to in additional information submitted to the Coal Authority, identifies the Mill Grit seam thickness as 0.5m approximately 200m to the south of the site at Hole Lane Pit (ST67 SE15) and 0.9m approximately 650m to the west of the site at Cowhorn Pit (ST67 SE80). On this basis, whilst marginal, sufficient competent rock cover would appear to be present over the Mill Grit seam to ensure the safety and stability of the proposed development.

Given the amount of competent rock cover and the lightweight metal structure of the proposal which is to be constructed on a raft foundation, the Coal Authority offers no objection to the proposed development.

5.14 Other Matters

A comment has been received with regard to the behaviour of players, supporters and visitors during tournaments. Anti-social behaviour is not something that can be dealt with under the remit of this planning application. Should any such behaviour occur then this would be a matter to be dealt with by the Police Authority.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 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 written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

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).

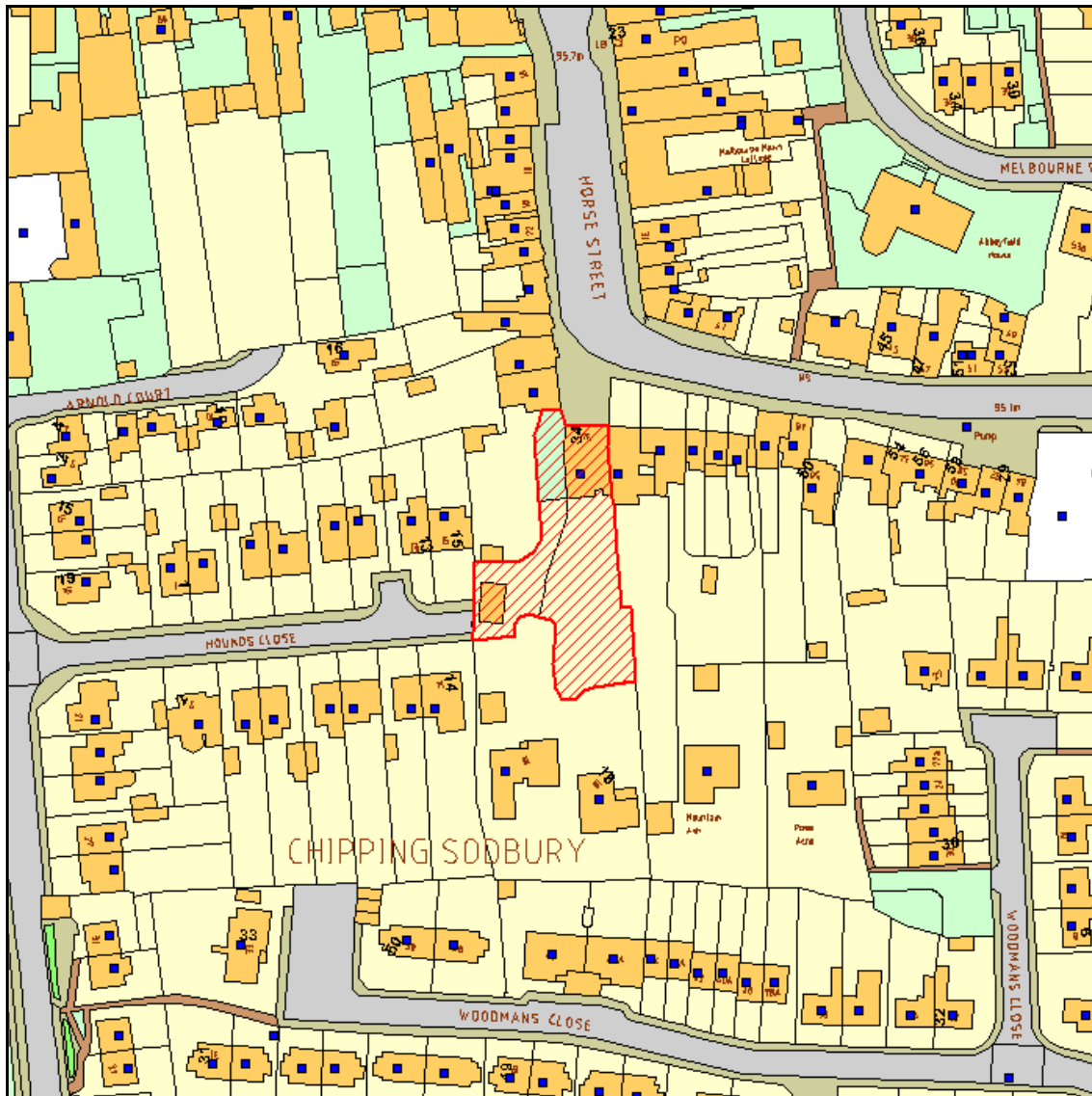
2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 on Monday to Friday and 8:00 to 13:00 on Saturday; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: 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 amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS9 of the South Gloucestershire Local Plan : Core Strategy (Adopted) January 2013.

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.: PK14/4692/LB	Applicant: Mr J Griffiths
Site: Cross Keys 34 Horse Street Chipping Sodbury Bristol South Gloucestershire BS37 6DB	Date Reg: 19th December 2014
Proposal: Application to retain the works already carried out for erection of 1.8m maximum high gates.	Parish: Sodbury Town Council
Map Ref: 372942 182088	Ward: Chipping Sodbury
Application Category: Minor	Target Date: 10th February 2015



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N.T.S.

PK14/4692/LB

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule on the grounds that the officer recommendation is contrary to objections from the Parish Council and from a local resident. It has been re-circulated after clarification was sought on that all objections and letters of support had been considered following a problem with the IDOX System.

1. THE PROPOSAL

- 1.1 The applicant seeks listed building consent for the retention of 1.8m high gates sited on the corner, between two properties, 34 and 32 Horse Street. The gates are painted, or plastic coated (black) steel gates that have been reclaimed from another site. The gates open back into the driveway of no. 34. The gates are attached to a pair of large 600mm x 600mm brickwork piers with built in pivot piers.
- 1.2 The application site is a Grade II listed building, first listed in 1983. It is a large, 3-storey property dating to the late 18th or early 19th Century. It is one of many listed buildings along Horse Street and one of a row of 7 on this side of the road. It is within the Chipping Sodbury Conservation Area.
- 1.3 There is a full planning application considered separately (PK14/4880/F)

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Practice Guidance 2014

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
Following a Planning Committee meeting on 14 January 2015 members object that the development is not in keeping with the character of the area (plastic coated gates) and that access is inhibited for all legitimate users. There followed a request to refer the application to the Sites Inspection Committee via the Local Member.
- 4.2 Other Consultees

The Listed Building Officer has no objection.

Other Representations

4.3 Local Residents

One letter of objection has been received on the following grounds;

- The opening forms the only pedestrian and vehicular access to the rear door, parking area and garden of no.32 who use the access on a daily basis. There have not been gates across the opening for many decades.
- A right of way was created in the 1950s giving both 32 and 34 equal rights over the area of access at all times and for all purposes. This includes unrestricted access for family, friends, workmen, deliveries etc.
- The gates are some 200mm wider than the brickwork opening overlapping the rear of the piers and the gates are crudely secured to the brick piers with makeshift hinges.
- When the gates are closed the height dimension exceeds 1.8m
- The gates are of flimsy construction made of lightweight hollow construction and are rusting and deteriorating with plastic coating peeling off.
- Plastic coated gates should not be acceptable on the listed building and in the conservation area.
- The vertical bolt has been replaced with a rusty piece of reinforcing bar.
- The original locking mechanism has been removed and replaced with a heavy weight chain and padlock which the applicant locks 24/7.
- Legal advice suggests the gates with locking mechanism are unlawful and any approval by the Council would be party to an unlawful act.
- The objector, his family, and workmen / contractors have been purposely locked in or out of the public right of way.
- It is difficult to get the padlock off so the objector's wife has had to park in front of the property rather than in the designated driveway space.
- A disabled relative would find it impossible to unlock and gain access unaided and this is a contravention of her rights.
- Emergency services would have to rely on a third party with a key, or the Fire Service to open the gates.
- The development is contrary to points 54 and 55 of the Design Checklist SPD. The gates do not enhance the local character and are not of good quality. The access is not designed so that all people can gain access.
- The objector has tried to compromise by an offer to pay 50% of the cost of automated gates or an agreement to leave gates unlocked in daylight hours.
- They have no objection to new gates being hung provided they are consulted on design, they are good quality to enhance the historic and architectural nature, they are disability friendly, easily accessible to emergency services and no locking device can be fitted.

One letter of support has been received with the following comments;

- There have been gateposts and gates since before the house was listed and the existing substantial gateposts and fittings look incomplete without the gates in situ.
- Lockable gates are mandatory to secure this and neighbouring properties from unwanted interest and access.

A response from the Agent was received stating;

- There is no dispute that there is a right of way
- A Certificate B was delivered by hand to no. 32 Horse Street
- The gates are fitted behind the pillars to allow them to open up a wider access
- Plastic coating is a type of long lasting paintwork and is used throughout the building industry to lengthen the periods between re-painting
- The rusting of the gates is a maintenance issue not a planning issue.
- The securing of the gate is an issue concerning the people who use the gates and is not a planning issue.
- The right of way laws state that each party is able to access the right of way and that gates can be in situ, provided a key to operate them is provided to each party.
- Nuisance factors in this instance are not a Planning issue and, therefore, they should have no bearing whatsoever on this application.

A further response was then received from the original objector and additional matters include;

- The gates are fitted behind the gate piers because they are oversized to fit between them.
- Plastic coating is definitely used throughout the construction industry on windows, doors and gates but we doubt very much that we would be allowed to replace our listed painted sliding sash windows or our listed painted timber six panel front door with a plastic coated metal alternative.
- The securing of the gates is a planning issue if it prevents the access by disabled persons.
- Mr Hosie's understanding of the law is incorrect

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against the National Planning Policy Framework 2012 and the Planning (Listed Buildings and Conservation Areas) Act 1990. The application is an assessment of the impact of the development on the significance of the heritage asset in the context of its fabric and its setting.

Assessment

- 5.2 The application seeks listed building consent for gates at the side of the property, between nos. 34 and 32 Horse Street. The metal gates have been reclaimed from another site and are far from new. They have been painted/plastic coated in black, but the pole features are showing signs of deterioration and rust. The gates are of an open and ornamental style which is not considered to be out of keeping with the listed setting and the Conservation Area. The view through to the courtyard garden is preserved and being set back a considerable distance from the road and largely screened by the parked cars, there is minimal visual impact from the public realm. Viewed from the public realm, the deteriorating condition of the gates is not particularly discernible and it is actually the condition of the deteriorating paintwork on the pillars which is more prominent.

- 5.3 The Listed Building Officer has been consulted and has not raised any objection to the development which is considered to be in keeping with the setting of the listed building and the wider conservation area.
- 5.4 There is not considered to be any adverse impact upon the fabric of the listed building with the gates affixed to two brickwork pillars through hinges at the rear.
- 5.5 A number of matters have been raised by way of objection. Some of these have been considered above, notably the deteriorating condition of the gates, the design and the impact on the character and historical setting. The remainder of the objections are largely civil issues of rights of entry, shared ownership and obstruction. They are addressed in more detail in the full planning application

6. CONCLUSION

- 6.1 The recommendation is to GRANT Listed Building Consent having taken regard to Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990 and Government advice contained in the National Planning Policy Framework.

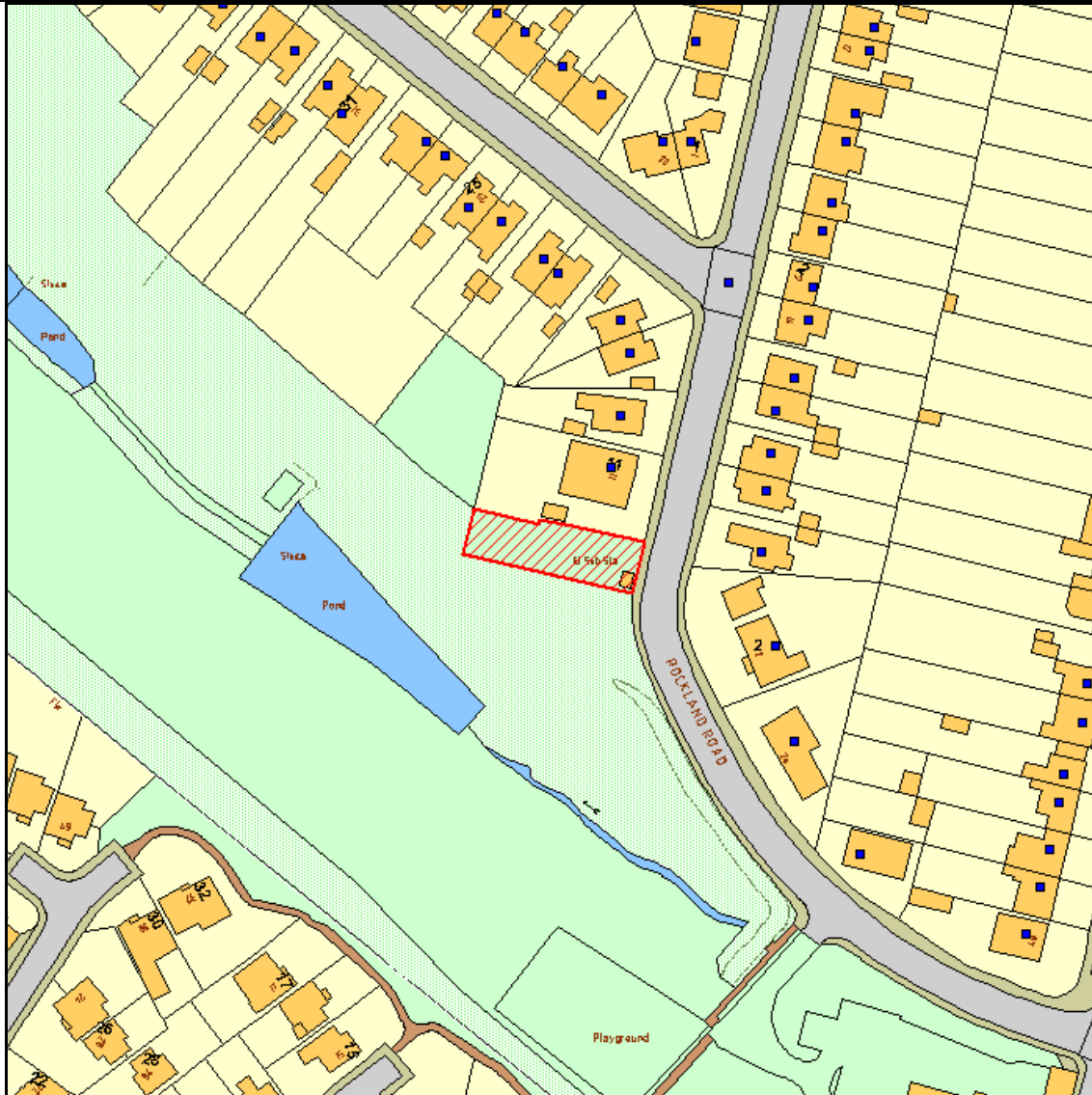
7. RECOMMENDATION

- 7.1 That Listed Building Consent be granted.

Contact Officer: James Cooke
Tel. No. 01454 863429

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.: PK14/4860/F	Applicant: Mr C Champ
Site: Land Adjacent To 11 Rockland Road Downend Bristol South Gloucestershire BS16 2SP	Date Reg: 30th December 2014
Proposal: Erection of 1no. detached dwelling with access and associated works. (Amendment to previously approved scheme ref. no PK12/1008/F)	Parish: Downend And Bromley Heath Parish Council
Map Ref: 364540 177116	Ward: Downend
Application Category: Minor	Target Date: 16th February 2015



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100023410, 2014. N.T.S. PK14/4860/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt a letter of objection from a local resident.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission to amend an approved scheme, PK12/1008/F for the erection of a detached dwelling to the side of No. 11 Rockland Road, Downend.
- 1.2 The proposed amendments include: i. increase the width of the new dwelling from 7 metres to 7.5 metres. ii. Increase the depth of the downstairs w.c., upstairs bathroom and part of bedroom 2 by approximately 0.7 metres, iii. The wall below the windows on the front elevation would be finished with white render instead of cement boarding, iv. Additional window is proposed on the side elevation in the ground floor hallway, and v. the new building would be slightly set back by approximately 0.4 metres.
- 1.3 It should be noted that the existing planning permission PK12/1008/F will expire this June 2015.

2. POLICY CONTEXT

- 2.1 National Planning Policy Framework March 2012
National Planning Practice Guidance March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS9	Environmental Resources and Built Heritage
CS16	Housing Density
CS17	Housing Diversity
CS29	Communities of the east Fringe of Bristol urban area

South Gloucestershire Local Plan (Adopted) January 2006

T12	Transportation Development Control Policy for New Development
L1	Landscape

- 2.3 Supplementary Planning Guidance

Design Checklist
Residential Parking Standards Adopted December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK12/1008/F Erection of 1 no. detached dwelling with access and associated works. Approved 15 June 2012.

- 3.2 PK12/0906/EXT Erection of 1 no. detached dwelling with access and associated works. (Consent to extend time limit implementation for PK09/0598/F) Approved 09.05.2012
- 3.3 PK09/0598/F Erection of 1 no. detached dwelling with access and associated works. Approved 15.05. 2009

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No objection

- 4.2 Other Consultees

Sustainable Transport

No objection. The vehicular access and parking are unaffected by this development and there is no increase in the number of bedrooms to be provided within the site boundary.

Environmental Services

No objection subject to planning conditions seeking remedial measures as unacceptable levels of contaminants are identified.

Highway Drainage

No objection subject to sustainable drainage system in place.

Highway Structures

No comment.

Other Representations

- 4.3 Local Residents

One objection letter has been received from a resident of No. 11 Rockland Road.

The resident objects the roof height in proximity to established property No. 11 and proposed increased footprint on the new plans.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development

Since the grant of previous planning permission, PK12/1008/F, the Council adopted the Core Strategy. In terms of the location, there is no objection to the proposed residential development on this site as the site is situated within an established residential area of Downend, and Policy CS29 of the Core Strategy encourages such proposal within the urban area.

Additionally, the principle for a residential development on this particular site has been established and accepted under the previous planning permissions,

PK09/0598/F, PK12/0906/EXT and PK12/1008/F. Therefore there is no objection to the principle of the proposed new dwelling.

The proposal is to amend the previous approved scheme. Therefore the main issues of this application are to consider whether the impact upon the character and appearance of the area, the amenity of the neighbouring, public highway safety and natural environment would be acceptable.

5.2 Design / Visual Amenity

The area is characterised by a group of different styles, heights and materials of residential dwellings.

The proposed dwelling would be of a contemporary design, which has been approved under the previous application. The proposed amendments would change the design and external materials of the front elevation, however the changes would not be significant to cause harm to the character and appearance of the locality.

The dwelling would have a mono-pitched roof, which would be constructed of Terne coated stainless steel cladding in goose-wing grey colour, and the upper wall would be finished with cement weather-boarding and the lower wall would be finished with white render. Officers have no objection to the proposed contemporary design and the proposed materials, subject to the following condition seeking a colour sample of the cladding materials.

5.3 Residential Amenity

The local resident of No. 11 Rockland Road objects to the roof height and the increased floor area.

The proposed new dwelling is located to the side of No. 11 Rockland Road, which has a living room window and a bedroom window looking over the application site.

The proposed dwelling would be of a two-storey dwelling at the front elevation and of three-storey at the rear elevation. Officers acknowledge that the proposed amendments would increase the width of the new dwelling by 0.5 metres, as such, the new dwelling would be closer to the existing neighbouring property, No. 11 Rockland Road. It is also noted that the ridge of the new dwelling would be slightly increased by approximately 0.3 metres. Officers consider the proposed enlargements would be minor in scale and the proposal would not cause unreasonable overbearing impact upon the neighbouring residents.

There would be an additional window on the ground floor north side elevation. As this new window would be installed at the hallway of the new dwelling and it would only be a secondary window, officers therefore consider that the proposed window would not cause unreasonable loss of privacy to the neighbouring residents.

Officers therefore consider that the impact upon existing levels of residential amenity is to be acceptable.

In addition, the proposal would also provide adequate outdoor amenity space for the future occupiers of the new dwelling. It is considered that the proposal would not cause adverse impact upon the residential amenity of the future occupiers.

5.4 Transportation issues

Since the grant of previous planning permission, the Council has adopted a new Residential Parking Standards for residential developments.

The proposal would provide off-street parking within the site, and the provision would comply with the Council adopted Residential Parking Standards, officers therefore have no objection to the proposal subject to a planning condition that the off-street parking spaces will be provided in accordance with the submitted and approved plan.

5.5 Contaminated land

The site is immediately adjacent to a residential area and a valley, and currently comprises a sub-station. The sub-station would be relocated away from the front of the dwelling by approximately 8.5 metres. It is therefore considered that the site is not subject to unacceptable levels of noise disturbance, air pollution, smell or dust.

In respect of the potential for contamination resulting from past use of the site as an electricity sub-station, the applicant submitted a ground investigation report, which has identified contaminants that will require remediation in order to ensure a safe development for residential use with garden. Officers have no objection subject to a planning condition seeking remedial measures to be carried out.

5.6 Ecological issues

Officers noted that planning conditions were imposed to the planning permission PK09/0598/F to seek ecological survey of the site for slowworms, hedgehogs and precautionary inspection of the sub-station for signs of use by bats. Subsequently an ecological report was submitted 2012, and the Council Ecologist has considered the submitted details acceptable subject to the works and scheme incorporating the recommendations made in section 5 of the survey report. A planning condition is therefore imposed to ensure that the works will be carried out accordingly.

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: Core Strategy (Adopted December 2013) and 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 proposed boundary treatments and retaining walls shall be erected prior to the first occupation of the dwelling unless otherwise agreed in writing by the Local Planning Authority

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

3. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 hours Monday to Friday, 0800 hours to 1300 hours 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 amenities of the occupiers of nearby dwelling houses, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side north elevation of the property.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. The ground investigation report, Wilson Associates letter Report dated 30th April 2012, identified contaminants (lead, cadmium, copper and PCB's) that will require remediation in order to ensure a safe development for residential use with garden.

- 1) Potential unacceptable levels of contaminants have been identified. Prior to commencement, a scheme of remediation shall be produced by a suitably qualified person specifying how the unacceptable risks will be mitigated. This shall be submitted for the approval of the local planning officer.

- 2) Prior to occupation, a report verifying all agreed remediation works have been completed satisfactorily shall be submitted for the approval of the local planning officer.

- 3) If unexpected contamination is found after development has begun, development must be halted on the part of the site affected. The local planning authority must be informed immediately in writing. A further investigation and risk assessment must be undertaken and where necessary an additional remediation scheme must be prepared subject to the approval in writing of the local planning authority.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

6. Prior to the commencement of the development, surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory) shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details.

Reason,

For flood prevention, pollution control and environmental protection and to ensure that a satisfactory means of drainage is provided, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

7. Prior to the commencement of development a colour sample of the proposed Terne coated stainless steel roof cladding and the proposed Eternit Cedral Weatherboarding to be used shall be 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 a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

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

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T12 of the South

Gloucestershire Local Plan (Adopted) January 2006 and the Council Residential Parking Standards (Adopted December 2013).

9. The works shall be carried out in accordance with the recommendations identified in Section 5 of the Ecological Constraints Survey prepared by MP Ecology dated January 2012.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the wildlife, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.: PK14/4880/F
Site: Cross Keys 34 Horse Street Chipping
Sodbury South Gloucestershire BS37
6DB

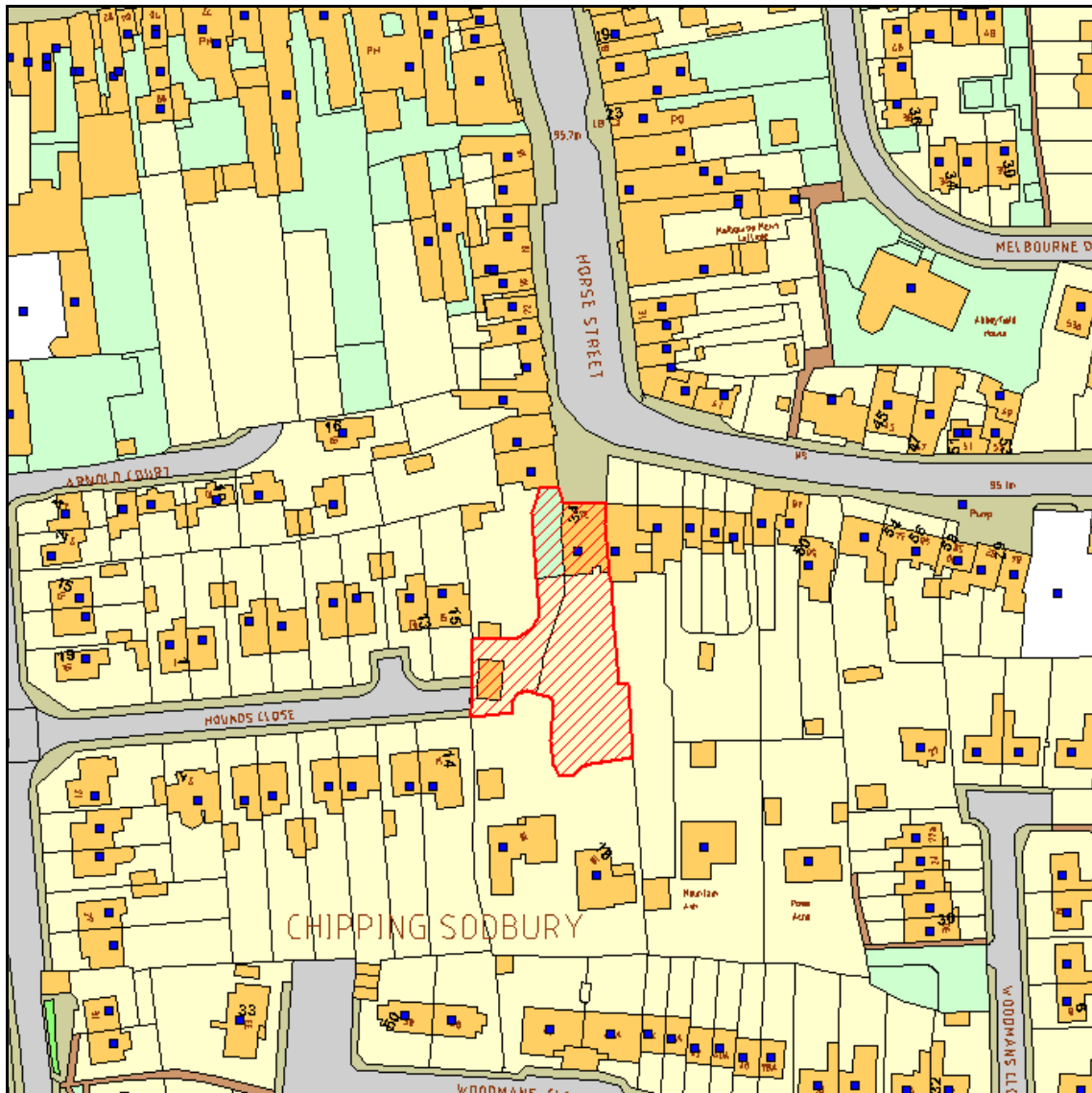
Applicant: Mr J Griffiths
Date Reg: 19th December 2014

Proposal: Erection of 1.8m max high gates.
(Retrospective).

Parish: Sodbury Town
Council
Ward: Chipping Sodbury
Target 10th February 2015

Map Ref: 372942 182088
Application Householder
Category:

Date:



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100023410, 2014.

N.T.S.

PK14/4880/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule on the grounds that the officer recommendation is contrary to objections from the Parish Council and from a local resident. It has been re-circulated after clarification was sought on that all objections and letters of support had been considered following a problem with the IDOX System.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission for the retention of 1.8m high gates sited on the corner, between two properties, 34 and 32 Horse Street. The gates are painted, or plastic coated (black) steel gates that have been reclaimed from another site. The gates open back into the driveway of no. 34. The gates are attached to a pair of large 600mm x 600mm brickwork piers with built in pivot piers.
- 1.2 The application site is a Grade II listed building, first listed in 1983. It is a large, 3-storey property dating to the late 18th or early 19th Century. It is one of many listed buildings along Horse Street and one of a row of 7 on this side of the road. It is within the Chipping Sodbury Conservation Area.
- 1.3 There is a listed building consent application considered separately (PK14/4692/LB).

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS9 Managing the Environment and Heritage
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD 2007

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. **CONSULTATION RESPONSES**

4.1 Sodbury Town Council

Following a Planning Committee meeting on 14 January 2015 members object that the development is not in keeping with the character of the area (plastic coated gates) and that access is inhibited for all legitimate users. There followed a request to refer the application to the Sites Inspection Committee via the Local Member.

4.2 Other Consultees

The Listed Building Officer has no objection.

Transportation Development Control have no objection.

Highway Drainage have no comment.

Other Representations

4.3 Local Residents

One letter of objection has been received on the following grounds;

- The opening forms the only pedestrian and vehicular access to the rear door, parking area and garden of no.32 who use the access on a daily basis. There have not been gates across the opening for many decades.
- A right of way was created in the 1950s giving both 32 and 34 equal rights over the area of access at all times and for all purposes. This includes unrestricted access for family, friends, workmen, deliveries etc.
- The gates are some 200mm wider than the brickwork opening overlapping the rear of the piers and the gates are crudely secured to the brick piers with makeshift hinges.
- When the gates are closed the height dimension exceeds 1.8m
- The gates are of flimsy construction made of lightweight hollow construction and are rusting and deteriorating with plastic coating peeling off.
- Plastic coated gates should not be acceptable on the listed building and in the conservation area.
- The vertical bolt has been replaced with a rusty piece of reinforcing bar.
- The original locking mechanism has been removed and replaced with a heavy weight chain and padlock which the applicant locks 24/7.
- Legal advice suggests the gates with locking mechanism are unlawful and any approval by the Council would be party to an unlawful act.
- The objector, his family, and workmen / contractors have been purposely locked in or out of the public right of way.
- It is difficult to get the padlock off so the objector's wife has had to park in front of the property rather than in the designated driveway space.
- A disabled relative would find it impossible to unlock and gain access unaided and this is a contravention of her rights.
- Emergency services would have to rely on a third party with a key, or the Fire Service to open the gates.

- The development is contrary to points 54 and 55 of the Design Checklist SPD. The gates do not enhance the local character and are not of good quality. The access is not designed so that all people can gain access.
- The objector has tried to compromise by an offer to pay 50% of the cost of automated gates or an agreement to leave gates unlocked in daylight hours.
- They have no objection to new gates being hung provided they are consulted on design, they are good quality to enhance the historic and architectural nature, they are disability friendly, easily accessible to emergency services and no locking device can be fitted.

One letter of support has been received with the following comments;

- There have been gateposts and gates since before the house was listed and the existing substantial gateposts and fittings look incomplete without the gates in situ.
- Lockable gates are mandatory to secure this and neighbouring properties from unwanted interest and access.

A response from the Agent was received stating;

- There is no dispute that there is a right of way
- A Certificate B was delivered by hand to no. 32 Horse Street
- The gates are fitted behind the pillars to allow them to open up a wider access
- Plastic coating is a type of long lasting paintwork and is used throughout the building industry to lengthen the periods between re-painting
- The rusting of the gates is a maintenance issue not a planning issue.
- The securing of the gate is an issue concerning the people who use the gates and is not a planning issue.
- The right of way laws state that each party is able to access the right of way and that gates can be in situ, provided a key to operate them is provided to each party.
- Nuisance factors in this instance are not a Planning issue and, therefore, they should have no bearing whatsoever on this application.

A further response was then received from the original objector and additional matters include;

- The gates are fitted behind the gate piers because they are oversized to fit between them.
- Plastic coating is definitely used throughout the construction industry on windows, doors and gates but we doubt very much that we would be allowed to replace our listed painted sliding sash windows or our listed painted timber six panel front door with a plastic coated metal alternative.
- The securing of the gates is a planning issue if it prevents the access by disabled persons.
- Mr Hosie's understanding of the law is incorrect

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy L13 of the South Gloucestershire Local Plan (Adopted) 2006 deals with the assessment of applications for development including alteration or addition

affecting a listed building or its setting. Such applications will not be permitted unless the building and its setting would be preserved, features of architectural or historic interest would be retained; and the character, historic form and structural integrity of the building would be retained. Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013 expects heritage assets to be conserved, respected and where possible enhanced.

- 5.2 The application seeks permission for gates at the side of the property, between nos. 34 and 32 Horse Street. The metal gates have been reclaimed from another site and are far from new. They have been painted/plastic coated in black, but the pole features are showing signs of deterioration and rust. The gates are of an open and ornamental style which is not considered to be out of keeping with the listed setting and the Conservation Area. The view through to the courtyard garden is preserved and being set back a considerable distance from the road and largely screened by the parked cars, there is minimal visual impact from the public realm. Viewed from the public realm, the deteriorating condition of the gates is not particularly discernible and it is actually the condition of the deteriorating paintwork on the pillars which is more prominent.
 - 5.3 The Listed Building Officer has been consulted and has not raised any objection to the development which is considered to be in keeping with the setting of the listed building and the wider conservation area.
 - 5.4 There is not considered to be any adverse impact upon the fabric of the listed building or its setting. The gates are of sufficient design to preserve the architectural and historic interest of the building; its character, historic form and structural integrity. Whilst the gates are not in a new or immaculate condition, the development is not of a scale that it would be reasonable to expect enhancement of the listed building and the design is not one that would merit objection.
- Other Matters
- 5.5 There has been one objection and one letter of support received.
 - 5.6 There appears to be consensus that the site has not had gates in position for many years, probably decades. There also appears to be consensus that gates were once there though and the existing pillars and hinges certainly lead one to conclude that gates once existed at this entrance. The point is not critical to the assessment of the application which is about whether the gates now fitted are appropriate. It is considered above that the gates are appropriate for the site and the setting.
 - 5.7 A number of issues have been raised over the right of way and the lock that is fitted to the gate. The terms of the right of way are entirely a matter for the affected parties and are not for consideration in this planning application. The fitting of the gates does not in itself obstruct access, or the parking space provision.
 - 5.8 The application of the padlock itself is clearly a contentious issue between parties and there is both support and objection to the principle of the gate being locked. A question has also been raised by the objector as to whether a

condition could be attached requiring the gate to be unlocked during the day. The locking or unlocking of the gate is not a matter for consideration in this application which is purely about the gates. The fitting of a padlock does not amount to development and does not form part of the application. The proposal to impose a condition requiring the gates to be unlocked at any particular time is not reasonable or necessary to permit the development. The planning system should not intervene in matters of civil law and matters that can be controlled by other legislation. Given that there appears to be a right of way established on site, the terms of the access are matters for the affected parties and not the Local Planning Authority.

- 5.9 There is an objection that the height of the gates exceeds 1.8m however the gates as in position are the subject of this application. If the height measurement is slightly inaccurate this does not appear to be a material discrepancy. The gates are an appropriate size to be in keeping with the building and particularly, the existing support pillars.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be granted.

Contact Officer: James Cooke
Tel. No. 01454 863429

ITEM 5

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PK14/5029/F	Applicant:	Selwood Pocock Ltd
Site:	28 High Street Hanham South Gloucestershire BS15 3DP	Date Reg:	13th January 2015
Proposal:	Erection of 1no. detached bungalow with associated works (Amendment to previously approved scheme PK13/3444/F)	Parish:	Hanham Parish Council
Map Ref:	364062 172434	Ward:	Hanham
Application Category:	Minor	Target Date:	9th March 2015



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PK14/5029/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of objection from Hanham Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks planning permission to amend an approved scheme for the erection of 1 no. detached dwelling under PK13/3444/F. This application is to change the footprint, enlarge the size, and increase the ridge height of the new dwelling. The approved dwelling is a single storey dwelling to replace demolished stables / workshop buildings at the rear of No. 28 High Street, Hanham. The proposed dwelling is approximately 5.5 metres (max) by 10.1 metres and 5.1 metres high to its ridge.
- 1.2 The application site is situated within the urban area as defined in the adopted Local Plan.
- 1.3 It should be noted that the planning permission has not been implemented on site although the applicant has submitted details to discharge conditions relating to the external materials and tree protection plan and measures.
- 1.4 During the course of the application, revised drawings were submitted to show there would be no accommodation in the first floor level.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance March 2012

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006

T12 Transportation Development Control Policy for New Development
L13 Listed Buildings

South Gloucestershire Local Plan: Core Strategy (Adopted December 2013)

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS9 Environmental Resources and Built Heritage
CS16 Housing Density
CS17 Housing Diversity
CS29 Communities of the east Fringe of Bristol urban area

2.3 Supplementary Planning Guidance

Design Checklist
Residential Parking Standard Adopted December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PK07/2761/F Erection of 1 no. detached dwelling with access and associated works. Withdrawn 31.10.07
- 3.2 PK08/1207/F Erection of single storey office block (Class A2). Refused and subsequently dismissed.

The application was refused for the following reasons:

- a. Given the location of the access, opposite the junction with Lower Hanham Road and the close proximity of the bus stop, increased use is considered unacceptable and will create additional turning movements onto and off a classified highway thereby interrupting the safe and free flow of traffic. This is detrimental to highway safety and contrary to Policy T12 of the South Gloucestershire Local Plan.
- b. The proposed single storey building by reason of its design, external appearance and siting if allowed would be out of keeping with the character of the area and would also fail to enhance the character of both site and locality and preserve or enhance the setting of the nearby Grade II Listed building which would be to the detriment of the visual amenities of the immediate locality. The proposal is therefore considered contrary to the provisions of PPS1 and PPS15 and Policies D1, L13 and E3 of the South Gloucestershire Local Plan and Supplementary Planning Document South Gloucestershire Design Checklist.
- c. The proposed vehicular access by reason of its siting in relation with the rear private garden area of no.30 High Street if allowed would result in the introduction of noise and disturbance associated with vehicular movements which would be to the detriment of residential amenity and would be contrary to Policies D1 and E3 of the South Gloucestershire Local Plan (Adopted) January 2006.

The Inspector considered the appeal and subsequently dismissed the appeal for the following reasons:

'I have taken all other matters raised into account, apart from the issue of pedestrian access from the adjacent public car park, which is a civil matter. Although I consider that the proposed development would not necessarily cause harm to highway safety or to the amenities of neighbouring occupiers, these factors are not sufficient to outweigh the significant harm it would cause to the character and appearance of the surrounding area and to the setting of the listed building. Consequently, I conclude that the appeal should not succeed.'

- 3.3 PK11/3304/F Erection of office building for A2 office use with associated works. Approved 30.01.2012
- 3.4 PK13/3444/F Erection of 1 no. detached bungalow with associated works. Approved 23.01.2014

4. CONSULTATION RESPONSES

4.1 Hanham Parish Council Objection.

The access and egress from this property onto the main highway would present a safety hazard. The concern is the current position of the existing gates which, when in use, would block the footpath whilst a vehicle is waiting to access or egress from the property. As this is a busy High Street the footpath is in constant use by pedestrians, the location of the gate is also sited close to a bus stop. Before planning permission is granted the gates should be moved no closer than six meters back from the public footway and open into the site only.

4.2 Other Consultees

Coal Authority

The Coal Authority does not wish to raise any specific observations at this stage, but would like to reiterate the following comments in response to planning application reference PK13/3444/F.

The application site falls within the defined Development High Risk Area. The applicant submitted details with the previous approved scheme regarding the historic coal mining activities of the site. The Authority is satisfied that the applicant is aware of the potential risk of unstable land resulting from shallow mine workings and that they will afford due consideration to ground conditions and the possible need for specialist foundation design as part of the subsequent Building Regulations process. Therefore the Authority have no objection and recommend to attach an informative note with the decision.

Highway Structure

No comment.

Highway Officer

This planning application seeks to amend planning permission which has been granted for a single storey one-bed dwelling on this area of land (PK13/3444/F).

Vehicular access and parking for the dwelling are unaffected by the proposed changes and the level of parking available conforms to the Council's residential parking standards.

In light of the above there is no transportation objection to the proposed amendments.

Tree Officer

No objection subject to a condition imposed to seek detailed tree protection plan

Environmental Protection Officer

No objection to the previous approved scheme subject to a condition imposed to protect the residential amenity of the area during the construction period, and no comments to the current proposal.

Highway Drainage Engineer

No objection, but advised that the surface water run-off from a private access must not discharge across public footway or public highway, and the developer must consider whether he has appropriately considered surface water drainage and floor risks to and from the development site.

Conservation Officer

No objection in principle to the proposal which differs slightly but not significantly from the approved scheme, and no objection to the revised proposal.

Community Services

Officer is concerned that the proximity of the boundary to the Council's car park at Laburnam Road will compromise the edge of the car park and surrounding open space. There is already evidence that the works to the original footings have undermined the fence and ground and the last time officer visited the site, pallets had been placed on Council land to stop people slipping down the gap. This is because the works are below the level of the car park and no suitable structure has been put in place to support the surrounding ground.

Officer's previous comments on the original application still stand, no access will be allowed from the property on to the car park and the existing gates, put there without permission, should be blocked up with a permanent fence.

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy CS1 of the adopted Core Strategy supports sustainable development proposal and Policy CS29 aims to encourage smaller scale development within the rest of the East Fringe of Bristol. Additionally, the principle of a residential development on this particular site has been established and accepted under previous planning permission PK13/3444/F.

- 5.2 Visual Amenity
Policy CS1 of the adopted Core Strategy advises that development must be 'informed by, respects and enhances the character, distinctiveness and amenity of both the site and the locality.

The application site lies to the rear of No. 28 High Street, Hanham and immediately adjacent a public car park. The site is enclosed by 2 metres

(approximately) closed board fence. The proposed building is of a very simple design and would have a pitched roof.

It should be noted that the submitted elevations show the use of roof-grey interlocking concrete tiles, which is different from the previous approved materials. Due to the proximity of the adjacent listed building, officers have considered that the use of concrete tiles would be unacceptable.

Officers consider that the applicant's previous submitted samples, i.e. London brick (with a variety of colour) and Double Roman clay tiles (with creamy colour mortar) with black guttering below eaves, are acceptable, and therefore a planning condition is imposed to ensure that the new dwelling would be finished with these materials.

5.3 Residential Amenity

The proposed amendments would not significantly change the siting or scale of the approved dwelling. The new dwelling is single storey and would provide one bedroom instead of two bedrooms which was originally proposed with this application. There would be an open kitchen / living area. The nearest neighbouring property would be 32-34 High Street. As the proposed dwelling would be approximately 18 metres from the rear elevation of these neighbouring properties, it is considered that the proposal would not cause significant overbearing impact upon the neighbouring properties. The proposed living room window would look over its private amenity area. In addition, there would be boundary treatment in place. Therefore there is no significant issue of overlooking.

5.4 Transportation Issues

Officers acknowledge the highway objection from the Parish Council, and Highway Officer does not object to the current proposal.

In light of the planning history associated with this development site and the dismissal of highway safety concerns by an inspector at appeal, however, notwithstanding this and in spite of the inspectors findings, the Highway Officer raised concern over the previous application for the continued use of the existing gates in their current position. It was considered that the blocking of the footway by a parked car awaiting the opening and closure of the gates, in a location heavily used by pedestrians and close to a bus stop, represents a highway safety concern.

The current proposed block plan shows there would be no gates along the High Street, Officers have no objection to the proposal provided that the existing gates will be completely removed or repositioned no closer than six metres from the back of the footway edge. Additionally, the gate shall open into the site only to ensure that exiting and entering cars may wait beyond the highway boundary, retaining safe passage of highway users.

The submitted block plan has shown the details of material treatment to the drive way, parking and vehicle maneuvering areas, and officers have no objection to the proposed materials.

5.5 Environmental impact

The proposal is to erect a single storey dwelling. Officers therefore consider that the proposal would not cause any environment impact upon the area due to the nature of the development.

5.6 Impact upon the existing trees

There are 2x mature Ash trees adjacent to the fenced boundary with the proposed development site that is also subject to Tree Preservation Order.

The applicant submitted a tree protection statement and a block plan showing the location of the protective fencing. Officers therefore have no objection subject to a planning condition is imposed to ensure that the protective measures in accordance with BS5837:2012 to be carried out accordingly.

5.7 Listed Building

The application site lies to the south of the grade II listed Maypole Public House and is separated by the long, linear form of the skittle alley. This is a late 19th century brick and stone building erected around the same time as the terrace to the east of the application site. Views of the site are limited from the High Street, but there are views over the site from the public car park and it is from here that the proposal has the potential to impact on the setting of the listed building and the general character of the area.

The approved 2013 scheme was for a single bedroom bungalow with shower room and a combined living/kitchen area lit by roof lights and the glazed door in the gable. A revised scheme shows there would still be one-bedroom dwelling. The footprint of the building has been enlarged which will affect its height in relation to the adjacent skittle alley, but a slight increase would have a negligible impact on the setting of the listed building.

The additional roof lights on the car park side are small and generally acceptable providing they are flush fitting with the roof tiles. A planning condition is therefore imposed to ensure the proposed roof lights shall be flush fitting with the roof tiles.

5.8 Other issues

The Community Services has raised concerns over the gates to the car park. Officers consider that it would be necessary to impose a condition to ensure no vehicular access onto the public car park due to the public highway safety reasons and the applicant is also advised that prior written permission will be required for any pedestrian gate onto the car park.

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: Core Strategy

(Adopted December 2013), and 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: 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. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C, E, F, G and H) or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity including the setting of the adjacent Listed Building and to protect the residential amenity of the neighbouring occupiers and to accord with Policy L13 the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

3. Notwithstanding the submitted details, double roman clay tiles with creamy colour mortar shall be used for the construction of the roof of the proposed detached bungalow hereby approved.

Reason

To maintain the character and setting of the listed building and to ensure a satisfactory standard of external appearance, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

4. The proposed development hereby permitted shall be finished with a variety red colour of London Brick in accordance with the submitted

Reason

To maintain the character and setting of the listed building and to ensure a satisfactory standard of external appearance, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and National Planning Policy Framework, Policy L13 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

5. The dwelling shall not be occupied until the associated car parking area and manoeuvring area have been drained and surfaced in accordance with the details approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. The proposed parking and manoeuvring area and the vehicular access shall be constructed of permeable bound materials in accordance with the submitted block plan, drawing no. SP-010 01-2. The works shall be carried out in accordance with the approved details and shall be maintained as such thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy 12 of the South Gloucestershire Local Plan (Adopted) January 2006 and Residential Parking Standards (Adopted) December 2013.

7. Prior to the commencement of the development, the tree protective measures shall be carried out in accordance with BS5837:2012, the submitted block plan and the tree protection statement.

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 and Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

8. Notwithstanding the submitted details there shall be no vehicular access onto / from the adjacent Laburnum Road public car park.

Reason

In the interests of highway safety, and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. Notwithstanding the submitted details and prior to the commencement of the development, the existing gates along High Street Hanham shall be completely removed or repositioned no closer than six metres from the back of the footway edge and such gates shall open into the site only.

Reason:

To ensure that exiting and entering cars may wait beyond the highway boundary, retaining safe passage of highway users, in the interests of highway safety and compliance with Local Plan Policy CS1 of the adopted Core Strategy and T12 of the adopted Local Plan. Further to this condition, we request the securing of details of material treatment to the drive way, parking and vehicle maneuvering areas.

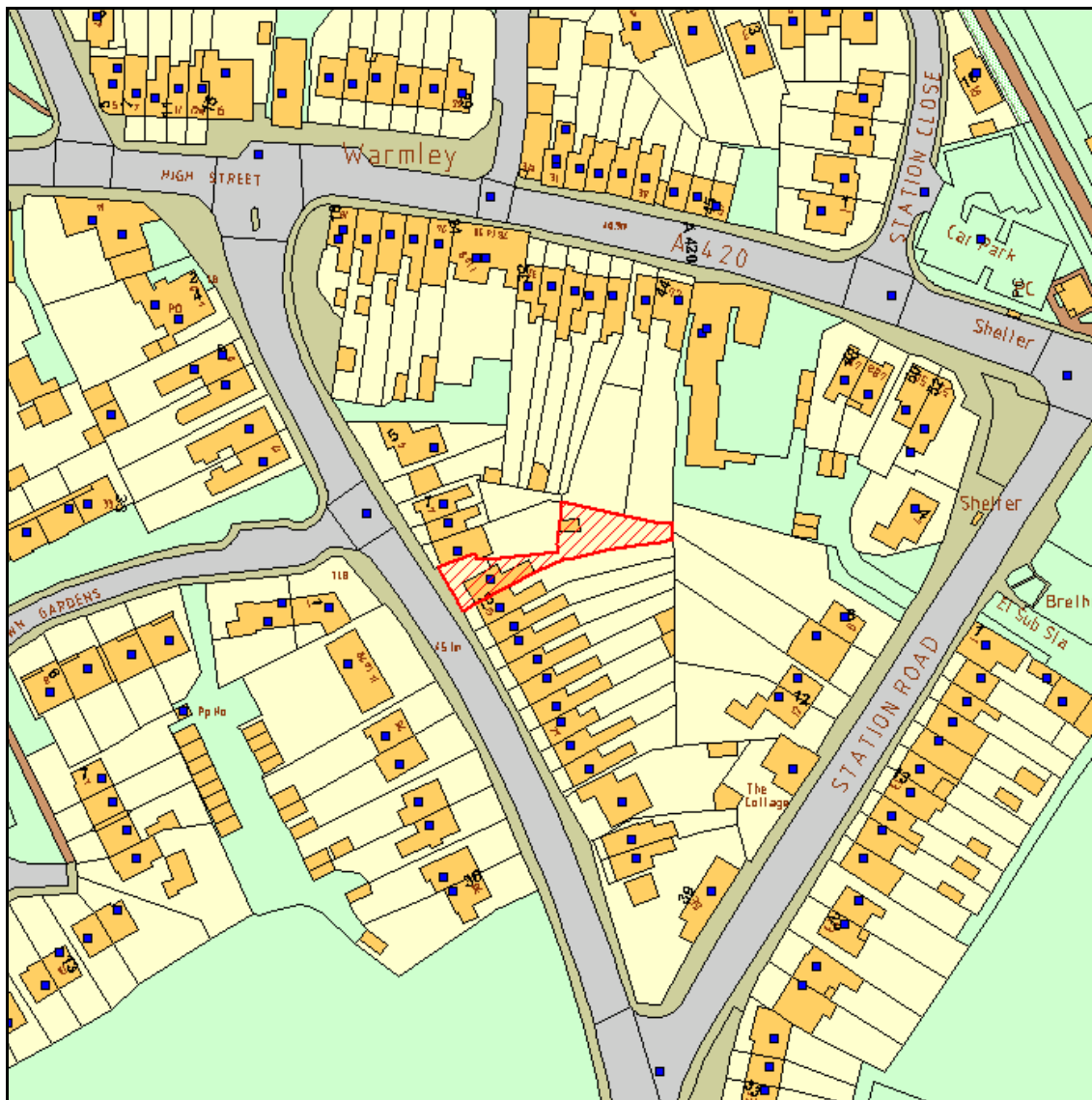
10. The hours of working on site during the period of construction shall be restricted to 07.30 - 18.00 Mondays to Fridays, 08.00 to 13.00 Saturday; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the 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 enjoyed by those living in the locality to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PK15/0065/F	Applicant:	Miss Sarah Cunliffe
Site:	13 Tower Road North Warmley Bristol South Gloucestershire BS30 8YE	Date Reg:	13th January 2015
Proposal:	Construction of new vehicular access.	Parish:	Siston Parish Council
Map Ref:	366964 173481	Ward:	Siston
Application Category:	Householder	Target Date:	9th March 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The report has been submitted to the Council's Circulated Schedule procedure following concerns from the Parish Council and a local resident which are contrary to the recommendation detailed below.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the construction of a new vehicular access from Tower Road North in Warmley, which is a classified highway.
- 1.2 The application site is an end terrace dwelling within Warmley, with parking area to the front and side of the house, which is currently composed of a loose permeable surface.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
National Planning Policy Guidance 2014
- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 Residential Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility
- 2.3 Supplementary Planning Guidance
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

K6702	Refusal of Outline Permission	13/08/1990
	Retention of vehicular access to classified road	

Refusal Reason

1 – The proposed retention of the vehicular access to Tower Road North, a classified road, will lead to reversing and turning of vehicles onto and off the highway to the detriment of the free flow of traffic and road safety and this would be contrary to policy KLP69 of the Kingswood Local Plan.

4. CONSULTATION RESPONSES

4.1 Siston Parish Council

Although parking space is available at this site, it is believed that any agreement must carry a condition that all vehicles must enter and exist in forward gear due to the heavy congestion of through traffic at this point.

4.2 Other Consultees

Highway Drainage

No objection subject to an informative on the decision notice.

Sustainable Transport

No objection.

Other Representations

4.3 Local Residents

One objection has been received from a local resident stating the following:

- The application suggests there is adequate visibility along a straight road. However, residents park all along the same side of the road as that of the proposed development, plus currently there is a major issue with parking from the nearby office park which overflows onto the local residential roads, causing parking on both sides of the road
- The area to the right of no. 13 is common access to all the houses along the terrace, which should be in the title deeds, and what is the legal position of one person using the area as parking? What is the legal position of the general public wanting to park along the side of the road that now has a dropped kerb?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks the construction of a new vehicular access from Tower Road North. Saved Policy H4 of the South Gloucestershire Local Plan permits this type of development subject to criteria relating to residential amenity, highway safety and design. Highway safety is considered to be the most pertinent issue due to the nature of the proposed development.

The proposal is considered to accord with the principle of development.

5.2 Residential Amenity

The proposed works is for a dropped kerb to provide easier access to an existing parking area from Tower Road North. The development is not considered to materially impact the residential amenity of the occupiers of the surrounding dwellings.

5.3 Highway Safety

Concerns have been raised regarding the safety of an access at this point in the highway. The Parish Council has suggested that any approval must be conditional to vehicles being able to enter and exit the site in a forward gear.

This has not been proposed as part of the application and indeed, due to existing constraints, it is not possible to provide a turning area on the site which would normally be a requirement for a new access onto a classified road.

- 5.4 Notwithstanding this, there are a number of points which need to be considered when assessing this proposal. It is noted that the property benefits from a wider than average footway adjacent to highway of 2.7 metres in depth, which allows for adequate visibility along the highway. Forward visibility for drivers along this section of the road is considered acceptable and as such, the drivers on the man road would have adequate stopping distance if they are faced with reversing vehicles onto the public highway. Also, the road is subject to a 30 miles per hour speed limit. Under the Council's road classification system, Tower Road North is class 3 highway, which is the lowest classification among the Council's classified roads, where formation of vehicular access without off-street turning may be considered acceptable.
- 5.5 On balance given the circumstances, it is considered that the proposal would not have a material impact on highway safety in the vicinity of the site. This is subject to a condition to ensure that the vehicle crossover will be formed to the Council's specification and the parking area will be formed of a bound surface to ensure no loose materials are transported onto the highway. There is no transportation objection to the proposal.
- 5.6 Other matters
A comment from a local resident has been received stating that the proposed parking area is a shared access to various properties. The applicant will be reminded that they cannot carry out works on land which does not belong to them.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the application is **APPROVED** subject to the conditions on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

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 use of the proposed parking area, a vehicle crossover to the Council's specification needs to be formed across the pavement.

Reason

In the interests of highway safety and to accord with policy T12 of the Local Plan (Adopted) January 2006

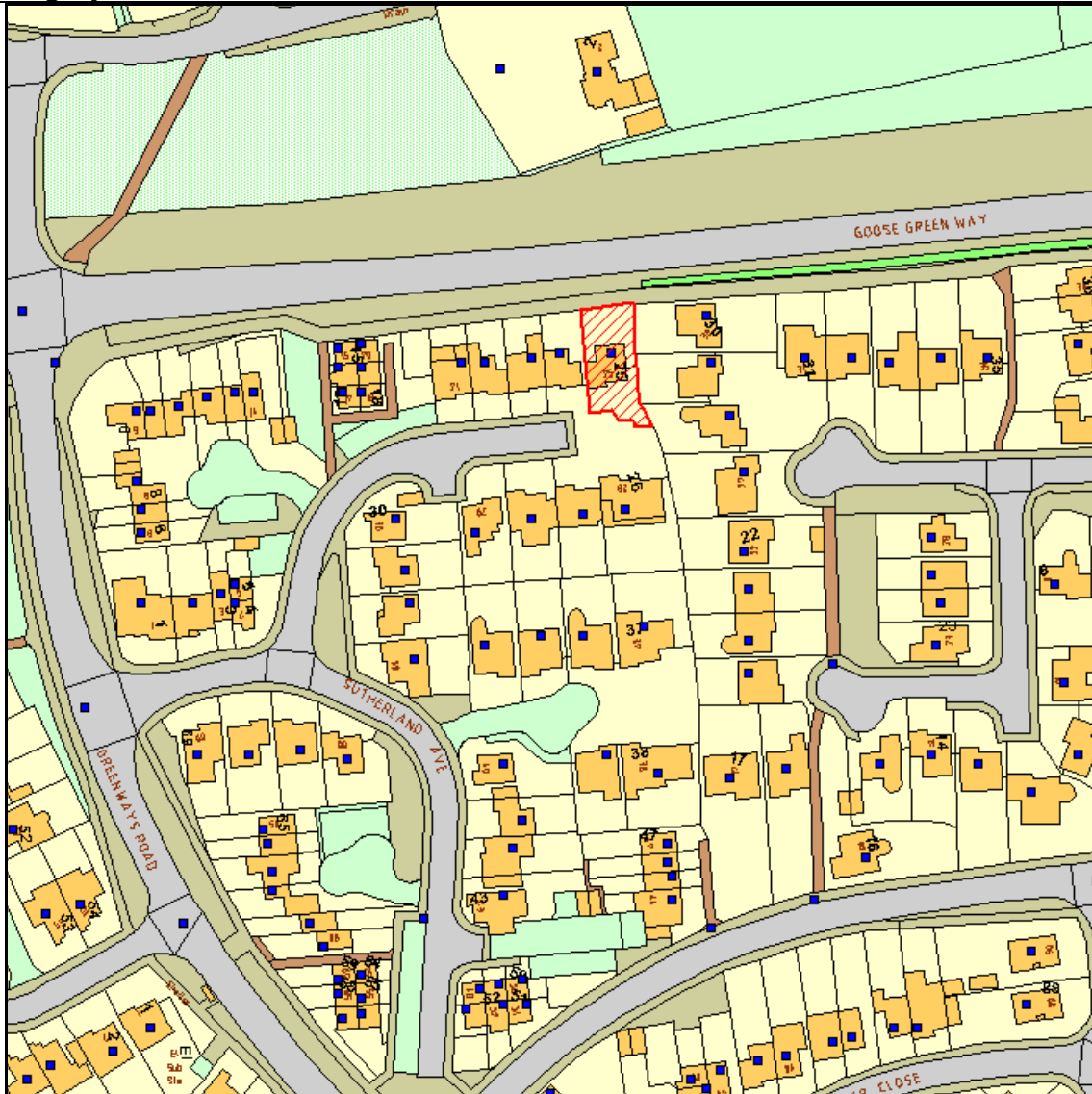
3. Prior to the first use of the parking area, it is to be formed of a bound surface.

Reason

To ensure that no loose materials (stone) are transported onto the highway and to accord with policy T12 of the Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PK15/0218/F	Applicant:	Mr D Bond
Site:	25 Sutherland Avenue Yate Bristol South Gloucestershire BS37 5UE	Date Reg:	23rd January 2015
Proposal:	Erection of two storey and first storey side extension to form additional living accommodation. Erection of detached garage/store to front of property.	Parish:	Yate Town Council
Map Ref:	370685 183642	Ward:	Yate North
Application Category:	Householder	Target Date:	18th March 2015



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100023410, 2014. **N.T.S.** **PK15/0218/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the circulated schedule as representations have been received by local residents objecting to the development.

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a first floor side extension, a double storey side extension and the erection of a detached garage/ store to the front of the dwelling.
- 1.2 The application relates to a double storey semi-detached dwelling situated on an established residential cul de sac in Yate.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

H4 Development within Existing Residential Curtilages
L5 Open Areas within the Urban Area

2.3 Supplementary Planning Guidance

Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P84/1742 - Erection of rear entrance porch. Approved 27th June 1984
- 3.2 N593/96 - Erection of chimney on flank wall. Approved 11th August 1983
- 3.3 N593/46 - Erection of 69 houses and garages and construction of associated roads and footpaths. (In accordance with revised plans received by the Council on 8th October, 1981). Approved 29th October 1981
- 3.4 N593/4 - Erection of 1,101 terraced, semi-detached and detached dwellings and garages; erection of 1 small supermarket and six shops with flats above; construction of associated estate roads, footpaths and parking spaces; provision of open spaces, a primary school, social services facilities and community facilities, on approximately 125 acres. Approved 19th July 1976.
- Permitted development rights removed

4. CONSULTATION RESPONSES

4.1 Yate Town Council
Objection – supports neighbour’s objections.

4.2 Transport Officer
No objection

Other Representations

4.3 Local Residents

Three letters of objection have been received from local residents. In all cases local residents have raised no objection to the side extension but object to the proposed garage/ store. The comments are summarised as follows:

- Irregularity in application – section 7 of app form states that no trees/ hedgerows are to be removed.
- The structure at the front would require the removal of a tree and bushes.
- Difficult to get vehicle into garage/ store.
- Reduction in number of car parking spaces.
- Building will make it difficult for visitors to turn around.
- Necessitate more forward and backward movements within shared turning area.
- Large building in open plan area.
- Out of character.
- Business use.
- Damage to neighbouring land.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a first floor and double storey side extension, and the erection of a detached garage/ store. Saved policy H4 of the South Gloucestershire Local Plan (Adopted) 2006 permits this type of development in principle subject to criteria relating to residential amenity, design, and highway safety.

5.2 Residential Amenity

The application relates to a detached double storey dwelling situated at the end of a cul de sac within an established residential area of Yate. The dwelling has an existing single storey attached garage on the west elevation with a rear garden area to the north. The nearest neighbouring properties to the site are no.24, which is a semi-detached dwelling to the west, no. 26, which is situated opposite, and the rear gardens of no.s 28, 29 and 30 Hampden Close which are to the east.

5.3 The application proposes two developments: the first is a first floor side (above garage) and double storey side extension to form additional living accommodation, and the second is a single storey detached garage/ store within the front garden area.

- 5.4 The proposed double first floor and storey side extension would have a depth to match the main body of the host dwelling retaining a single storey lean-to/porch to the front elevation. The height and eaves would match the host dwelling with a pitched roof. The side elevation of the extension would be directly adjacent to the mutual boundary with no. 24, which has an attached garage adjacent to the boundary. No.24 has a secondary window in its side elevation facing the application site.
- 5.5 It is considered that the proposed extension, which would not extend beyond the rear elevation of the main body of the host dwelling, would not appear significantly overbearing or oppressive on the occupiers of no.24 due to the layout of the dwellings on the same building line. Whilst the extension would extend beyond the rear of the attached garage on no.24 it is not considered the depth would be so great as to have an adverse impact. It is noted that the development would bring a double storey wall closer to the window on the side of no.24 however given that this is not a primary window it is not considered that their outlook or light levels would be significantly altered. No windows are proposed on the side elevation and this can be secured by a condition in the interests of privacy. It is considered that all other dwellings are an adequate distance from the extension to remain largely unaffected. Overall it is considered that the development will not have an adverse impact on residential amenity and as such is acceptable.
- 5.6 In terms of the detached garage/ store, whilst the development would result in a building with a relatively large footprint closer to the boundaries of no.s 28 and 29 Hampden Close, it is considered that its maximum height at 2.5 metres, would not have a significant impact in terms of light, enclosure or overbearing impact. It is considered that the scale of the building is such that it would not have a prejudicial impact on residential amenities.
- 5.7 It is noted that during construction some disruption is likely to occur to neighbouring occupiers due to building operations. Given the established residential nature of the locality it is considered reasonable and necessary to condition working hours within appropriate times.
- 5.8 Design
The application relates to a detached double storey dwelling with a gable end to the front and rear elevations constructed in brick facing. The dwelling is situated at the end of a cul de sac which is established residential in character consisting of detached and semi-detached dwelling which have a similar design and appearance. The street scene has a consistent building line with the areas to the front consisting of grassed front gardens and off street parking provision. The locality has a distinct open plan character with no fences or enclosures to the front, a design feature which is controlled by removing permitted development rights for the estate.
- 5.9 In terms of the double storey side extension it is considered that the scale, appearance, height and massing of it has been informed by the character of the original dwelling and, provided materials match, would integrate in the street scene without appearing adversely prominent or incongruous. It is therefore considered that this part of the development is acceptable in design terms.

- 5.10 There is however considered to be a visual impact issue with the proposed detached garage/ store, which would be sited to the front of the dwelling and would be central in views along the street scene from west to east. The garage/ store has an awkward shape which has been contrived to meet constraints of the site boundary however its maximum width would be 8 metres from side to side with a garage door to the west elevation. It has been designed with a flat roof that has a height of 2.5 metres.
- 5.11 It is considered that the proposed garage/ store, which has a relatively large footprint in its context and would have a contrived shape, would have a detrimental impact on the distinct open plan character of the cul de sac. The building would remove a large proportion of the open grassed front garden serving no.25 and, because of its location, would be very visible within the street scene. It is considered that the building, which would be the only of this type on the area, would introduce an alien and incongruous feature to the locality not respecting or enhancing its open plan character. The building would also necessitate the removal of and block views of some of the existing soft landscaping on the east boundary of the site which softens and contributes to the quality and appearance of the locality. Overall, therefore, it is considered that the building would detract from the open plan quality of the estate, the distinctiveness of the street scene and would prejudice the visual amenity of the locality. It would therefore fail to meet the highest possible standard of design and site planning contrary to the objectives of policy CS1 of the Core Strategy (Adopted 2013) and saved policies H4 and L5 of the Local Plan (Adopted 2006).
- 5.12 In summary to the above, whilst there are no issues in relation to the side extension on design grounds there is an objection to the detached garage/ store for the reasons outlined. The recommendation is therefore to issue a split decision to approve the extension and to refuse the garage/ store.
- 5.13 Highway Safety
The proposal would increase the number of bedrooms in the dwelling from three to four. The plans indicate that the dwelling would be served by two external off street spaces to the front of the dwelling which is in accordance with the Council's Residential Parking Standards SPD (Adopted 2013). Whilst the comments of local residents are noted it is not considered that any of the development would prejudice highway safety and would not compromise the ability for either the applicants or visitors to utilise the shared turning area adjacent to the site. There are therefore no objections on grounds of highway safety.
- 5.14 Other Matters
Additional matters have been raised at the consultation stage which relate to the use of the building for business purposes and in relation to damage caused to neighbouring land. These comments are noted however Officers have no reason to believe that the proposed building would be used for any purpose other than ancillary residential uses. It should be noted that any damage caused to neighbouring land is a civil matter which does not hold weight in the determination of a planning application.

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 issue a **split decision** has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 The recommendation is to issue a SPLIT DECISION to approve the proposed first floor and double storey side extension, and to refuse the detached garage/store.

Contact Officer: Sarah Fordham

Tel. No. 01454 865207

CONDITION; FIRST FLOOR AND DOUBLE STOREY EXTENSION

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 CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevation of the extension

Reason

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

4. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:00 Mondays to Fridays (inclusive); 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 residential amenity of the neighbouring occupiers during construction and to accord with saved Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

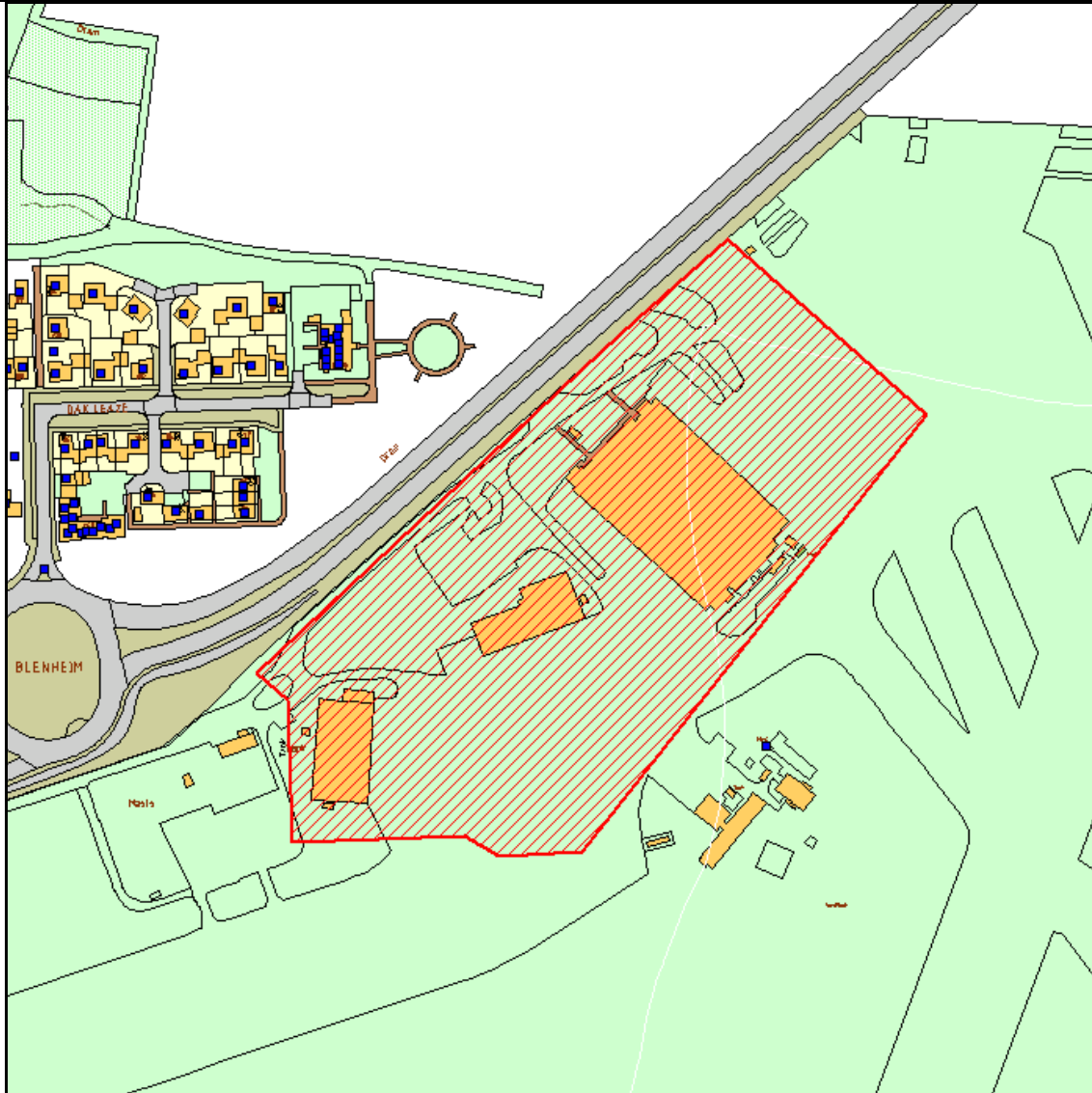
REFUSAL REASON: DETACHED GARAGE/STORE

1. The proposed detached garage/ store, by virtue of its width, siting and appearance, would detract from the distinct open plan character of the locality, would prejudice the design quality and character of the area, and would therefore fail to respect or enhance the character or distinctiveness of the site or the locality contrary to the design objectives set out in policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013, saved policies H4 and L5 of the South Gloucestershire Local Plan (Adopted) 2006, and the provisions of the National Planning Policy Framework 2012.

ITEM 8

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT14/3138/F	Applicant:	Bristol Aero Collection Trust
Site:	Existing Hangars 16M, 16R And 16S Filton Airfield Filton South Gloucestershire	Date Reg:	28th August 2014
Proposal:	Proposed refurbishment and change of use of 3no. aircraft hangars (B2) for use as storage and exhibition space associated with the Bristol Aero Collection (D1). Construction of new aircraft hangar for the display of Concorde (D1) and change of use of 3.70 hectares of land from sui generis to D1.	Parish:	Patchway Town Council
Map Ref:	359634 180539	Ward:	Patchway
Application Category:	Major	Target Date:	25th November 2014



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100023410, 2014. N.T.S. PT14/3138/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule because of an objection to the application received from a local resident.

1. THE PROPOSAL

- 1.1 This application relates to the “Bristol Aero Project”, which comprises of a number of elements; the two primary proposals are:
 - (1) the construction of a free standing structure to house Concorde G-BOAF (the last Concorde to fly) and the Concorde Museum with its ancillary facilities;
 - (2) the conversion and adaption of 2no. listed and 1no. unlisted hangers to provide accommodation for the Bristol Aero Collection in terms of provision of exhibition and storage space along with other ancillary uses.
- 1.2 A new dedicated access will be constructed on Hayes Way. In the eastern part of the site will be a 250no. space car park and other parking facilities. Pedestrian links to the south into the wider new neighbourhood will also be secured.
- 1.3 The site comprises of three hangers (two of which are listed). It is directly to the south of these that the new Concorde Museum building will be located. The proposed scheme will therefore result in a distinctive cluster of buildings that will enclose an remnant of the former airfield.
- 1.4 The existing hangars will see their existing fabric upgraded and replaced and internal structures added to facilitate the display of the Aero Collection. One of the hangars currently houses the shared Police and Air Ambulance helicopter and as part of the consideration of this application, its relocation needs to be secured to ensure the continuity of the service is safeguarded
- 1.5 The proposed Concorde Museum will be a substantial structure with a length of 45m and a maximum height of 18m. Along with providing a new home for the plane, the museum will also include the Bristol Aeroplane Company archive, ancillary office space, flexible meeting and conference facilities; a Concorde dedicated exhibition space and a lecture theatre spread across the two floors. Within the part of the building that will house the plane, at first floor level will be a viewing balcony.
- 1.6 Since submission, to address concerns about the exterior of the building appearing too simple in appearance, to lift or add refinement to its aesthetic appearance the cladding system to be used has been improved in terms of quality and appearance. The new cladding also provides the opportunities to add feature graphics to the cladding through embossing. The designs proposed show an embossed Concorde graphic in silhouette on the potentially prominent south facing side elevation with expressed recessed vertical joints. The plane in section is shown on the south-eastern corner, but there are further opportunities either to add either images of important planes in the history of Bristol aviation or possibly some key components of the Concorde plane, which if placed on the north facing elevation, could be more of a human scale set

lower on the building to add further relief and interest to what is otherwise a significant elevation in the public realm.

- 1.7 The airfield at Filton is of national significance due to its long historical association with the aviation industry and in particular the Bristol Aeroplane Company (BAC) which was one of the country's first plane manufacturers founded in 1910 and resulted in Filton becoming a highly important place for design and manufacture with such notable planes from the Boxkite, the Blenheim, the ill-fated Brabazon and culminating in the world famous Concorde
- 1.8 Along with civilian aviation, the company was also to make a significant contribution to the development of military aviation, as by the Second World War, the company supplied engines for nearly half of the world's air forces and a third of the RAF's.
- 1.9 The airfield itself played a significance role as it was used to run successful civilian and military flight training schools with one in eight of the Royal Flying Corps pilots in First World War having been trained at Filton and 80% of the total pilots had trained on Bristol aircraft. By the Second World War, the airfield was home to 501 Squadron which was to prove one of the RAF's most effective during the Battle of France and Britain as it was only one of a select group of squadrons which wasn't rested during these battles.
- 1.10 The history of aviation at Filton therefore can be considered to be multi-layered, as its significance lies in both design and manufacture, starting with BAC and its subsequent incarnations post nationalisation. The airfield itself also has its own significance both in its role in aviation through the development civilian and military flight training schools, but it was home to a nationally recognised RAF fighter station. The significance of the airfield can therefore be considered to be embodied within its engineering, aviation and military history.
- 1.11 The Bristol Aero Project is to celebrate the exceptionally diverse aviation history at Filton through an aviation museum that reflects each of the key stages of the history of the airfield and the aviation industry.
- 1.12 The proposed Concorde Museum is required to achieve a number of considered objectives, as it is to provide a suitable home for an iconic plane; provide a landmark building that can contribute to place making; and be respectful to the setting of the two grade II listed hangars as part of a museum that will look to preserve part of the character of the airfield. As submitted the proposed Concorde museum building was simple in appearance but the rationale of the design (which was being driven by the function of the museum) was also not fully understood. However, as set out within the submitted "Scheme Design" document and discussed later within this report, the museum will provide an experience unlike visiting any other Concorde on display (of which there are six in the UK) as the intention is not just to provide a display case for the plane, the proposed museum will also provide both sound and visual effects to enhance the visitor experience and understanding of the significance of the plane. The visual effects will reflect onto the plane key parts of its internal components – the engines for example, and as a consequence natural lighting has to therefore be kept minimal or ideally non-existent.

Therefore, although it was anticipated that views of the plane would be achieved through the building, the elevations are required to be solid. With the plane visually contained within its new home, it placed greater emphasis on the design and appearance of the building.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

L1	Landscape Protection and Enhancement
L11	Archaeology
L13	Listed Buildings
L14	Demolition of Listed Buildings
EP2	Flood Risk and Development
EP6	Contaminated Land
T7	Cycle Parking
T8	Parking Standards
T12	Transportation Development Control Policy for New Development
LC4	Proposals for Education and Community Facilities within the Existing Urban Area and Defined Settlement Boundaries.

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS7	Strategic Infrastructure
CS9	Managing the Environment and Heritage
CS26	Cribbs/ Patchway New Neighbourhood

2.3 Supplementary Planning Guidance

Cribbs/ Patchway New Neighbourhood Supplementary Planning Document (Adopted March 2014).

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/031/SCR – Screening opinion request for the proposed change of use and refurbishment of the existing listed hangars and new build hangar for the display of Concorde. The Council's Screening Opinion was that the proposal would not result in any significant effects and so were not considered to be EIA development.
- 3.2 PT14/3214/LB – Works to refurbish 2 no. grade II listed hangars to facilitate their change of use for exhibition and storage space associated with the Bristol Aero Collection. This application is attached to this Circulated Schedule.

4. CONSULTATION RESPONSES

4.1 Patchway Parish Council

No consultation response has been received.

Filton Town Council

No consultation response has been received.

4.2 External Consultees

English Heritage

In a response dated 15th September 2014, English Heritage confirmed that the proposals are welcomed as it would provide the listed hangers with a use and enable their future conservation. Due to the grade II status, English Heritage can only specifically comment on elements of demolition and there is no objection to the demolition of the small extension on the south and north elevation of the main hanger. There is however concern regarding the proposed alterations to the roof, as part of the provision of a new roof covering, the existing central rooflights in each of the three bays are to be removed. Although the rooflights were later additions, there is no assessment of their significance, which is required in order to enable a thorough understanding of the potential impact of the proposals.

Ministry of Defence

No safeguarding objections to this proposal.

Highways Agency

The proposed development proposals as detailed in the supporting Transport Statement and Travel plan are acceptable and therefore the Agency offers no objection to the proposed development.

Environment Agency

In a response dated 15th September 2014, the EA lodged an objection to the proposed scheme due to the lack on information regarding a surface water drainage strategy for the site.

Following the submissions of a revised flood risk assessment, in a letter dated 16th January 2015, the EA confirmed the withdrawal of its objection subject to permission being subject to a number of suggested conditions.

4.3 Internal Consultees

Transportation

The proposals relate to the re-use of three refurbished historic aircraft hangers on the northern edge of the former Filton Airfield as aviation related museum. The proposal would result in the development of 10,000 sqm for museum uses plus a conference facility for 50 delegates and will employ approximately 35 people.

This application is accompanied by a Transport Statement and a Travel Plan. We have now examined these documents and our comments are set out below.

Transport Statement:

The assessment undertaken for this development is based on the work previously carried out to examine the impact of the Cribbs Pathway New Neighbourhood (CPNN). This approach was broadly agreed by Council officers before it was carried out.

The results of this assessment indicate that this development will have a minimal impact upon the adjacent highway network. This is because, when compared with other land-uses of a similar overall floor space, a museum of this nature generates a relatively small number of trips.

Moreover, as most of the vehicular trips associated with this type development are leisure related they take place outside the 'traditional peak periods' when traffic flows on the surrounding road network are not so busy and junction capacity is less critical. There will nevertheless be some traffic in the peak periods. Thus the Transport Statement indicates that after making an allowance for visitors (including conference delegates) and non-car travel to the site, the maximum weekday peak trip generation is estimated to be 81 vehicles per hour. It also indicates that all of these trips will be inbound in the AM peak and outbound in the PM peak. It suggests that as this only equates to about one and half trips per minute, it will not materially affect the operation of the local highway network.

The Transport Statement acknowledges that as this development will be leisure-related, it will be busier on a Saturday. Hence, after making allowance for visitors arriving by foot, cycle, bus and coach etc, it predicts that the maximum number vehicles arriving at the site on a Saturday will be 61 between 12.00 and 13.00. It calculates that at the same time 23 vehicles will depart. This means that there will be a one-way total of 84 vehicles at this time. Once again the Transport Statement suggests that this will equate to about one and half trips per minute and therefore the potential impact of these flows will be relatively small.

After examining this assessment we broadly concur with these conclusions and therefore accept the contention that this proposal will not have a material impact on the surrounding highway network.

Site Access:

This access appears to fully conform to the standards set out in the Design Manual for Roads. Moreover, the Stage 1 Road Safety Audit was carried out to examine this design, highlighted only minor issues which could be addressed during its detailed design. Therefore, we do not consider any of these matters are likely to affect the overall deliverability of this scheme or from an impediment to its construction. The access therefore this access proposal appears acceptable and a condition is recommended to ensure a detailed design is submitted for approval which includes the construction of a

connection between the footpath adjacent to the access road to the 3m footway access footpath to the southern of Hayes Way.

Travel Plan:

A Travel Plan was submitted in support of this planning application. It is of the 'framework' type and therefore contains only outline proposals for the implementation of measures to encourage non-car travel to the museum. As a result, we would recommend that a full travel plan be devised before the opening of the museum. This should be implemented at opening. A condition to this effect should be placed on any planning application for this development.

Parking Provision:

We note from the Transport Statement that it is proposed that the development will be provided with 6 coach and 250 car parking spaces which will include 15 spaces allocate to disabled visitors.

This development proposal does not directly fall within the scope of South Gloucestershire Council's parking standards as set out on Policy T8 of the adopted South Gloucestershire Local Plan. Hence, it is necessary to calculate the required parking provision from first principles. Thus application of the arrival and departures rates shown in Table 6.2 of the Transport Statement indicates that site will have a maximum visitor car parking accumulation of approximately 140 vehicles which will occur between 1400 and 1500 hours on a Saturday. After making an allowance for 50 conference delegates and 35 employees, we consider this provision to be adequate.

Conclusions:

We have fully examined these development proposals and the mitigation measures proposed to accompany them. As a consequence, we believe that this site can be delivered without materially affecting the safe and efficient operation of the local transport networks.

As result of the developers will be required to provide the following items

1. A site access from Hayes Way broadly as shown in the TA. This will need to accommodate a 3m footway on the southern side of Hayes Way.
2. A 250 space car park as described in the TA.
3. A full Travel Plan for the site to be implemented before the museum opens.
4. A Construction Management Plan or similar to define HGV access to the site during its construction. This in to be complemented and implemented before construction commences.

These items will need to be the subject of appropriate planning conditions and all detailed highway designs will need to be subject to SGC approval.

Archaeology

A Desk Based Assessment has highlighted the potential archaeological value of the site. It is considered that there is potential for archaeology within the wider environment, but the current application is unlikely to cause a significant issue. As such there is no archaeological objection to this application, but as

there still the potential to encounter archaeology, a HC13 condition is recommended.

Environment Protection

No objection subject to conditions being applied to any consent regarding contaminated land and a range of environmental controls.

Ecology

No objection but an informative regarding the presence of breeding birds is required.

Technical Services

No objections subject to a condition requiring prior approval of a sustainable drainage system.

Conservation Officer

Following amendments being secured for the exterior design and information being produced to justify its rationale, although the new hangar will add to the cumulative harm to the setting of the listed hangars, the development as a whole will secure the long-term future for the museum and archive of national importance and will secure the conservation and repair of the dilapidated listed hangars and facilitate their conversion into a use that is entirely compatible with their original function. The proposals will also secure a permanent home for the conservation and interpretation of the iconic Concorde. Therefore subject to the recommended conditions, there are no objections and subject to securing a high quality design and use of materials, the proposal would result in substantial public benefit that would outweigh any concerns regarding impact on wider setting.

Other Representations

4.3 Local Residents

1no. consultation letter was received which expressed the following summarised views:

- The development of a dedicated Concorde Museum is welcomed;
- Some aspects of the proposals are thought a little apologetic in their ambition and with the building should reflect the sleek design of the plane;
- The creation of a Concorde Walk to encourage walking and cycling from Cribbs Causeway could be considered;
- The dual carriageway is renowned for speeding despite it being 40mph limited and so the direct access off this carriageway could pose an safety risk;
- The planning inclusion of a cycle path and footway is welcomed by the residents of Charlton Hayes

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS26 requires the new Cribbs/ Patchway new neighbourhood deliver *“protection, enhancement and provision of cultural and heritage facilities related*

to the long term legacy of engineering and aviation at Filton, including the Bristol Aero Collection and the Concorde Museum”.

- 5.2 The principle of the development would therefore accord with Policy CS26. Matters of detail will though be discussed below under the following headings:

Design and Heritage Issues

Concorde Museum:

- 5.3 As noted within the introduction of the report there were initial concerns regarding the design of the building. design philosophy for the building has however been explained robustly in the various submitted supporting documents, including the BAC Scheme Design June 2014. In this document, the role that 3D projection mapping and infographics play in the interpretation and presentation of the aircraft is explained and this has clearly influenced the design and solidity of the structure. The intention is therefore to provide a visitor experience that is unique and deserving of such an iconic plane.
- 5.4 The scale of the building has also been rationalised but it would remain a substantial and imposing structure with a maximum height of 18 metres and a length of 45 metres. This form of the geometric block has been designed to wrap around the shape of Concorde and relied only on its geometry to add interest. It was considered however rather than a simple and under-stated composition of forms, there was a danger of the building would appear like a rather dull monolithic structure and so its appearance and legibility needed to be improved.
- 5.5 In most instances glazing would have been sought to lighten the elevations and provide for glimpses of the plane in the interests of legibility and creation of a landmark etc. However, any large scale inclusion of glazing within the elevational treatment was not practically possible due to the internal environment that was needed to be created for the museum. Therefore in practical terms, the building needs to cocoon the building to allow the projections and infographics to be effective.
- 5.6 Although suggestions to re-profile the roof (which could be considered a fifth elevation) has not been followed up, the cladding system has been significantly improved in terms of quality, as the cladding will have an almost metallic reflective quality. The revised cladding system will allow embossed graphics on all elevations and as per the submitted elevations, on key elevations the profile of Concorde will be embossed either in silhouette or by a series of vertical recesses. A series of further graphic will also be located around the building to add further interest which could pick up on the history of aviation in Bristol or just focus on Concorde itself. The cladding system itself will also add further relief by expressed horizontal or vertical joints.
- 5.7 Due to time pressures with the determination of this application forming a significant milestone in the funding process, the detailed design of embossed graphics and the precise specification and the design of the recessed joints will therefore be agreed post decision. This is will achieved through a suitably worded condition requiring prior approval as it is an essential part of providing a

building of sufficient quality to fulfil the requirements being placed upon it in terms of reflecting the history and importance of Filton's aviation history. Leaving the detailed design and specification to a post-determination condition could also have the benefit of allowing time to engage public consultation for what could be potentially considered an important piece of public art or at least art within the public realm. Nevertheless, Officers are satisfied that sufficient information has now been submitted with the application to demonstrate that an acceptable design solution can be achieved.

- 5.8 From what was considered a rather understated building that failed to have sufficient regard to its status, it is considered that internally the design of the building will function like no other Concorde Museum in providing an enhanced visitor experience. The exterior of the building, subject to securing the cladding and embossed graphics should also present a building that fulfils the expectations that are being placed upon it. The Concorde Museum building would therefore be effectively a blank canvas which can contribute positively to both the interpretation of the museum, to an appreciation of the function of the building, and to the quality and distinctiveness of the public spaces around it (including the new square to the south).
- 5.9 The Concord building will however impact on the setting of the adjacent listed hangars and the impact of the building needs to be assessed.
- 5.10 The concept of a new hangar to house Concorde and also a nationally important archive is therefore fully supported and due to the site's constraints, it places the building on the southern side of the concrete apron, east of the WWI hangar and south of the triple hangar. In terms of the impact of views, the alignment of the Concorde museum building does not block any inter-visibility between the two historic hangars on the site but the structure will be a substantial, imposing addition to the southern side of the historic group of listed hangars.
- 5.11 The new hangar for Concorde will add to the cumulative harm to the setting of the listed buildings and can be considered contrary to policy L13 of the adopted Local Plan in the sense that the setting of the listed buildings will not be preserved. Recent case law has reinforced the need to ascribe great weight to the conservation of designated heritage assets, including their settings and the need to ensure that development proposals will result in substantial public benefits to outweigh that harm. The development as a whole will secure the long-term future for the museum and archive which is of national importance, will secure the conservation and repair of the dilapidated listed hangars and facilitate their conversion into a use that is entirely compatible with their original function, will secure a permanent home for the conservation and interpretation of the iconic Concorde, and will enhance and further the understanding and appreciation of the extensive history of the aviation industries at Filton. Providing the high quality design and use of materials can be secured through this application, the proposal would, it is considered that the result in substantial public benefits arising from the restoration of the designated heritage assets and the development of the aviation museum. Therefore it is considered that when a wider view is taken to the long term sustainable benefits the scheme provides not just publically but also to existing designated

heritage assets, the impact on the immediate setting of the hangars is outweighed and thus the proposals can be considered to be in accordance with national and local plan guidance on this issues.

Conversion of Existing Hangers

- 5.12 Further revised drawings have been submitted in respect of the proposed conversion of the hangars at Filton to a museum. This includes details of the retained rooflights, eaves and verges along with confirmation that the rooflights will be clad with a flat insulated panel to help differentiate the rooflights from the surrounding profiled cladding. This addresses the concerns shared by both English Heritage and Officers in relation to the initial proposal to see this rooflights completely removed from the building. The verge detail has now been submitted and this illustrates the 175mm build-up of the new insulation and how this will be covered by a profiled trim. The trim will be stepped to create a shadow line and avoid a tall flat edge to the roof. This is acceptable subject to samples of the cladding (including colours) and details of the verge trim (method of fixing) which will need to be profiled to match the roof curve. A cable mansafe system will be introduced on the inner roof slopes for the purposes of roof maintenance.
- 5.13 The elevations have been corrected in terms of the new lobby length, but there are still discrepancies in the door positions on the north elevation. The canopy is also shown, but a condition is recommended to clarify that these elements do not form part of the approval.
- 5.14 Internally, the layout has not been altered, but further details have been submitted in respect of the steel portal frame inserted in the entrance bay. Concerns were raised previously about the manner in which the partitions were taken straight up to the underside of the roof covering, rather than being off-set to allow the structure to be read as “an element sitting within the space”. Understandably, the partitions need to rise to full height over the Activity Areas and the Making Studio and it had been suggested that the areas over the WCs and storage rooms could be set back. However, it is proposed to maintain the full height divisions but to reduce the width of the partitions above the truss beam to create a shadow line and to further differentiate the area above the trusses using a different board width. This may be subtle variations, but the combination of the two changes with the portal design should help break up the massing of the ‘box’ and so there is no objection subject to samples of the cladding materials.
- 5.15 To conclude, the additional information provided since the original submission has clarified many of the points initial raised post submission and the scheme has evolved to include the retention of the rooflights and revisions to the inserted accommodation. The submission of the Bristol Aerospace Centre Scheme Design document (June 2014) also provided greater clarity in how the spaces within the hangars will be utilised and how the exhibits will be presented. The new internal structure is a substantial introduction into the hangar but it will facilitate the conversion of this redundant grade II listed to a national museum celebrating the aviation heritage of Filton and the industries and technologies that stemmed from it. The internal volume of one bay of the triple hangar will be reduced, but the other two bays will be opened back up

and re-connected, allowing the space to be appreciated and experienced by visitors. Within the Making Space and Activity Areas, the space will remain open to the roof, leaving the Belfast trusses exposed, and the entire structure remains demountable from the original fabric. Although it may not appear as “temporary” as originally envisaged, the subtle detailing of the internal partitions and use of materials should help reinforce the sense of the structure being inserted into the space and around the trusses. The conversion of the hangar will inevitably necessitate alterations to the original form and construction of the building but it is considered that the scheme, as revised, will secure the long-term future of the building in a way that preserves its character as a building of special architectural and historic interest.

Boundary Treatment:

- 5.17 The boundary treatment for the wider museum site requires a considered and thoughtful approach. Ultimately the boundary treatment has to be more about function than aesthetics, as the museum is intended to try and keep something of the existing airfield character. Currently the site is enclosed by chain link fencing. Although this would be too utilitarian, anything too ornate could be equally harmful. Some architectural fencing options have been identified and will require further exploration. A condition requiring the approval of the boundary treatment is therefore to be applied to any consent.

To conclude, there are no design objections to the proposed scheme subject to the suggested conditions.

Landscaping

- 5.18 As submitted there were considered a number of proposals contained within the submitted landscaping scheme that required reconsideration. These ranged from planting species to the design concept for a particular area. However due to the limitations of the project management, this issue will be left to a detailed hard and soft landscaping scheme condition.

Ecology

- 5.19 The site is not covered by any statutory or non-statutory nature conservation designations but there are considered ecological issues in relation to bats and birds.

The application includes a Phase 1 habitat report of the entire Filton Airfield landholding dated September 2011 by Terence O'Rourke Ltd.

The application site comprises three historic aircraft hangers and associated hard standing.

- 5.20 Whilst the Phase 1 habitat report indicated that there were parts of the airfield which would offer optimal habitat for reptiles, the application site is largely unsuitable being isolated from these better areas by hardstanding. All of the buildings were considered to be of low to negligible potential for use by roosting bats.
- 5.21 There are no ecological objections to the proposed scheme subject to the following informative note being attached to the consent:

- *If breeding birds are present, development (including removal of roof materials or clearance of vegetation or trees) should only take place outside the nesting season to avoid potential offences under the Wildlife & Countryside Act 1981 (as amended) or CROW Act 2000. Generally speaking, this will be between March and August inclusively although it will vary according to seasonal temperatures.*

Archaeology

- 5.22 The applicants have submitted the results of a Desk Based Assessment, which has highlighted the archaeological potential of the site. I am of the view that there is potential for archaeology within the wider environment, but the current application is unlikely to cause significant issues. As such there is no archaeological objection to this application. However, as there is still potential to encounter archaeology, a HC13 condition for a programme of archaeological work, should be applied to any consent granted. This will comprise a watching brief to monitor all ground disturbance associated with the development

Transportation

- 5.23 As noted under part 4.3 of this report, subject to the suggested conditions, there are no transportation objections to the proposed scheme. In addition to this however, this is a need to ensure that a pedestrian access is provided to the southern boundary in the interests of connectivity and permeability and this will be addressed in a condition (condition 18).

Emergency Services Provision

- 5.24 Policy CS26 requires that the development of the new Cribbs/ Patchway Neighbourhood ensure *“the continued operation of the Great Western Air Ambulance and Police Air Operations”*. .
- 5.25 The need to ensure the current emergency facility is either retained or relocated is also a requirement of the CPNN SPD. The SPD states that “proposals should set out clearly how these services are to be provided for in the long term, including information on delivery and long-term management of any new facilities required.
- 5.26 The current home of the shared helicopter is hangar 16M which is the listed hanger on the eastern side of the application site. Although limited works are proposed for this hangar, the implementation of this application would see the current home for the Great Western Air Ambulance and Police helicopter lost.
- 5.27 The consideration of how or where the emergency services are relocated to is a consideration for the landowner and needs to be considered in the context of the wider masterplan proposals for the new neighbouring and is not an obligation that should fall on the applicant. However, with this application being determined in advance of the outline proposals being agreed, unless this is addressed, then the granting of this consent to put at risk the current emergency services operation from hangar 16M.

- 5.28 To address this issue and comply with the requirements of Policy CS26 and the SPD, it is therefore proposed that a resolution of approval be granted subject to the completion of a Unilateral Undertaking to ensure the landowner makes provision to relocate the emergency services prior to the full operation of the scheme hereby approved.

Local Resident's Consultation Response

- 5.29 Issues regarding enforcement of traffic speed limits are outside the control of the planning system. In assessing the impact of the development upon the highway network and road safety, the existing 40mph has to therefore be considered.
- 5.30 As detailed within the Transportation Officer's response, the principle of forming an access off Hayes Way is accepted. The access for the museum would not result in any material impact on the highway network in terms of additional vehicular movements or highway safety, as the scale of the development is not considered sufficient to require a controlled junction.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

- 1. Unless otherwise agreed with the Council, the BACT consent shall not be implemented until either temporary or permanent planning consent has been obtained for an alternative site for the Great Western Air Ambulance Charity (GWAAC) and National Police Air Services (NPAS).**
- 2. The BACT site shall not be open to the public until the GW Air Ambulance and National Police Air Services have vacated the existing location in their entirety and both services are in operation**

Reason: To accord with Policy CS29 of the adopted South Gloucestershire Local Plan Core Strategy Adopted December 2013

- 7.2 That the Head of Legal and Democratic Services be authorised to prepare and seal the agreement.
- 7.3 Should the agreement not be completed within 12 months of the date of any resolution to approve, in view of the length of time, the application should either:
- (a) Be re-determined to enable reconsideration
or
 - (b) The application should be refused due to the failure to secure the Heads of Term listed above under a Section 106 Agreement, for the reasons listed in section 7.1

Contact Officer: Robert Nicholson
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).

2. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Project ref:30920/4001/Rev.B/Date: December 2014 and the mitigation measures detailed in the FRA which shall be fully implemented prior to the occupation and subsequently in accordance with the timing/ phasing arrangements embodied within the scheme, or within any alternative period agreed in writing by the Local Planning Authority.

Reason:

To prevent the risk of flooding and accord with Policy L9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

3. Prior to the commencement of development, a detailed plan of the site access onto Hayes Way is to be submitted to the Local Planning Authority for approval. This shall also include details of the connection between the footpath adjacent to the new access and the 3 metre wide footway on the southern side of Hayes Way. The development shall proceed exactly in accordance with the approved details.

Reason

In the interests of highway safety and to encourage means of transportation other than the private car, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. The approved Travel Plan shall be implemented as approved before the development hereby permitted is brought into use.

Reason:

To encourage means of transportation other than the private car, to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

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

Reason

To ensure the satisfactory provision of parking facilities and in the interests of highway safety and the amenity of the area, and to accord with Policies T7, T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Prior to the commencement of development a Construction Management Plan is to be submitted to the local planning authority for written approval. This should in particular define the HGV access to the site during the construction period along with how the amenities of neighbouring residential properties are going to be reasonably protected during the construction period i.e. how noise, dust, fumes and vibration will be mitigated. Development shall then proceed exactly in accordance with the approved Construction Management Plan.

Reason:

In the interests of highway safety and the residential amenity of neighbouring properties, all in accordance with Policies E3 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

7. The developer shall appoint an archaeological contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him or other archaeologist nominated by the Local Planning Authority access at all reasonable times in order to observe the excavations and record archaeological remains uncovered during the work. This work is to be carried out in accordance with the attached brief.

Reason:

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

8. Prior to commencement of the development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks. Thereafter the development shall proceed in accordance with any agreed mitigation measures.

Reason:

To ensure that adequate measures have been taken to mitigate against contamination and to accord with Policies EP6 of the South Gloucestershire Local Plan (Adopted)

January 2006 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

9. Prior to first use of the development, where works have been required to mitigate contaminants (under condition 8) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To ensure that adequate measures have been taken to mitigate against contamination and to accord with Policies EP6 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS9 of the

10. If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing with the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Reason:

To ensure that adequate measures have been taken to mitigate against contamination and to accord with Policies EP6 of the South Gloucestershire Local Plan (Adopted) January 2006 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

11. Prior to the commencement of development, details of the surface water drainage system (including SUDS (Sustainable Drainage Systems e.g. soakaways), for flood prevention; pollution control and environmental protection shall be submitted and approved by the local planning authority. The approved drainage scheme shall then be implemented fully and exactly in accordance with the approved details.

Reason:

To comply with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and National Planning Policy Framework 2012.

12. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 2 "Minor Operations" (Class A) other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason

To ensure a satisfactory standard of external appearance of the site's boundary treatment and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

13. Prior to the commencement of the relevant phase of the works hereby approved, samples or sample panels (demonstrating colours, profiles/dimensions and finishes) of the following items shall be provided on site and approved in writing by the Local Planning Authority. All new works will then be carried out in accordance with the agreed samples.
- a. Interior timber cladding
 - b. Brick panels to steel frame structure
 - c. Replacement bricks for repairs to historic fabric
 - d. Pointing mortars
 - e. All roof cladding
 - f. Verge flashings

Reason:

To assess the standard of workmanship and the quality of materials and to safeguard the special architectural and historic character of the building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

14. Prior to the commencement of the relevant phase of the works hereby approved, details of any treatments or finishes to be applied to historic surfaces shall be submitted to and approved in writing by the Local Planning Authority. All new works will then be carried out in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

15. Prior to the commencement of the relevant phase of the works hereby approved, a full schedule and detailed specification for any proposed structural works including the repair and strengthening of the Belfast trusses, rooflights, hangar doors, gantry and air-raid shelter and repairs to the external brickwork shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the extent of proposed replacement of historic fabric. No works shall be commenced until the Council has given written approval for the submitted details, and the works shall be constructed exactly in accordance with the details so approved. Development shall be carried out strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

16. For the listed hangars, prior to their construction or installation the detailed design including materials and finishes of the following items shall be approved in writing by the local planning authority:
- a. All new external doors and screens including frames, architraves and door furniture and fittings.
 - b. All new exterior lighting.

- c. Lobby including doors, glazing and eaves construction.
- d. Eaves detail to all single storey lean-to roofs.
- e. Framing to interior door and screen DG14.
- f. Screens to brick colonnade.
- g. All new M&E systems.
- h. External signage and graphics.
- i. Interior staircase.
- j. Details of proposed chimney extract.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and appearance of the listed buildings, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

17. Prior to the commencement of the relevant phase of the works hereby approved, a schedule and detailed specification of all window repairs, replacements and alterations (including secondary glazing) shall be submitted to and approved in writing by the local planning authority. The design and details of all new windows shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

18. Prior to the commencement of the relevant works, details of the design and siting of the boundary treatment are to be submitted to the local planning authority for written approval. The detailed scheme of boundary treatment shall also make provision for a pedestrian access on the southern boundary of the site into the new neighbourhood to the south in the interests of connectivity and permeability and a timescale of its implementation to ensure the new pedestrian access from the site is provide to the new neighbourhood at the appropriate time. The development shall then proceed exactly in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan (Adopted) January 2006.

19. Notwithstanding the details included within the submitted elevations, details of any entrance lobby/ canopy are to be submitted to the local authority for written prior approval. The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5. The works thereafter shall be implemented strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

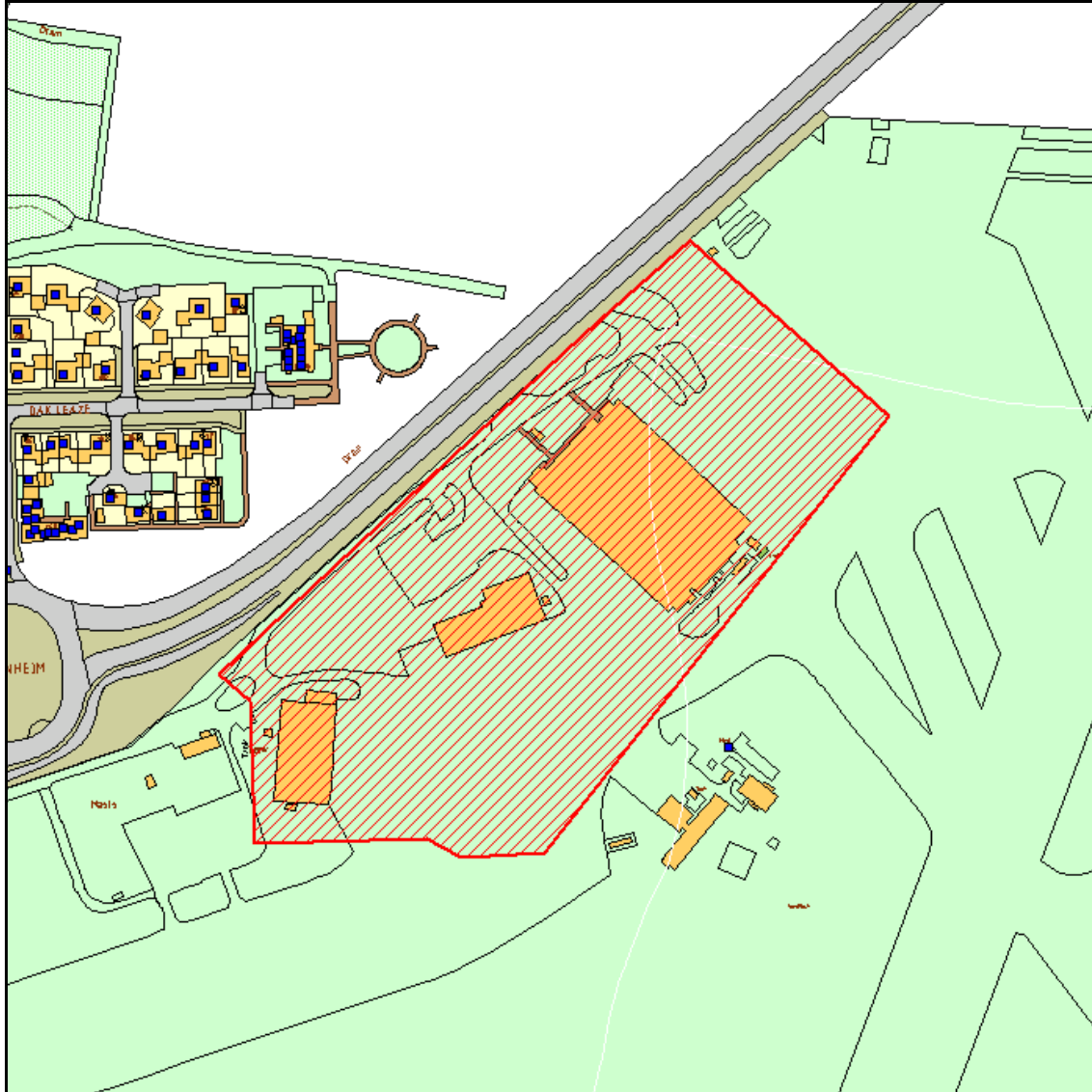
20. Notwithstanding the details indicated on the approved plans, prior to the commencement of the relevant works, details of the design and position of all external escape stairs/ ladders for the Concorde Museum are to be submitted to the local planning authority for written approval. The development shall then proceed exactly in accordance with the approved details.

Reason

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

CIRCULATED SCHEDULE NO. 8/15 – 20 FEBRUARY 2015

App No.:	PT14/3214/LB	Applicant:	Bristol Aero Collection Trust
Site:	Existing Hangars 16M, 16R And 16S Filton Airfield Filton South Gloucestershire	Date Reg:	28th August 2014
Proposal:	Works to refurbish 2no. grade II listed aircraft hangars to facilitate their change of use for exhibition and storage space associated with the Bristol Aero Collection.	Parish:	Patchway Town Council
Map Ref:	359796 180633	Ward:	Patchway
Application Category:	Major	Target Date:	25th November 2014



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 100023410, 2014. **N.T.S.** **PT14/3214/LB**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as it is associated with the full planning application (PT14/3138/F) for the conversion of 2no. listed hangars that also features on this schedule.

1. THE PROPOSAL

- 1.1 This application seeks listed building consent to undertake works as part of the conversion of 2no. grade II World War I hangars as part of the Bristol Aero Project. It is intended that the 2no. hangars will house the Bristol Aero Collection along with the new Concorde Museum.
- 1.2 Following initial concerns about the proposals which centred on a lack of clarity and detail, further revised drawings have been submitted in respect of the proposed conversion works and include a revised treatment for the rooflights in one of the hangars, whose proposed removal was a cause of concern for both officers and English Heritage. The revisions, accompanied by the explanatory statement in an email dated 13th January set out to respond to earlier comments and observations about the proposals and explain the changes to the scheme.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

L13 Listed Buildings

L14 Demolition of Listed Buildings

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS9 Managing the Environment and Heritage

3. RELEVANT PLANNING HISTORY

- 3.1 None of relevance.

4. CONSULTATION RESPONSES

4.1 Patchway Parish Council

No consultation response was received.

4.2 Other Consultees

Ministry of Defence

No safeguarding objections to this proposal.

English Heritage

In a response dated 15th September 2014, English Heritage confirmed that the proposals are welcomed as it would provide the listed hangers with a use and enable their future conservation. Due to the grade II status, English Heritage can only specifically comment on elements of demolition and there is no objection to the demolition of the small extension on the south and north elevation of the main hanger. There is however concern regarding the proposed alterations to the roof, as part of the provision of a new roof covering, the existing central rooflights in each of the three bays are to be removed. Although the rooflights were later additions, there is no assessment of their significance, which is required in order to enable a thorough understanding of the potential impact of the proposals.

Other Representations

4.3 Local Residents

No consultation response was received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 To address both Officer and the concerns of English Heritage, details of the retained rooflights, eaves and verges have been provided, along with confirmation that the rooflights will be clad with a flat insulated panel to help differentiate the rooflights from the surrounding profiled cladding. The verge detail has now been submitted and this illustrates the 175mm build-up of the new insulation and how this will be covered by a profiled trim. The trim will be stepped to create a shadow line and avoid a tall flat edge to the roof. This is acceptable subject to samples of the cladding (including colours) and details of the verge trim (method of fixing) which will need to be profiled to match the roof curve. A cable mansafe system will be introduced on the inner roof slopes for the purposes of roof maintenance.
- 5.2 The elevations have been corrected in terms of the new lobby length, but there are still discrepancies in the door positions on the north elevation (drawing 216C elevation 2/216 does not tally with the floor plan on drwg210C). The canopy is still shown there remains concerns over this addition as a new way-marking feature. It's removal would in most cases be sought, but to enable the feature to be further resolved, this matter will be addressed through a condition.
- 5.3 Internally, the layout has not been altered but further details have been submitted in respect of the steel portal frame inserted in the entrance bay. Concerns were raised previously about the manner in which the partitions were taken straight up to the underside of the roof covering, rather than being off-set to allow the structure to be read as "an element sitting within the space". Understandably, the partitions need to rise to full height over the Activity Areas

and the Making Studio and it had been suggested that the areas over the WCs and storage rooms could be set back. However, it is proposed to maintain the full height divisions but to reduce the width of the partitions above the truss beam to create a shadow line and to further differentiate the area above the trusses using a different board width. This may be subtle variations, but the combination of the two changes with the portal design should help break up the massing of the 'box' and I have no objection subject to samples of the cladding materials.

- 5.4 Other aspects such as the ventilation and services are covered by the additional information and details of the two new external vents are now included. These are to be located on the inner slope between the 1st and 2nd bays and will be a low silhouette terminal with cowl. Given the location of the vents and the scale of the hangars, it is unlikely that these will be visible from within the site or from key surrounding positions. Further information will need to be conditioned for other internal changes which have yet to be designed such as the internal screens & services.
- 5.5 To conclude, the additional information provided since the original submission has clarified many of the points raised within initial comments and the scheme has evolved to include the retention of the rooflights and revisions to the inserted accommodation. The submission of the Bristol Aerospace Centre Scheme Design document (June 2014) also provided greater clarity in how the spaces within the hangars will be utilised and how the exhibits will be presented. The new internal structure is a substantial introduction into the hangar but it will facilitate the conversion of this redundant grade II listed to a national museum celebrating the aviation heritage of Filton and the industries and technologies that stemmed from it. The internal volume of one bay of the triple hangar will be reduced, but the other two bays will be opened back up and re-connected, allowing the space to be appreciated and experienced by visitors. Within the Making Space and Activity Areas, the space will remain open to the roof, leaving the Belfast trusses exposed, and the entire structure remains demountable from the original fabric. Although it may not appear as "temporary" as originally envisaged, the subtle detailing of the internal partitions and use of materials should help reinforce the sense of the structure being inserted into the space and around the trusses. The conversion of the hangar will inevitably necessitate alterations to the original form and construction of the building but it is considered that the scheme, as revised, will secure the long-term future of the building in a way that preserves its character as a building of special architectural and historic interest.
- 5.6 There are consequently no objections to the proposed scheme subject to a number of conditions being attached to secure matters of detail.

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 listed building consent has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Listed building consent is to be GRANTED subject to the following conditions.

Contact Officer: Robert Nicholson
Tel. No.

CONDITIONS

1. The works hereby permitted shall be begun before the expiration of three years from the date of the consent.

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. Prior to the commencement of the relevant phase of the works hereby approved, samples or sample panels (demonstrating colours, profiles/dimensions and finishes) of the following items shall be provided on site and approved in writing by the Local Planning Authority. All new works will then be carried out in accordance with the agreed samples.

- a. Interior timber cladding
- b. Brick panels to steel frame structure
- c. Replacement bricks for repairs to historic fabric
- d. Pointing mortars
- e. All roof cladding
- f. Verge flashings

Reason:

To assess the standard of workmanship and the quality of materials and to safeguard the special architectural and historic character of the building, in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

3. Prior to the commencement of the relevant phase of the works hereby approved, a full schedule and detailed specification for any proposed structural works including the repair and strengthening of the Belfast trusses, rooflights, hangar doors, gantry and air-raid shelter and repairs to the external brickwork shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the extent of proposed replacement of historic fabric. No works shall be commenced until the Council has given written approval for the submitted details, and the works shall be constructed exactly in accordance with the details so approved. Development shall be carried out strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

4. Prior to their construction or installation, the detailed design including materials and finishes of the following items shall be approved in writing by the local planning authority:
 - a. All new external doors and screens including frames, architraves and door furniture and fittings.
 - b.
 - b. All new exterior lighting.
 - c. Lobby including doors, glazing and eaves construction.
 - d. Eaves detail to all single storey lean-to roofs.
 - e. Framing to interior door and screen DG14.
 - f. Screens to brick colonnade.
 - g. All new M&E systems.
 - h. External signage and graphics.
 - i. Interior staircase.
 - j. Details of proposed chimney extract.

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

5. Prior to the commencement of the relevant phase of the works hereby approved, a schedule and detailed specification of all window repairs, replacements and alterations (including secondary glazing) shall be submitted to and approved in writing by the local planning authority. The design and details of all new windows shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason:

To safeguard the special architectural and historic character of the building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF

6. Prior to the commencement of the relevant phase of the works hereby approved, details of any treatments or finishes to be applied to historic surfaces shall be submitted to and approved in writing by the Local Planning Authority. All new works will then be carried out in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

7. Notwithstanding the details included within the submitted elevations, details of any entrance lobby/ canopy are to be submitted to the local authority for written prior approval. The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5. The works thereafter shall be implemented strictly in accordance with the agreed details.

Reason:

To maintain and enhance the character and setting of the listed building, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the NPPF.

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.: PT14/3838/F
Site: The Old Fire Station High Street
 Thornbury South Gloucestershire
 BS35 2AQ

Applicant: Mr Richard Lynes
Date Reg: 15th October 2014

Proposal: Demolition of existing outbuilding and
 boundary wall to facilitate erection of
 4no. two bedroom apartments with
 associated works (Resubmission of
 PT14/0440/F)

Parish: Thornbury Town
 Council

Map Ref: 363656 190128
Application Category: Minor

Ward: Thornbury North
Target Date: 27th November
 2014



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 100023410, 2014. N.T.S. PT14/3838/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule for determination to take into account comments of objection received which are contrary to the officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of the existing outbuildings and boundary wall on the site so that a new building can be erected to house four two-bedroom apartments.
- 1.2 The application site is to the rear of The Old Fire Station, which fronts the High Street and is set back from Castle Court by a verge. To the north of the site is Thornbury Methodist Church and hall. As a result, there is no direct vehicular access to the site. The site is located within the Thornbury Conservation Area and is adjacent to a listed building, The Old Registry Office.
- 1.3 Previously, the local planning authority has granted planning permission for the erection of a building on this site for offices; this permission was not implemented. Permission is now sought to erect a building very similar in appearance to provide four flats.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS13 Non-Safeguarded Economic Development Sites
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS32 Thornbury

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1 Landscape
L5 Open Areas
L11 Archaeology
L12 Conservation Areas
L13 Listed Buildings
T7 Cycle Parking
T12 Transportation

- 2.3 Supplementary Planning Guidance
(a) South Gloucestershire Design Checklist (Adopted) August 2007
(b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/0440/F Withdrawn 03/04/2014
Demolition of existing outbuilding and boundary wall to facilitate erection of 4no. two bedroom apartments with associated works
- 3.2 PT12/3668/CA Approve with Conditions 21/12/2012
Demolition of existing outbuilding and boundary wall to facilitate erection of attached office building for Class B1 use
- 3.3 PT12/3394/EXT Approve with Conditions 21/12/2012
Demolition of existing outbuilding and boundary wall to facilitate erection of attached office building for Class B1 use. (Consent to extend time limit implementation for PT09/5199/F).
- 3.4 PT09/5199/F Approve with Conditions 11/12/2009
Demolition of existing outbuilding and boundary wall to facilitate erection of attached office building for Class B1 use

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
None received
- 4.2 Archaeology Officer
No comment
- 4.3 Conservation Officer
No objection; conditions from earlier applications should be attached
- 4.4 Drainage
No objection subject to condition
- 4.5 English Heritage
Application should be determined in line with conservation advice
- 4.6 Environmental Protection
No objection; request working hour condition
- 4.7 Highway Structures
No comment
- 4.8 Tree Officer
Objection: Development would put pressure on the removal/works to of the adjacent tree which is considered worthy of retention.

Other Representations

4.9 Local Residents

Two letters have been received in connection with this application which raise the following points –

- Church and halls are used daily and access should not be obstructed
- Concern that development may affect the foundations of the church building
- Development may effect levels of light in the church
- Insufficient parking spaces for the proposed development
- No plans for the provision of the disposal of rainwater
- Parking turning trading hours will be problematic

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the erection of a building of flats in Thornbury Town Centre.

5.2 Principle of Development

The site is located within the settlement boundary of Thornbury and therefore it is considered a sustainable location for development. However, there is an extant planning permission for the development of this site for offices although this consent will expire in December 2015. Therefore, the proposed development is acceptable in principle subject to the analysis set out below.

5.3 Economic Development

Policy CS13 requires the local planning authority to apply a sequential test to planning applications for the change of use of non-safeguarded economic development sites in order to retain employment opportunities. Where it can be demonstrated that it has not been possible to secure an economic reuse of the site, a mixed use scheme should be progressed over a solely residential development.

5.4 Planning permission for the redevelopment of the site for offices was first granted in 2009; this permission was then extended in 2012. This has provided a period of around six years in which the office development could have been started. The extension to the office permission and the fact that the application for residential has come after this extended period are indicative that the site has been marketed for economic development purposes but that none had been forthcoming. Around the town of Thornbury there are a small, but significant, number of empty office buildings some of which are within safeguarded employment areas.

5.5 It is therefore accepted that all reasonable attempts, including the extension of the planning permission, have been undertaken in an attempt to secure an economic reuse of the site. At the front of the site, the existing retail will remain. Without a frontage, it is considered that the side of the site would be inappropriate for further retail development or uses falling with B2/B8 Classes (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)). Whilst the element of retail provision is small, the redevelopment of the site would not lead to its loss and therefore the economic development

opportunities on the site remain as existing (for the office permission was never implemented) and the proposed residential development is not considered to lead to the loss of smaller scale employment opportunities.

5.6 Residential Development

Within the Core Strategy, the Council directs new development to the city's fringe and existing towns and settlements in the district. The Core Strategy also promotes increasing the density of housing development within these settlements as a way of promoting sustainable development patterns.

5.7 The application site is located within Thornbury Town Centre and therefore is within easy walking distance of all the Town's amenities including shops, services and public transport routes. It is therefore considered that the site provides a sustainable location for residential development and that the density of the development should reflect this.

5.8 Whilst residential development has been shown to be acceptable in principle, any development must be considered against the constraints on this site.

5.9 Heritage and Design

Located within the Thornbury Conservation Area and adjacent to a listed building, the development of this site must be considered for its impact on the heritage of the location.

5.10 In order to enable the development, the existing outbuildings will be demolished. These buildings are not listed and are temporary and ancillary in nature to the Old Fire Station at the front of the site. The loss of these buildings would not have a detrimental impact on the character and visual amenity of the conservation area or the setting of the listed buildings.

5.11 The proposed building is very similar in appearance to that previously permitted for the offices. It stands at 2½ storeys in height with pitched clay tile roof, render and stone walls, full height windows and flat dormers. A set-back section to the east houses the staircase, storage areas, and on the upper floors, provides secondary accommodation such as bathrooms and circulation space. Apartments 1 and 4 on the ground floor benefit from small courtyards, apartment 2 on the first floor has a balcony and apartment 3 on the second floor has a Juliet balcony.

5.12 The design of the building is traditional in nature and has been influenced by the adjacent church. To the southeast of the site stands the listed Registry Office; the design of the building is not considered to harm the setting of this building.

5.13 At present, the site has a tight knit character which is commensurate with the historic nature of the area. Although the entire site would be developed, the proximity and mass of the buildings promote this character and it is not considered that the development would have an adverse impact on the conservation area. Details of the proposed finishes of the building will be secured by condition in order to ensure a high quality finish to the development.

5.14 Landscape and Trees

Having reviewed the development proposals, the Council's tree officer has objected to the development on the basis that the semi-mature sycamore to the south of the site would be affected. It is desirable that this tree is retained as it is considered to be a high quality specimen that would be worthy of a Tree Preservation Order (TPO).

5.15 Whilst it is acknowledged that it is desirable to retain the tree as it stands, this must be weighed up against the planning history on the site and the extant permission for the office building. Should the planning authority refuse development on the basis that it has an unacceptable impact on the tree, it is likely that the authority would have been considered to have acted unreasonably and in an inconsistent manner.

5.16 Being a council owned tree on council owned land in a conservation area, the tree has a significant degree of protection, both through ownership and by virtue of section 211 of the Town and Country Planning Act 1990. Any works that are required to the tree in the future would be subject to a notification to the local planning authority. At that time, the local planning authority may negotiate on any proposed works to ensure that the works to the tree are considered to be reasonable and would not adversely affect the amenity that the tree offers to the locality. Should the local planning authority be dissatisfied with the proposal, it would be able to serve a TPO on the specimen.

5.17 Over time, there will be a degree of pressure for works to the tree up to and including the felling of the tree. Should the tree be subject to a TPO, then it is a requirement that should the felling be permitted, a replacement tree is planted. Trees take a while to mature which therefore limits their amenity levels whilst a replacement is establishing. In order to ensure that the character of the conservation area is retained at all times, a condition will be attached to this planning permission requiring the applicant to plant an additional tree nearby. This would therefore help to mitigate against the loss of the sycamore should this occur in the future until any replacement tree is established.

5.18 A number of conditions shall be attached with regard to protecting the tree during building operations.

5.19 Transport and Parking

The application site is constrained and it is not possible to provide any vehicular parking on site. A previous application, PT14/0440/F was withdrawn to overcome the planning authority's objection with regard to parking. Under the Residential Parking Standard SPD, new residential development must provide a minimum level of off-street parking at 1.5 spaces per two-bedroom unit. This would create a demand for six parking spaces; none are provided.

5.20 To address this matter, the applicant has submitted a transport statement prepared by Entran Environmental and Transportation dated September 2014 which includes an audit of parking availability in proximity of the development site.

5.21 It is acknowledged by the local planning authority that it is not unusual for town centre properties to not benefit from off-street parking and therefore the

planning authority will assess this development proposal on its own merits. Particular consideration will be given to the proximity of the development to shops and services and sustainable travel options.

5.22 Surveys of on-street local parking provision have been undertaken which show that there is sufficient capacity to meet the needs arising from the development. The findings from the transport statement have been assessed by the transportation development control officer who accepts the conclusions. As such, no transportation objection is raised subject to the provision of adequate bicycle parking which will be secured by condition.

5.23 Living Conditions

Development should not be permitted that has an unacceptable impact on the amenity of nearby properties or which offers substandard living conditions to future occupants. The nearest residential properties are located within Castle Court, over 45 metres away to the west. It is not considered that the development will have an adverse impact on the living conditions of these properties.

5.24 Located to the south of the church, the development may impact on the levels of light entering the main church building. The church is not a residential property and therefore the threshold at which development is unacceptable would be much higher. The massing of the proposed building is no different to that of the previously permitted office building and therefore it is not considered to be materially different. On this basis, the development is acceptable.

5.25 Amenity space should be provided to the proposed flats. As discussed above, all the flats benefit from either a courtyard, balcony or Juliet balcony. Behind Castle Court is open countryside and Mundy's Playing Fields. Therefore, there is good access to public open space which the future residents could utilise.

5.26 Drainage

The Council's drainage officer has requested that a SUDS condition is applied to any permission given. The development proposal would result in the vast majority of the site being developed which would leave little room for a sustainable drainage system. It is therefore considered that such a condition would be unreasonable. Furthermore, the scale of development is fairly small and the site is serviced by a mains sewerage system. It is therefore considered that all drainage matters would be adequately addressed under building regulations.

5.27 Other Matters

Concern has been raised that the proposed development would affect the foundations of the church. This is a civil matter and should be addressed through building regulations.

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 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

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 a sample panel of stonework, of at least one metre square, showing the stone, coursing, mortar and pointing, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of the development, for the purposes of consistency.

Reason

In order that the development serves to preserve or enhance the character or appearance of the conservation area, in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), the National Planning Policy Framework, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

3. Prior to the commencement of development a sample panel of render, of at least one metre square, showing the colour and texture, shall be erected on site and approved in writing by the local planning authority. The development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of the development, for the purposes of consistency. For the avoidance of doubt, the render shall be a lime-based render, applied without the use of metal or plastic beading

Reason

In order that the development serves to preserve or enhance the character or appearance of the conservation area, in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved

Policies), the National Planning Policy Framework, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

4. Prior to the commencement of development, the detailed design including materials and finishes of the following items shall be approved in writing by the Local Planning Authority:
 - a. All external joinery including frames, architraves and door furniture
 - b. Eaves, verges, kneeler stones and ridges
 - c. Vents, flues and extracts
 - d. External lighting and meter boxes
 - e. Segmental stone arches to the ground floor
 - f. Plinth at render/stone junction
 - g. Rooflights
 - h. Rainwater goods

The design and details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 with full size moulding cross sections. The works shall thereafter be implemented strictly in accordance with the agreed details.

Reason

In order that the development serves to preserve or enhance the character or appearance of the conservation area, in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), the National Planning Policy Framework, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5. Prior to the commencement of development samples of all external materials to be used in the construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed strictly in accordance with the approved samples, which shall be retained on site until completion of the development, for the purposes of consistency.

Reason

In order that the development serves to preserve or enhance the character or appearance of the conservation area, in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), the National Planning Policy Framework, and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

6. Prior to the commencement of development, full details of the proposed pile and beam foundations to include a detailed method statement, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To protect the adjacent tree in order to preserve the character or appearance of the conservation area, in accordance with Policy CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L1 and

L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the National Planning Policy Framework.

7. Prior to the commencement of development, a detailed specification of any works required to any retained tree (such as access facilitation pruning) shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To protect the adjacent tree in order to preserve the character or appearance of the conservation area, in accordance with Policy CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the National Planning Policy Framework.

8. The developer shall appoint an arboricultural contractor not less than three weeks prior to the commencement of any ground disturbance on site, and shall afford him or other arboricultural contractor nominated by the Local Planning Authority access at all reasonable times in order to observe the laying of the foundations. This work is to be carried out in accordance with the approved brief.

Reason

To protect the adjacent tree in order to preserve the character or appearance of the conservation area, in accordance with Policy CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the National Planning Policy Framework.

9. Prior to the first occupation of the dwellings hereby permitted, a tree of a species, location, and specification to be agreed with the local planning authority shall be planted.

Reason

To protect the character and appearance of the conservation area, in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy L1 and L12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies), and the National Planning Policy Framework.

10. Prior to the first occupation of the dwellings hereby permitted, bicycle parking to a level that accords with policy T7 shall be installed and thereafter retained for that purpose.

Reason

The development has been permitted on the circumstances of the case, including the sustainable location of the site. Cycle parking is required to ensure that occupiers have adequate access to alternative methods of transport other than the private car. Bicycle parking is required to accord with Policy T7 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

11. The hours of working on site during the period of construction shall be restricted to 0730 to 1800 Monday to Friday, 0800 to 1300 Saturday and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of

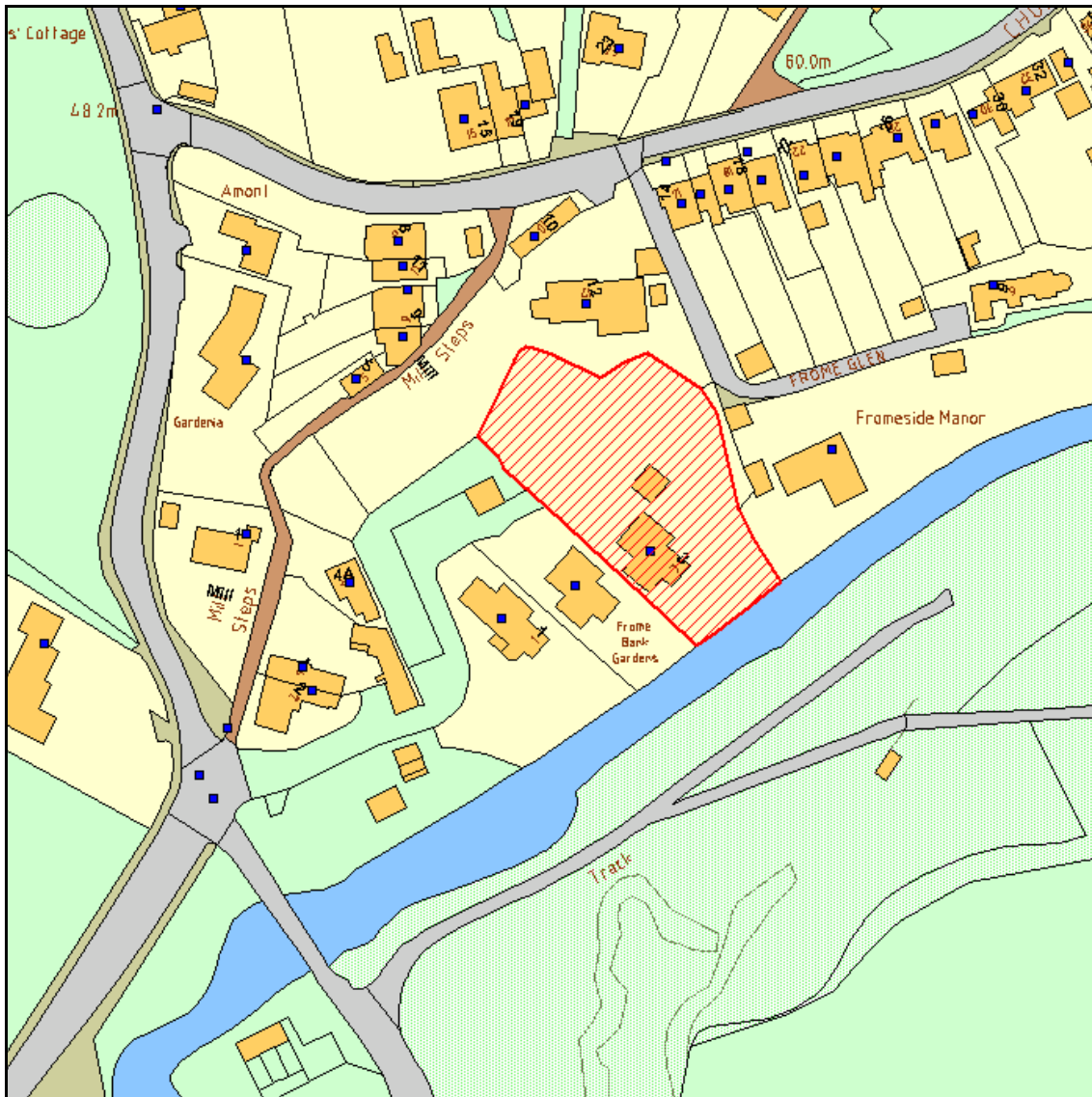
clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect levels of residential amenity during construction operations and to accord with the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT14/4316/F	Applicant:	Mr Robert Harcourt
Site:	3 Frome Bank Gardens Winterbourne Down Bristol South Gloucestershire BS36 1BE	Date Reg:	6th November 2014
Proposal:	Demolition of existing garage to facilitate erection of two storey annex with associated works and landscaping. Erection of replacement porch to main dwelling. Erection of solar PV panels. (Resubmission of PT14/2917/F)	Parish:	Winterbourne Parish Council
Map Ref:	365078 179474	Ward:	Winterbourne
Application Category:	Householder	Target Date:	30th December 2014



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 100023410, 2014. N.T.S. PT14/4316/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following objections from local residents which is contrary to the recommendation detailed in this report.

1. THE PROPOSAL

- 1.1 The applicant seeks permission for the erection of a two storey annexe with associated works, the erection of a replacement porch to the main dwelling and the erection of stand alone solar PV panels.
- 1.2 The annexe is intended as accommodation for the applicant's disabled son with one bedroom and a wet room for him, and two bedrooms each with an en suite for the carers.
- 1.3 The application site relates to a two storey detached property situated within the established settlement boundary of Winterbourne Down, and the Frome Valley Walkway runs to the east of the site.
- 1.4 The applicant withdrew the previous scheme (PT14/2917/F) as it was not met with officer support due to the industrial nature of the design of the annexe. This submission shows a change in the design with different materials chosen.
- 1.5 The applicant has two retrospective applications pending consideration for various outbuildings around the site (PT14/5026/F and PT15/0142/F).

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS3 Renewable and Low Carbon Energy Generation
CS4A Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

T12 Transportation
H4 Development within Existing Residential Curtilages
L1 Landscape
L9 Species Protection
LC12 Recreational Routes

- 2.3 Supplementary Planning Guidance
(a) South Gloucestershire Design Checklist (Adopted) August 2007
(b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT15/0142/F Pending Consideration
Erection of conservatory and laundry shed. (Retrospective). Erection of lean-to and various outbuildings including river deck. Landscaping works to stabilise the boundary.
- 3.2 PT14/5026/F Pending Consideration
Erection of detached garage and store
- 3.3 PT14/2917/F Withdrawn 30/09/2014
Demolition of existing garage to facilitate erection of two storey annex with associated works and landscaping. Erection of replacement porch to main dwelling
- 3.4 PT10/3095/F Approve with conditions 03/12/2010
Erection of detached garage
- 3.5 P98/1579 Approval 26/06/1998
Erection of two storey, single storey and first floor extensions to dwellinghouse and extension to front of domestic garage.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection.

4.2 Other Consultees

Archaeology

No comment.

Ecology

No objection subject to informative.

Tree Officer

There is one ash tree of poor form growing within the garden marked to be removed. All other trees are growing out of the quarry walls therefore the roots of the trees will not be affected. No objection.

Sustainable Transport

No objection.

Highway Drainage

No objection subject to a condition requiring the applicant to submit a drainage plan.

Other Representations

4.3 Local Residents

Four letters of objection were received from two local residents, plus two further duplicate letters. Their concerns are summarised below:

- The solar panels are out of keeping with the site and a further building to house compressors and heat exchangers will follow
- How is the new building to be powered? Western Power Distribution have stated that their supply is overloaded.
- Why is a disabled facility built on the first floor without cooking facilities
- The annexe is doubling the size of the house and does not comply with Green Belt policy
- The applicant owns several rented properties and can easily be converted into another property
- Each property owns one third of the drive; there will be access and ownership problems if an additional tenant or owner is introduced
- The annexe design is out of keeping with the area and are in open view of Frome Valley Walkway
- The annexe should be considered as a separate dwelling
- The finish of the annexe is not stated but owner dislikes render and bradstone so I have major concerns
- Same height as existing house
- Applicants photographs are not taken from the correct position or exposure to provide accurate reflection of view from walkway
- The site is not industrial as stated by the applicant, and is not a brown field site
- The applicant's son, whom the annexe is for, is ten years old and does not live with the applicant at present, so the annexe is not required for almost a decade
- The proposal is not different to the previous submission

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and in accordance with policy CS1 of the Core Strategy, and that there is no unacceptable impact on residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation. Therefore, the proposal is acceptable in principle but should be determined against the analysis set out below.

5.2 Annex Test

By definition an annex must be ancillary to the main dwellinghouse and should have some form of physical and functional reliance upon it. In this case the proposed annex does not contain a kitchen or living room, only sleeping facilities and bathrooms. It is therefore overall, considered to meet the criteria of an annex. However, it is usual for a condition to be attached to the decision notice stating that the use of the annex must be incidental to the main dwelling

and that it cannot be used independently of that dwelling, which addresses the concerns of local residents that the building will be rented out independently.

5.3 Design and Visual Amenity

The proposal is for a new porch; replacing the existing pitched roof porch finished with tiles for a larger flat roof porch, and for a two storey disabled facility to serve as a detached annexe to the main dwelling. The proposed porch is simple in design, and only extends one metre beyond the side elevation of the existing dwelling, with a flat roof, render finish and UPVC double doors. Whilst the annexe is described as two-storey, it is partially buried on the north-east and north-west sides due to the topography of the site, which is enclosed on two sides by steep cliffs and on one side by the River Frome. The annexe is proposed to have a pitched roof with one roof slope much shallower than the other, and as part of the previous submission (PT14/2917/F) the roof slope was to be finished in aluminium roller shutters of an industrial appearance, which would roll up on command to provide a glazed balcony which stretched the whole length of the proposal. This side of the annexe would have been visible from the rest of the lane which forms Frome Bank Gardens and was not considered to be in keeping with the three detached dwellings it is adjacent to, which are of a uniform design predominantly consisting of bradstone, render and concrete tiles.

5.4 The proposal was resubmitted and, following amendments received on 9th January 2015, the design and style is now more suited to a residential area. The aluminium shutters have been removed and replaced with a tiled roof and roof lights. To address concerns raised, a condition will be applied to the decision notice to ensure that materials used match the appearance of the existing dwelling, which is particularly important as the annexe is forward of the principal elevation of the dwelling. Only a small balcony will remain, and it will not be visible from the public realm.

5.5 So whilst the scale of the proposed annexe is rather large, its position within the large site and location at the end of the row of three detached houses mitigate the impact of the proposal. Following the changes to the design of the balcony and the roof, the proposal is now considered to be acceptable in terms of policy CS1 of the Core Strategy (Adopted) December 2013.

5.6 The proposal is visible from the Frome Valley Walkway to the rear of the site, which has been identified by the Council as a Major Recreational Route. Whilst glimpses of the proposal may be visible through the vegetation, it is considered that it would not detract from the significance of the path, or affect the quality of the experience for those walking along. The proposal is therefore in accordance with saved policy LC12 of the Local Plan (Adopted) January 2006.

5.7 Concerns have been raised regarding the appearance of the proposed solar panels, which were only added into the plans during the later stages and required a period of re-consultation. They are proposed to sit behind the existing garage, which was built larger than the planning permission given in 2010 but is currently being retrospectively applied for. The solar panels will protrude approximately 1 metre above the ridge of the garage at 5 metres in height, and span 7 metres in width. The garage is not considered to be

adequate screening for the large expanse of solar panels, and as the status of the garage has yet to be established under the associated retrospective application, it could be refused and removed at any time. The garage also removes any opportunity for a scheme of planting to reduce the impact, as the solar panels sit right up behind the garage. They would be highly visible to the two adjacent neighbours and are considered to be excessive scale for the residential use of the land. The solar panels are therefore not considered to accord with policy CS1 or CS3 of the Core Strategy (Adopted) December 2013.

5.8 Residential Amenity

Whilst the annexe has a large footprint and takes up a large amount of garden space, adequate space is considered to remain to the rear of the property for present and future occupiers of the dwelling to use as a private garden. No windows are proposed to overlook no. 2 Frome Bank Gardens, and the view from the balcony is shielded by the existing dwelling. The location of the annexe, porch and solar panels do not cause overshadowing onto any neighbouring properties, and the proposal is therefore considered to be acceptable in terms of policy H4 of the Local Plan (Adopted) January 2006.

5.9 Transport

The site is large and adequate parking and turning space for three vehicles is available. The proposals do not impact highway safety in any other way and accordingly there is no transportation objection to the proposal.

5.10 Environment

Due to the close proximity to the River Frome, the Council's Drainage engineer has been consulted who has advised that a condition on the decision notice is necessary to ensure the applicant submits drainage details including a Sustainable Urban Drainage System for flood prevention, pollution control and environmental protection. Subject to this condition, the proposal complies with policy CS9 of the Core Strategy (Adopted) December 2013.

5.11 The site lies adjacent to the River Frome Site of Nature Conservation Interest (SNCI) designated for its open flowing water and bankside vegetation although the SNCI will remain unaffected by the proposal. There are no ecological constraints to granting planning permission, however if breeding birds are present, development (including roofing work and clearance of vegetation) should only take place outside the nesting season. The applicant will be advised by means of a condition on the decision notice.

5.12 Other Matters

Concerns have been raised regarding the electricity supply, however this comment has been given limited weight as the availability of electricity is not an issue to be assessed under the current Development Plan.

Contrary to comments received, the site is not within the Green Belt. Comments have been received raising ownership issues with regards to the driveway. Ownership is not a planning consideration and is a private civil matter, and will not change as a result of a householder application for an ancillary annexe.

Objections have also noted the applicant's personal circumstances regarding the age of his son, whom the annexe is intended for. No very special circumstances relating to the son's disability have been applied whilst determining this application as an application for a residential annex at this location does not require very special circumstances, and so the age of the applicant's son does not affect the decision.

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 for the annexe and porch and to **refuse** permission for the solar panels has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 Split decision.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

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 annexe and porch hereby permitted shall match the external appearance of those used in the existing dwelling.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Core Strategy (Adopted) December 2013.

3. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 3 Frome Bank Gardens.

Reason

To protect the residential amenity of the present and future occupiers of the site and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. Notwithstanding the submitted plans, this decision notice does not give permission for the 'Heat Pump' indicated on the Block Plan submitted on 9th January 2015, the details of which have not been submitted for assessment.

Reason

For the avoidance of doubt and in the interest of clarity.

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

Reason

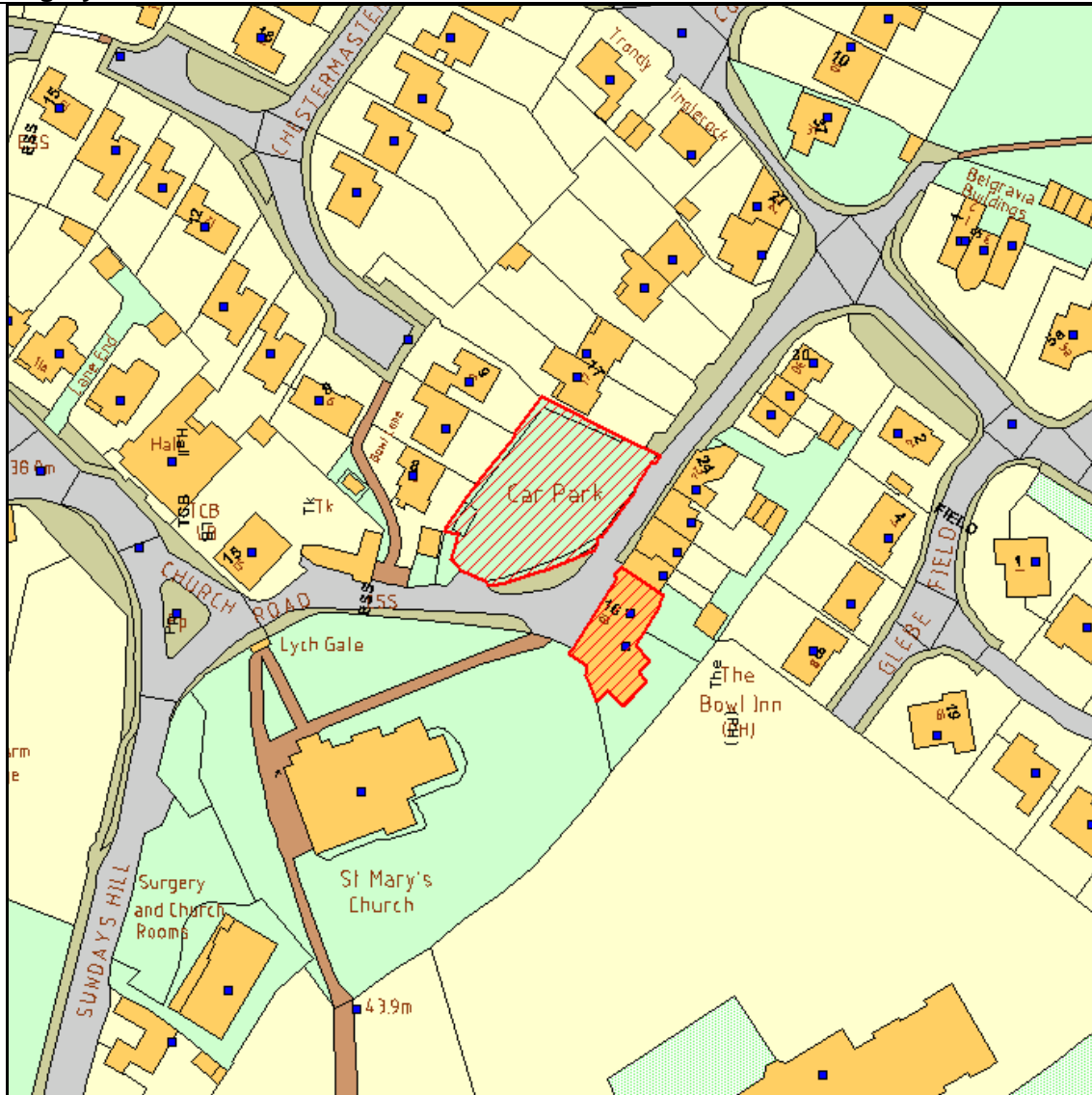
To comply with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and National Planning Policy Framework 2012

REFUSAL REASON

1. It is considered that the scale and positioning of the proposed solar panels would be excessive and out of character, and would have a negative impact on the visual amenity of the area. The proposal is therefore considered contrary to Policies CS1 and CS3 of the South Gloucestershire Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT14/4660/ADV	Applicant:	S A Brain And Company Ltd
Site:	Bowl Inn And Restaurant 16 Church Road Almondsbury South Gloucestershire BS32 4DT	Date Reg:	4th December 2014
Proposal:	Consent to display 1 no. externally illuminated fascia sign, 1 no. externally illuminated hanging sign, 4 no. hoarding signs and 2 no. other signs situated within the car park..	Parish:	Almondsbury Parish Council
Map Ref:	360400 184115	Ward:	Almondsbury
Application Category:	Minor	Target Date:	26th January 2015



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 100023410, 2014. N.T.S. PT14/4660/ADV

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is to appear on circulated schedule due to the receipt of four objections from neighbouring residents, contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent to display 1no. externally illuminated fascia sign, 1no. externally illuminated hanging sign, 4no. hoarding signs and 2no. other signs situated within the car park area. This application seeks to largely replace the existing advertisements with like-for-like.
- 1.2 The public house is a white-rendered two-storey building that can be traced back to the mid-16th century. To the side of the public house there are three self-contained letting rooms. The building is locally listed.
- 1.3 The Bowl Inn lies within the Lower Almondsbury Conservation Area and is located adjacent to St Mary's Church and churchyard, which are Grade I listed.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. National Planning Policy Framework March 2012
 - ii. The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)

L12 Conservation Areas

L13 Listed Buildings

T12 Transportation Development Control

Supplementary Planning Guidance

Shop Fronts and Advertisements (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

- 3.1 None recent.

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
Objection on grounds of light pollution. The existing lighting is completely adequate.
- 4.2 Conservation Officer
No objection, subject to conditions and clarity from lighting team that the illumination levels are appropriate to the heritage qualities of the site.

- 4.3 English Heritage
Recommendation – the application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
- 4.4 Lighting Engineer, Streetcare
The proposal would have a similar or less impact on the nearby residents with regards to obtrusive light. Suggested that the hours of illumination (of all lights) shall be limited to the pub's opening hours.
- 4.5 Sustainable Transportation
No objection.

Other Representations

- 4.6 Local Residents
Four comments of objection have been received from local residents:
- No additional lighting needed on The Bowl Inn, existing is adequate;
 - Illuminated signs are not in keeping with the ambience of a village where street lights have been resisted;
 - Not a 'through road' therefore no need to attract 'passing trade';
 - Already sleep disturbed by existing lighting which enters house;
 - Signs unnecessary and not in keeping with the village or pub;
 - Aesthetically displeasing.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Guidance within the National Planning Policy Framework states that advertisements should only be controlled in the interests of amenity, public safety and cumulative impact. Design and design quality is assessed in terms of visual amenity and cumulative impact using policy CS1 and public safety is assessed against saved policy T12 to ensure that the signage is not detrimental to highway safety or presents a traffic hazard. As the site is located within a Conservation Area, the impact on the historic character will also be considered.
- 5.2 Visual Amenity
The advertisement scheme is largely a like-for-like replacement of the existing signs, including the removal of a couple of smaller plaques and one floodlight from the front elevation of the building. The fascia signs will be made from aluminium and the hanging sign will be made from oak gibbet and aluminium. There will be two freestanding signs displayed in the customer car park adjacent to the public house. The design, size, scale and materials of the proposed signs are considered appropriate for the front elevation of a public house and the streetscene. The signs are not considered to be harmful to the visual amenity of the area.
- 5.3 Lighting and Cumulative Impact
As previously stated, the application site is located in a residential area and Conservation Area, and is adjacent to a Grade I listed building. This scheme

proposed the replacement of the existing signage and lighting. There is no material increase in the amount of floodlights or lanterns on the front elevation of the public house.

5.4 The existing lighting on the front elevation consists of flood lighting and lanterns (7no. in total). The proposal involves the replacement of the lighting with LED floodlights, lanterns and a sign light and a reduction of one light. The Council's Lighting Engineer has assessed the submitted plans and information and considers the proposed replacement LED floodlights would cause minimal obtrusive light spill, if installed correctly. The Lighting Engineer has offered to conduct a site visit following the installation of the lighting to ensure they have been installed correctly. It has also been suggested that the hours of illumination could be limited to the pub's opening hours, via a planning condition, to ensure the residential amenity of local residents is protected.

5.5 Residential Amenity

Despite the residential setting, the front elevation of the public house would not directly face any residential dwellings. Adjacent to the public house is the associated customer car park. The application proposed to replace the existing lighting and signage, including signage at the car park entrance and exit. None of the signs will be internally illuminated, but the main fascia sign will have an uplighter.

5.6 The Officer has sought the professional advice of the Council's Lighting Engineer. They have confirmed that the proposed replacement lighting will have a similar or lesser impact on the lighting levels. Local residents are concerned that the proposed lighting would increase obtrusive light spillage and detrimentally impact on their living conditions. In order to protect the residential amenity of neighbouring occupiers, a condition will be imposed to restrict illumination to the opening times of the public house.

5.7 Highway Safety

The proposed signage and lighting have been assessed by the Council's Transportation Officer. The signs are considered to be in an appropriate location, largely replacing existing signage. Therefore, no transportation objection has been raised.

6. **RECOMMENDATION**

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 **GRANTED** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

Contact Officer: Katie Warrington
Tel. No. 01454 863436

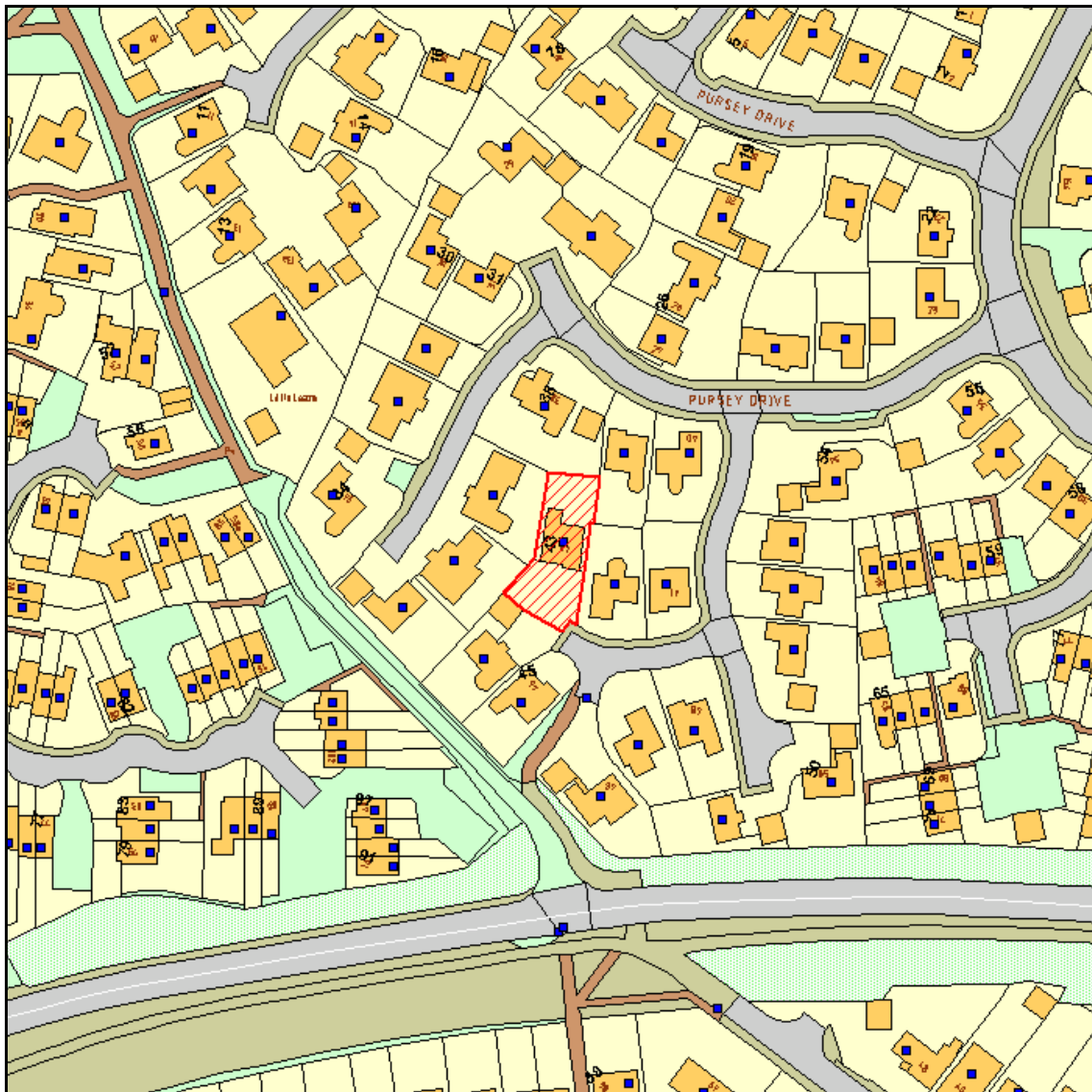
CONDITIONS

1. The floodlighting and lanterns on the front elevation of the public house shall only be illuminated between the hours of 12:00 and 23:00 daily.

To protect the amenities of the occupiers of nearby dwellinghouses, and to accord with the provisions of the National Planning Policy Framework (2012) and saved policy H4 of the South Gloucestershire Local Plan (adopted) December 2013 (saved policies).

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT15/0014/CLP	Applicant:	Mr And Mrs Ruderham
Site:	43 Pursey Drive Bradley Stoke Bristol South Gloucestershire BS32 8DJ	Date Reg:	9th January 2015
Proposal:	Application for a certificate of lawfulness for the proposed erection of a single storey rear extension.	Parish:	Bradley Stoke Town Council
Map Ref:	362418 180682	Ward:	Stoke Gifford
Application Category:		Target Date:	4th March 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to appear on the circulated schedule.

1. THE PROPOSAL

- 1.1 The applicant seeks a formal decision as to whether the proposed erection of a single storey rear extension at 43 Pursey Drive, Bradley Stoke, would be lawful.
- 1.2 The application is a formal process which establishes whether the proposal requires express planning permission or not. Accordingly, there is no consideration of planning merit as the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning Act 1990 (As Amended) 1990 section 192
Country Planning (General Permitted Development) Order (GPDO) (As Amended) 1995

3. RELEVANT PLANNING HISTORY

- 3.1 PT03/2864/F Erection of first floor side extension to form 2no. Bedrooms
Refused 29.10.03
- 3.2 P93/1845 Erection of rear conservatory
Approved 01.08.93
- 3.3 P90/0020/213 Residential development on 6.67 acres of land to include the erection of 56 detached houses and garages. Construction of new access roads (in accordance with the amended plans received by the Council on 24th May 1990) (To be read in conjunction with P84/20/1)
Approved 18.04.90
Permitted development restricted – condition 3 garages to be used solely for garaging of private vehicles and condition 12 Class A no gates, fences, walls or other means of enclosure shall be constructed.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No objection.
- 4.2 Highway Drainage
No comment.

- 4.3 Archaeology
No comment.

Other Representations

- 4.4 Local Residents
No comments received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Site Location Plan; Existing Ground & First Floor Plans, Site Plan & Elevations (S 01); Proposed Ground Floor & First Floor Plans, Site Plan, Section AA and Elevations (P 01); received by the Council on 4th January 2015.

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

The application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit; the application is based on the facts presented. The submission is not an application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming that the proposed development is lawful.

- 6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 (Development within the curtilage of a dwellinghouse), Class A of the GPDO (As Amended) 1995.

A.1 Development is not permitted by Class A if –

(a) As a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

The proposed extension would not exceed 50% of the total area of the curtilage.

(b) The height of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the highest part of the roof of the existing dwellinghouse;

The maximum height of the proposal would not exceed the maximum height of the existing dwellinghouse.

(c) The height of the eaves of the part of the dwellinghouse enlarged, improved or altered would exceed the height of the eaves of the existing dwellinghouse;

The height of the eaves of the proposal would not exceed the eaves of the existing dwellinghouse.

(d) The enlarged part of the dwellinghouse would extend beyond a wall which –

(i) Fronts a highway, and

(ii) Forms either the principal elevation or a side elevation of the original dwellinghouse

The extension does not extend beyond a wall which fronts a highway or a principal or side elevation of the original dwellinghouse.

(e) The enlarged part of the dwellinghouse would have a single storey and –

(i) Extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or

(ii) Exceed 4 metres in height

The proposal extends from the rear of the dwellinghouse by 3.15 metres and has a maximum height of 3.4 metres.

(f) The enlarged part of the dwellinghouse would have more than one storey;

The proposal is single storey.

(g) The enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres;

The eaves of the extension would not exceed 3 metres.

(h) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would:

(i) Exceed 4 metres in height

(ii) have more than one storey, or

(iii) have a width greater than half the width of the original dwellinghouse; or

The proposal extends beyond the rear wall of the dwellinghouse.

(i) It would consist of or include—

(i) The construction or provision of a veranda, balcony or raised platform,

(ii) The installation, alteration or replacement of a microwave antenna,

(iii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(iv) An alteration to any part of the roof of the dwellinghouse.

The proposal does not include any of the above.

A2 In the case of a dwellinghouse on article 1(5) land, development is not permitted if:

- (a) It would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebbledash, render, timber, plastic or tiles;
- (b) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or
- (c) The enlarged part of the dwellinghouse would have more than one storey and extend beyond the rear wall of the original dwellinghouse.
The site is not located on article 1(5) land.

Conditions

- A3** Development is permitted by Class A subject to the following conditions:
(a) The materials used in any exterior work (other than materials used in the construction of a conservatory) shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;

The proposed plans indicate that the proposal will be constructed in red facing brickwork with contrasting colour brickwork plinth course to match and brown clay roof tiles. The proposed materials would match the host dwelling.

- (b) Any upper-floor window located in a wall or roof slope forming a side elevation of the dwellinghouse shall be—
(i) obscure-glazed, and
(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed; and

The proposal does not include the installation of any upper floor windows.

- (c) Where the enlarged part of the dwellinghouse has more than one storey, the roof pitch of the enlarged part shall, so far as practicable, be the same as the roof pitch of the original dwellinghouse.

The proposal is single storey.

7. RECOMMENDATION

- 7.1 That a certificate of Lawfulness for Proposed Development is **approved** for the following reason:

The proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Contact Officer: Katie Warrington
Tel. No. 01454 863436

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT15/0037/F	Applicant:	Mr I Tarrant
Site:	71 Watleys End Road Winterbourne Bristol BS36 1PN	Date Reg:	8th January 2015
Proposal:	Erection of 1no. detached dwelling with associated works	Parish:	Winterbourne Parish Council
Map Ref:	365509 181321	Ward:	Winterbourne
Application Category:	Minor	Target Date:	2nd March 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule in order to take into account the comments of objection which have been received; the case officer recommendation is for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached dwelling within the curtilage of an existing dwelling on Watleys End Road in Winterbourne.
- 1.2 The site is located within the settlement boundary for Winterbourne. No further statutory or non-statutory land use designations cover the site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L1 Landscape
L5 Open Areas
T12 Transportation
H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
 - (a) South Gloucestershire Design Checklist (Adopted) August 2007
 - (b) Residential Parking Standard (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/3797/F Approve with Conditions 05/12/2014
Erection of two storey rear extension to provide additional living accommodation

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
No objection
- 4.2 Drainage
No objection; request condition
- 4.3 Highway Structures
No comment
- 4.4 Sustainable Transport
No objection subject to condition

Other Representations

- 4.5 Local Residents
Four letters of objection from local residents have been received which raise the following points –
- Adverse affect on visual amenity
 - Garden grabbing
 - Impact on rhythm of street scene
 - Massing of development is out of character with other dwellings nearby
 - May lead to more development on the site
 - Oppressive impact
 - Overbearing
 - Overdevelopment/Cramped
 - Overshadowing

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of a new dwelling on Watleys End Road in Winterbourne.
- 5.2 Principle of Development
The application site lies within the defined settlement boundary for Winterbourne and therefore, according to the location of development strategy, is an appropriate place for further development. Therefore, the development is acceptable in principle subject to the assessment set out below.
- 5.3 Design, Density and Layout
It is proposed to erect a stone faced two-storey dwelling to the east of the existing dwelling facing onto Watleys End Road. The building would have a gabled roof and a ground floor bay window and would have a similar appearance to the existing property on the site.

- 5.4 There are a variety of building styles in the locality ranging from the Victorian villa, such as the existing property and no.75 to the east, to post war bungalows and two-storey dwellings. It is noted that the older properties tend to be larger and located in the centre of their respective plots. The proposed development would result in an increased housing density and reduction in the plot associated with the older property. However, there are only a few properties in larger plots and therefore it cannot be said to be the prevailing character of the area.
- 5.5 The development is considered to help promote sustainable development by increasing housing density whilst maintaining the importance of the street scene. Overall, the design is considered to be acceptable as it respects the character of the existing property whilst meeting a good standard of site planning.
- 5.6 Living Conditions
Development should not be permitted that has an unacceptable impact on residential amenity. Residential amenity of all nearby occupiers and the future occupiers of the proposed dwelling should be considered.
- 5.7 The proposed development would have the biggest impact on the amenities of no.73, directly adjacent to the site. No.73 is a post-war bungalow. It is set away from the application site by the width of a driveway. The proposed dwelling would sit slightly forward of the bungalow but would follow a similar building line along the rear elevation. Although the proposed building is close to the boundary line, it is not considered to be an unacceptable relationship between properties within an existing settlement. As such, it is not considered that the proposed dwelling would be overbearing upon or oppressive no.73. A condition will be attached requiring the provision of an improved boundary between these properties as the existing boundary is a chain-link fence.
- 5.8 The proposed dwelling would have little impact on no.71 once extended; this property would retain adequate private amenity space once the plot for the proposed dwelling has been annexed. It is considered that the development would have little impact on the amenity of any other nearby occupier, including those opposite and to the rear.
- 5.9 In terms of the amenity offered to the proposed dwelling, this is acceptable. The property would benefit from a reasonable sized garden and there would not be any intervisibility between rooms.
- 5.10 Transport and Parking
Watleys End Road is a Class C highway and therefore transportation considerations relate mainly to whether the proposed access is safe and that sufficient off-street parking is provided to meet the needs arising from the development.
- 5.11 The access to the site would be created by making a gap in the existing front boundary wall which would provide two parking spaces. The proposed access stands midway between the junction of Watleys End Road and Star Barn Road and Watleys End Road and North Road where there is good visibility. Although

there is some degree of regular on-street parking in this locality it is not considered that the proposal would be prejudicial to highway safety.

5.12 The proposed dwelling would have three bedrooms and is therefore required under the Residential Parking Standard to provide two off-street parking spaces. Two parking spaces have been indicated and a condition will require their provision prior to the first occupation of the dwelling.

5.13 Drainage

A drainage condition has been requested. However, this should be assessed against the scale of development. The development seeks permission for one dwelling within an area of fairly low density housing.

5.14 When considering the drainage requirements against the scale of the development and character of the area, it is considered that building regulations would adequately cover drainage issues and therefore the condition is not necessary or reasonable.

5.15 Other Matters

A number of matters have been raised in the public consultation which have not been addressed above. This will be covered in this section.

5.16 It has been stated that the development would be garden grabbing. The NPPF requires planning authorities to set policies with regard to garden grabbing. Policy CS17 allows the building on gardens where it does not have an adverse impact. The impacts of the development have been discussed above and the proposal is not considered to be garden grabbing.

5.17 Each application for planning permission is assessed on its own merits and therefore, whilst if permission is granted the consent would be material in other decision making, it does not lead on that all other development would be acceptable.

6. CONCLUSION

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

6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

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

Reason

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

2. Notwithstanding the submitted plans, the 1.8 metre timber panel fence as shown on plan 2585/102 shall be extended to include the rear boundary between the application site and no. 73 Watleys End Road.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

3. The off-street parking facilities (for all vehicles, including cycles) shown on plan 2585/102 hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy T8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies) and the Residential Parking Standard SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT15/0132/TCA	Applicant:	Mr Anthony Bryan
Site:	Little Grange The Green Olveston Nr Bristol BS35 4EJ	Date Reg:	15th January 2015
Proposal:	Works to fell 2no. lawson cypress trees in Olveston Conservation Area.	Parish:	Olveston Parish Council
Map Ref:	360079 186942	Ward:	Severn
Application Category:		Target Date:	25th February 2015



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 100023410, 2014. **N.T.S.** **PT15/0132/TCA**

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received during the public consultation period that are contrary to the recommendation.

However, this application is a prior notification of proposed works to trees in a conservation area. The purpose of such an application is to provide an opportunity for the Local Planning Authority (LPA) to serve a Tree Preservation Order (TPO) on the tree, should it fulfil the criteria of designation. A TPO must be served within a period of six weeks. Failure by the LPA to serve a TPO or respond to the notification within this timeframe results in a default position of the works gaining deemed consent. Therefore this application appears on the Circulated Schedule for information purposes only.

1. THE PROPOSAL

1.1 Works to fell 2no. lawson cypress trees in Olveston Conservation Area.

2. POLICY CONTEXT

2.1 National Guidance

- i. The Town and Country Planning Act 1990
- ii. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
- iii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history

4. CONSULTATION RESPONSES

4.1 Olveston Parish Council
No objections

Other Representations

4.3 Local Residents

A comment has been received concerning the misidentification of the trees. The same resident requests that other pruning works are considered prior to removal.

5. ANALYSIS OF PROPOSAL

5.1 This application provides prior notification of proposed works to trees situated within a conservation area.

5.2 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. Under the above Act, subject to a range of exceptions, prior notification is required for works to 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 Tree Preservation Order. When considering whether trees are worthy of protection the visual, historic and amenity contribution of the tree should be taken into account and an assessment made as to whether the tree fulfils the criteria of a Tree Preservation Order.

5.3 Consideration of Proposal

To address the comments received from the resident, the trees have been identified as Lawson cypress. These are a commonly planted tree and although being more attractive than a Leyland cypress do not, in their tree form, lend themselves to pruning.

5.4 It is recognised that the subject trees offer some amenity although their visibility from public spaces is minimal and given their close proximity to structures, and the growth potential of the species, it is considered that they are not worthy of protection under a tree preservation order.

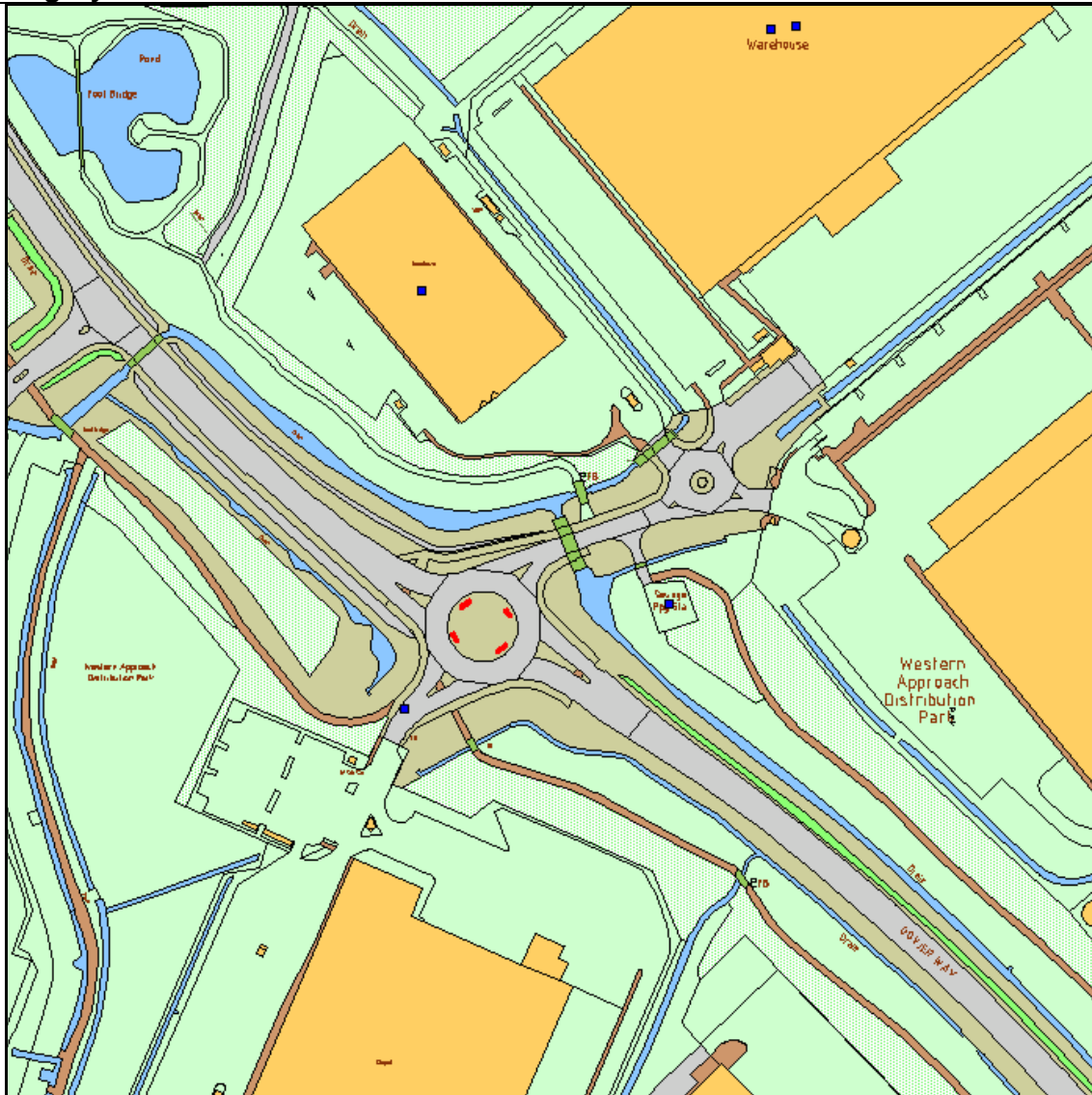
6. **RECOMMENDATION**

6.1 No objections

Contact Officer: Phil Dye
Tel. No. 01454 865859

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT15/0145/ADV	Applicant:	Bommel UK Ltd
Site:	Traffic Roundabout Govier Way/Severn Beach South Gloucestershire BS35 4GG	Date Reg:	15th January 2015
Proposal:	Display of 4no. non-illuminated post mounted signs on roundabout.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	354660 183700	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	9th March 2015



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N.T.S. **PT15/0145/ADV**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule owing to comments received by the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks permission for the display of 4no. non-illuminated post-mounted signs.
- 1.2 The application relates to a roundabout which serves part of the Western Approach Distribution Park, Severn Beach. The roundabout acts as a junction on Govier Way with warehouses to the east and west. The roundabout is laid to grass with tree planting.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007
- 2.2 South Gloucestershire Local Plan Core Strategy (Adopted) December 2013
CS1 High Quality Design
CS8 Improving Accessibility
- 2.3 South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies)
T12 Transportation

3. RELEVANT PLANNING HISTORY

- 3.1 P99/2263/A - Display of two non-illuminated, freestanding marketing boards and six flag signs. Approved 2nd December 1999

4. CONSULTATION RESPONSES

- 4.1 Severn Beach Parish Council
Pilning & Severn Beach Parish Council have mixed views on this application. Some members would like to know if there is going to be any restriction on what will be being advertised on the sign and therefore whether it will be distracting to drivers especially with the proximity of the sign to the chevrons.
- 4.2 Transportation DC
No objection.

Other Representations

- 4.3 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements that will clearly have an appreciable impact on a building or their surroundings should be subject to the Local Planning Authorities detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

5.2 Public Safety

The proposed signage is in line with the reduced size agreed within a number of previously approved applications on roundabouts across South Gloucestershire. The signs measure a maximum 800mm in height and 1000mm in depth with the panel measuring 500mm by 1000. The advertisement on the panel would be agreed at a later date with the Council and as such would be subject to approval in terms of design, lettering and colour.

5.3 It is considered that the location and of the proposed signs would not cause a hazard to safe and free flow of traffic in this locality. There is no evidence to suggest that these types of signs are detrimental to highway safety and as such there are no objections on grounds of public safety.

5.4 Visual Amenity

The application site consists of a roundabout which is laid to grass with central mound and some tree planting. The roundabout is situated within Western Distribution Park, Severn Beach, which is characterised by large scale warehouse development with associated linking highways, open spaces and landscaping. The immediate area consists of highway with side grass verges and tree planting. The roundabout has existing directional signage as does the surrounding locality. Advertisements are also present to the east and west of the roundabouts at the entrances to the nearest buildings.

5.5 The proposed signage identical in terms of size to the signs recently approved on the similar roundabouts in South Gloucestershire. The final graphic and text on the signs would be subject to approval by the Council prior to their installation. Due to the small scale of the signs it is considered that the proposal would not have a detrimental impact on the visual amenity of the roundabout, the planting or the surrounding area. In accordance with guidance contained within the NPPF there are no objections on grounds of visual amenity, as the signs would not have an appreciable impact on the surroundings.

5.6 Cumulative Impact

The proposal has been considered cumulatively within the locality. Although the proposed signage would add some additional clutter to the existing directional signs it is not considered that this would be cumulatively detrimental.

6. RECOMMENDATION

6.1 That advertisement consent is granted.

Contact Officer: Sarah Fordham
Tel. No. 01454 865207

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.: PT15/0163/NMA
Site: Halcyon Cottage Horsford Road Charfield
 Wotton Under Edge South Gloucestershire
 GL12 8SU

Applicant: Mr Peter Purslow
Date Reg: 20th January 2015

Proposal: Non-material amendment to PT14/0129/F to widen the landing window on front elevation, re-locate the utility door from front to rear elevation and enlarge the utility area and construct a canopy at the rear.

Parish: Charfield Parish Council

Map Ref: 372582 192166

Ward: Charfield
Target Date: 17th February 2015

Application Category:

Date:



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 100023410, 2014. **N.T.S.** **PT15/0163/NMA**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of residents' objection, which is contrary to officer's recommendation.

1. PROPOSED CHANGES TO ORIGINAL PERMISSION

- a) To widen the landing window on front elevation by approximately 250mm.
- b) To re-locate the utility door from the front elevation to the rear elevation.
- c) To enlarge the depth of the utility area by approximately 500mm.
- d) To construct a canopy at the rear with a ridge of 3.4 metres (2.4 metres to its eaves)

2. PLANNING HISTORY (including consultation replies received)

- 3.1 PT14/0129/F Erection of 1 no dwelling with access and associated works, resubmission of PT12/0129/F. Approved 07.03.2014
- 3.2 PT12/4162/F Erection of 1no. detached dwelling with access and associated works. Refused 07.02.2013
- 3.3 P84/1316 Erection of double domestic garage. Approved 18.04.1984

3. ASSESSMENT (analysis should include reference to history, previous consultation replies, cumulative impact of changes, impact upon residential/visual amenity, design, scale and any other material policy changes)

Consultation responses associated with PT15/0163/NMA

A letter of objection has been received and the local residents raise the following concerns:

Our home is directly opposite, and on the front elevation, to the proposed development. Without doubt, the proposed development is going to result in a severe loss of our privacy due to direct overlooking from the new house windows. Our home faces onto, and is parallel to, the new house at a distance of between 14.0 and 17.0M. A larger landing window will result in a bigger area for yet more direct overlooking of our property.

Assessment

Officers acknowledged the resident's concerns in relating to the overlooking issues caused by the proposed larger landing window.

The proposal is to widen the landing window on the front elevation by approximately 250mm. As it is a secondary window, which would only be slightly enlarged, and it would not be closer to the neighbouring occupiers, officers therefore consider that the proposed enlargement to this window would not cause material overlooking impact.

Officers consider that the relocation of the utility door and the enlargement of the depth of the utility room would be non-material amendment given its location and insignificant increase in size.

The proposed canopy would be permitted development and the dwelling has permitted development right intact. Therefore planning consent is not required.

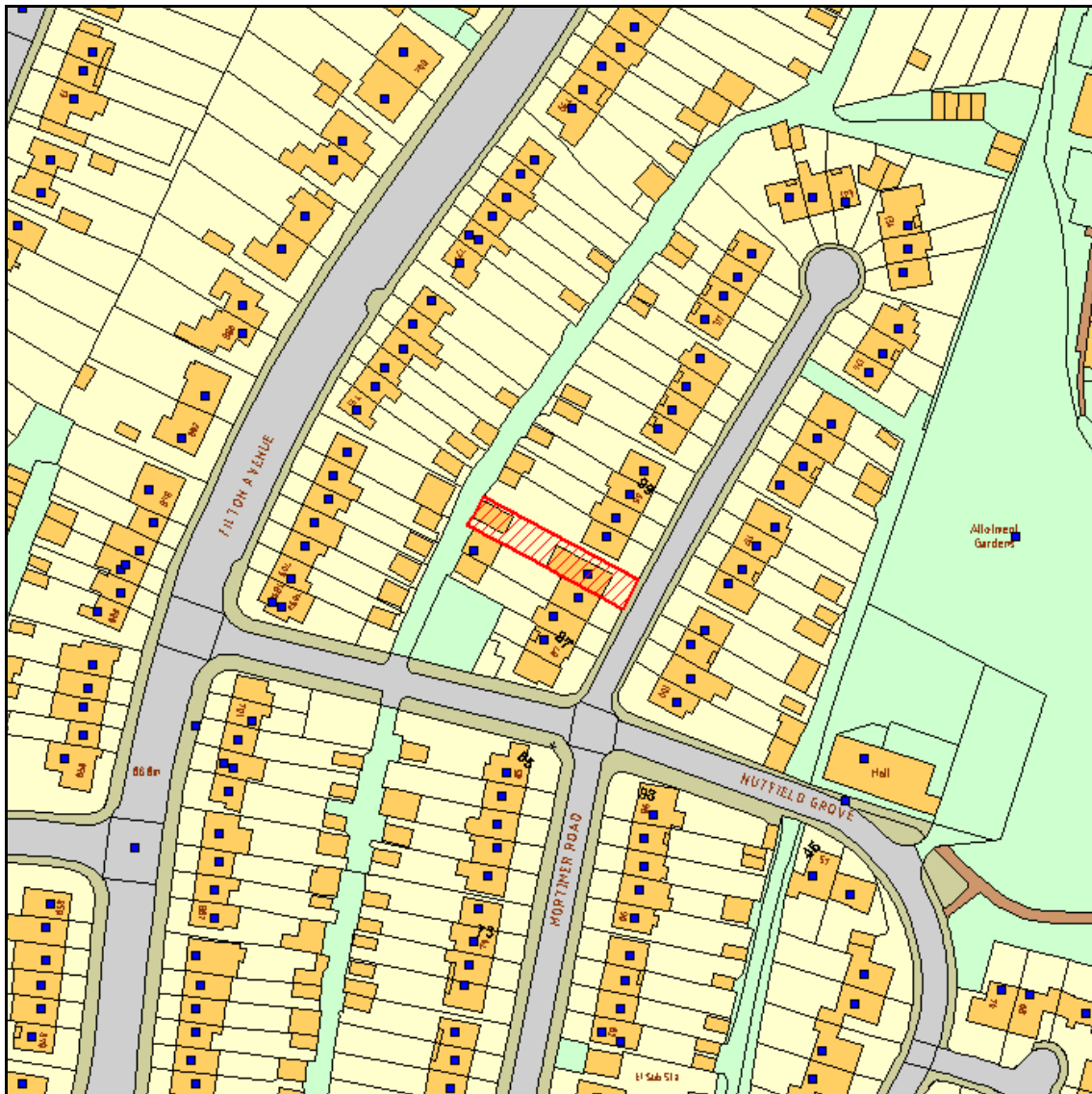
4. RECOMMENDATION

No objection to the proposed amendments.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CIRCULATED SCHEDULE NO. 08/15 – 20 FEBRUARY 2015

App No.:	PT15/0225/CLP	Applicant:	Mr Anthony Lewis 3rd Storey
Site:	93 Mortimer Road Filton Bristol South Gloucestershire BS34 7LH	Date Reg:	23rd January 2015
Proposal:	Certificate of lawfulness for the proposed installation of side dormer window to facilitate loft conversion.	Parish:	Filton Town Council
Map Ref:	360897 178711	Ward:	Filton
Application Category:		Target Date:	17th March 2015



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 100023410, 2014. N.T.S. PT15/0225/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is for a Certificate of Lawfulness, and as such, according to the current scheme of delegation, is required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed installation of 1 no. side dormer at 93 Mortimer Road, Filton, would be lawful. The plans also show new rooflights.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning Act 1990 (As Amended) 1990 section 192
Town and Country Planning (General Permitted Development) Order (GPDO) (As Amended) 1995

3. RELEVANT PLANNING HISTORY

- 3.1 PT10/2104/F - Erection of rear conservatory. Approved 7th October 2010

4. CONSULTATION RESPONSES

- 4.1 Filton Parish Council
No comment received
- 4.2 Highway Drainage
No comment
- 4.3 Transport Officer
No comment
- 4.5 Councillors
No objections

Other Representations

- 4.6 Local Residents
No comments received.

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Site Location Plan; Proposed Loft Conversion (2015.Ap.Ab) – received 20th January 2015

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

This application for a Certificate of Lawfulness is purely an evidential test and is a formal way of establishing whether or not the proposed development can be implemented lawfully without the need for planning permission. Accordingly there is no consideration of planning merit: the application is based on the facts presented. The submission is not a application for planning permission and as such the development plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful, on the balance of probabilities, the Local Planning Authority must grant a certificate confirming this.

6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, of the GPDO (As Amended) 1995.

6.3 The proposed development consists of 1no. side dormer. This development is therefore assessed against the criteria set out within Schedule 2, Part 1, Classes B of the Town and Country Planning (General Permitted Development) Order (as amended) 1995. The rooflights are assessed against Part 1, Class C.

B. The enlargement of a dwelling consisting of an alteration to its roof.

B.1 Development is not permitted by Class B if –

(za) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class IA or MB of Part 3 of this Schedule (changes of use)

The dwellinghouse was not permitted under either classes IA or MB of Part 3.

(a) Any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof;

The proposed dormer would not exceed the maximum height of the existing roof. The development therefore meets this criterion.

(b) Any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

The principal elevation of 93 Mortimer Road is the elevation that faces the highway. The proposed dormer is to the side and would not exceed the roof plane of the principal elevation. The development therefore meets this criterion.

(c) The cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than-

(i) 40 cubic metres in the case of a terrace house, or

The application relates to an end of terrace dwelling. The cubic content of the side dormer would be less than 40 cubic metres and as such the development meets this criterion.

(ii) 50 cubic metres in any other case;

N/A

(d) It would consist of or include-

(i) The construction or provision of a veranda, balcony or raised platform, or

The proposal does not include the construction of any of the above.

(ii) The installation, alteration or replacement of a chimney, flue or soil and vent pipe;

The proposal does not include any alterations to the chimney, or the installation of a flue or soil and vent pipe.

(e) The dwellinghouse is on article 1 (5) land.

The dwellinghouse is not on article 1 (5) land.

B.2 Development is permitted by Class B subject to the following conditions

—

(a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.

The plans and correspondence indicates that the dormer would be finished in concrete interlocking roof tiles and a colour to match the existing dwelling. The development would therefore accord with this condition.

(b) Other than in the case of a hip to gable enlargement, the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 20cm from the eaves of the original roof; and

The dormer has been set back 20cm from the eaves of the original roof and as such meets this condition.

(c) Any window inserted on a wall or roof slope forming the side elevation of a dwellinghouse shall be-

(i) Obscure glazed; and

(ii) Non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The development includes a window in dormer which would be on the side elevation of the dwellinghouse. The plans indicate that the window would be obscure glazed and non-opening and as such would accord with this condition.

C. Any other alteration to the roof of a dwellinghouse.

C.1. Development is not permitted by Class C if—

(za) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class IA or MB of Part 3 of this Schedule (changes of use);

The dwellinghouse was not permitted under either classes IA or MB of Part 3.

(a) The alteration would protrude more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The proposed rooflights would not protrude more than 150mm beyond the plane of the original roof.

(b) It would result in the highest part of the alteration being higher than the highest part of the original roof; or

The development would not be higher than the highest part of the roof.

(c) it would consist of or include—

(i) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or

(ii) the installation, alteration or replacement of solar photovoltaics or solar thermal equipment.

The proposal does not include any of the above.

Conditions

C.2. Development is permitted by Class C subject to the condition that any window located on a roof slope forming a side elevation of the dwellinghouse shall be—

(a) obscure-glazed; and

(b) non-opening unless the parts of the window which can be opened are more than 1.7 metres above

the floor of the room in which the window is installed.

No windows are proposed in the roof slope on the side elevation,

7. RECOMMENDATION

7.1 That a Certificate of Lawfulness for Proposed Development is granted for the following reason;

Evidence has been provided to demonstrate that the development falls within permitted development within the curtilage of the dwellinghouse under Part 1 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Contact Officer: Sarah Fordham
Tel. No. 01454 865207