

**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. 43/15

Date to Members: 23/10/15

Member's Deadline: 29/10/15 (5.00pm)

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:

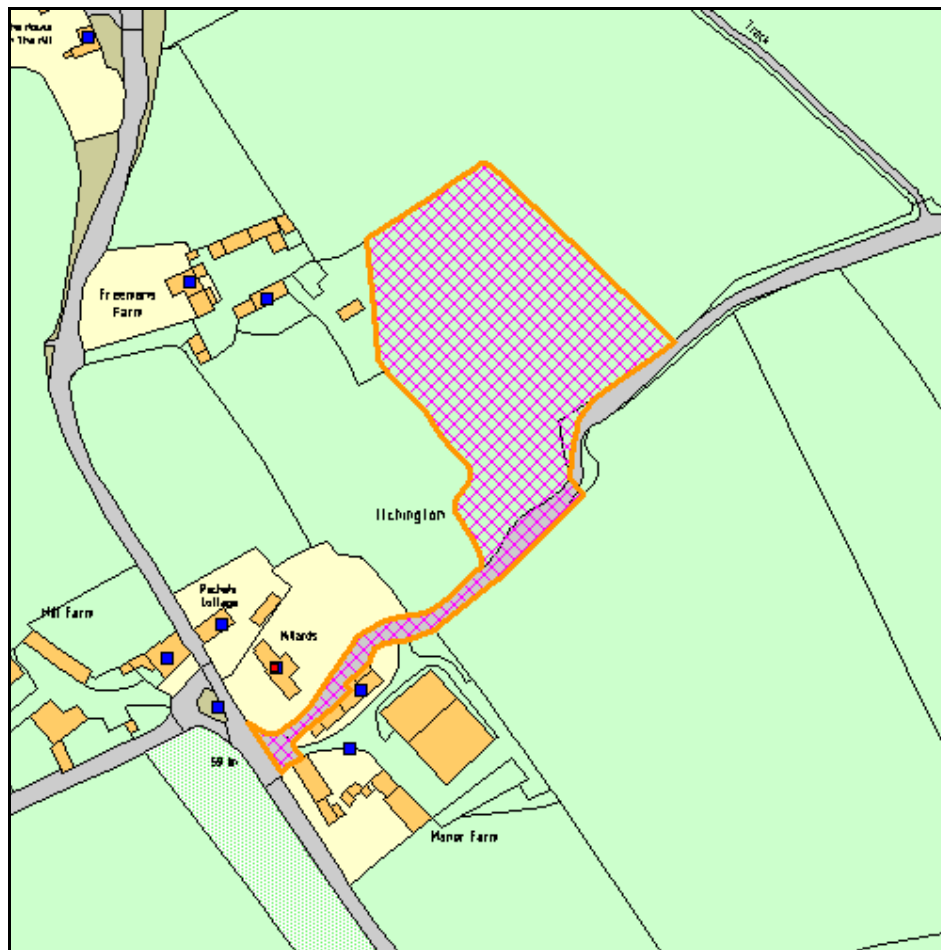
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) 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 - 23 OCTOBER 2015

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	MODT15/0005	No Objection	The Old Lime Works Itchington Road Tytherington South Gloucestershire BS35 3TQ	Ladden Brook	Tytherington Parish Council
2	PK15/1027/F	Approve with Conditions	B And Q Plc Gallagher Retail Park Aldermoor Way Longwell Green South Gloucestershire BS30 7DA	Longwell Green	Oldland Parish Council
3	PK15/1380/RM	Approve with Conditions	Land At Emersons Green East Phase 5 Road Emersons Green South Gloucestershire BS16 7AH	Emersons	Pucklechurch Parish Council
4	PK15/3126/F	Approve with Conditions	Land Adj To 2 Frys Cottages Leigh Lane St Catherine South Gloucestershire BA1 8HQ	Boyd Valley	Cold Ashton Parish Council
5	PK15/3202/F	Approve with Conditions	9 Sandringham Avenue Downend South Gloucestershire BS16 6NQ	Downend	Downend And Bromley Heath Parish Council
6	PK15/3376/F	Approve with Conditions	Land Adjacent 2 Bath Street Staple Hill South Gloucestershire BS16 5NT	Staple Hill	None
7	PK15/3490/F	Approve with Conditions	15 Homefield Road Pucklechurch South Gloucestershire BS16 9QD	Boyd Valley	Pucklechurch Parish Council
8	PK15/3706/F	Approve with Conditions	22 North Street Oldland Common South Gloucestershire BS30 8TU	Oldland	Bitton Parish Council
9	PT15/2340/F	Approve with Conditions	Land Opposite Rock House Farm Village Road Littleton Upon Severn South Gloucestershire BS35 1NS	Severn	Aust Parish Council
10	PT15/3630/F	Approve with Conditions	Tintagel Harry Stoke Road Stoke Gifford South Gloucestershire BS34 8QH	Frenchay And Stoke Park	Stoke Gifford Parish Council
11	PT15/3776/TRE	Approve with Conditions	Chippings Wolfridge Ride Alveston South Gloucestershire BS35 3RA	Thornbury South And	Alveston Parish Council
12	PT15/3829/F	Approve with Conditions	86A Down Road Winterbourne Down South Gloucestershire BS36 1BZ	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	MODT15/0005	Applicant:	Bowmore Estates Limited
Site:	The Old Lime Works Itchington Road Tytherington Bristol South Gloucestershire BS35 3TQ	Date Reg:	21st May 2015
Proposal:	Deed of Variation of Section 106 Legal Agreement attached to planning permission PT15/1956/RVC	Parish:	Tytherington Parish Council
Map Ref:	365637 187153	Ward:	Ladden Brook
Application Category:		Target Date:	16th July 2015



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 100023410, 2008. N.T.S. MODT15/0005

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application relates to the modification of a S106 legal agreement and as such is required to be referred to the Circulated Schedule.

1. THE PROPOSAL

- 1.1 The application is made under section 106A of the Town and Country Planning Act 1990. The proposed Deed of Variation relates to Planning Permission PT15/1956/RVC as detailed in section 3 of this report. The planning permission has since been varied to amend the layout of the development slightly. However the scope of the original approval remains the same (i.e 18 dwellings)
- 1.2 At this time, the approved development is subject to a s106 legal agreement which requires that 5 affordable units are provided on the site for occupation by 'key workers'. The proposed Deed of Variation seeks to vary the s106 legal agreement so that the affordable units provided would meet the up to date requirements to provide affordable housing for eligible households from the South Gloucestershire Housing Register.

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
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS23 Community Infrastructure and Cultural Activity
CS24 Green Infrastructure and Sport and Recreation Standards
CS34 Rural Areas

South Gloucestershire Local Plan (Adopted) January 2006

L1 Landscape Protection and Enhancement
T12 Transportation Development Control Policy

- 2.3 Supplementary Planning Guidance
Development in the Green Belt (Adopted) SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PT02/3497/F Erection of 18 no. dwellings, alterations to existing access and associated works.

Development Control Committee (West) Resolved to approve the development (27th February 2003). The application was subsequently referred to SoS for consideration

- 3.2 APP/P0119/V/03/1122916 Erection of 18 Dwellings at Limeworks, Itchington, South Gloucestershire.

Approved by Planning Inspectorate subject to condition and s106 legal agreement (21st June 2004). The s106 legal agreement was signed on 25th March 2004 and subsequently varied on 26th May 2010.

This application is considered to have been implemented by virtue of highways works directly associated with the development approved.

- 3.3 Deed of Variation to s106 legal agreement (PT02/3497/F) to vary the trigger for funds to be paid in respect of Education and Off Site Public Open Space. Deed of Variation made on 26th May 2010.

- 3.4 PT13/3941/NMA Non material amendment to PT02/3497/F to add a further condition to the permission granted: The development hereby permitted shall be carried out in accordance with drawing nos. 2062/01C, 2062/12B, 2062/13B, 2062/14B, 2062/15 (Site Location Plan), 2062/05D, 2062/06C, 2062/09, 2062/10C, 2062/11C, 2062/013, 2062/014, 2062/015, 2062/16, 2062/17 and 2062/18

Approved (22nd November 2013) and this condition is in effect against PT02/3497/F

- 3.5 PT13/4517/RVC Variation of the condition added to application PT02/3497/F by application PT13/3941/NMA to add drawing number 300 in order to amend the position of plots 1 - 3.

Approved (11th April 2014)

- 3.6 PT15/1956/RVC Variation of conditions 2, 3, 4, 5 and 15 attached to planning permission PT13/4517/RVC to substitute existing approved plans with plans received 14 May 2015

Approved 13th August 2015

4. CONSULTATION RESPONSES

This is not a planning application and there is no requirement for public consultation.

5. ANALYSIS OF PROPOSAL

- 5.1 The relevant section of the s106 agreement is Schedule 2 (Affordable Housing). The extant agreement secures the provision of 5 residential units on the site to be dedicated as affordable housing.

- 5.2 Under the extant agreement the affordable units would be limited to 'key workers'. The s106 agreement was signed on the 23rd March 2004 in respect of application no. PT02/3497/F. For the avoidance of doubt, the agreement continues to be relevant to all subsequent variations of that planning permission as detailed in section 3 of this report. Schedule 2 of the agreement requires a contribution of 5 shared ownership affordable housing dwellings for key workers, who at that time were the subject of a national initiative to provide housing for people who provided essential services. The terms of the agreement limited the occupation of the affordable housing to eligible key workers at prices restricted to a certain percentage of the total cost of providing the relevant unit. This method of ensuring affordability was in line with the Housing Corporation's regime for assessing schemes current at that time. The development standards required by the agreement for the affordable housing were also in line with those acceptable at that time.
- 5.3 However 'key workers' are no longer regarded as a defined group who are eligible for affordable housing and for whom special provisions should be made. As such, the provision of the extant s106 agreement would currently exclude other groups who are otherwise considered to be eligible for affordable housing.
- 5.4 Accordingly, following negotiation with the Housing Enabling Team the developer now seeks to vary the s106 legal agreement so as to substitute a new affordable housing schedule for the existing affordable housing schedule (Schedule 2). It is proposed that the new schedule substitutes obligations relating to tenure (shared ownership), affordability and standards which are in line with current policy terms, both nationally (National Planning Policy Framework) and locally (Policy CS18 of the South Gloucestershire Local Plan; Core Strategy). This would allow the affordable housing to be provided for the benefit of defined groups in housing need as included upon the South Gloucestershire housing Register.
- 5.5 Notwithstanding the above, the amount of affordable housing will remain at 5; and upon the same plots as agreed in the original s106 agreement. Whilst this amount is below the current target of 35% (equivalent to 6 dwellings) as set out within Policy CS18, the provision of 5 dwellings would be consistent with the original planning permission which has been implemented. In this instance, officers are satisfied that this variation would positively benefit the public interest as it would allow those groups who are genuinely in need of affordable housing in the area; whereas the current agreement does not allow for this. The current agreement is the fall back position and given that the development subject of this agreement has commenced there is not the opportunity to negotiate an increase in the quantity of units. Nonetheless, an opportunity to bring the agreement in line with up-to-date identified need is provided by the proposed variation.
- 5.6 On this basis, officers consider that the Deed of Variation is acceptable and would be made for the benefit of the greater public interest.

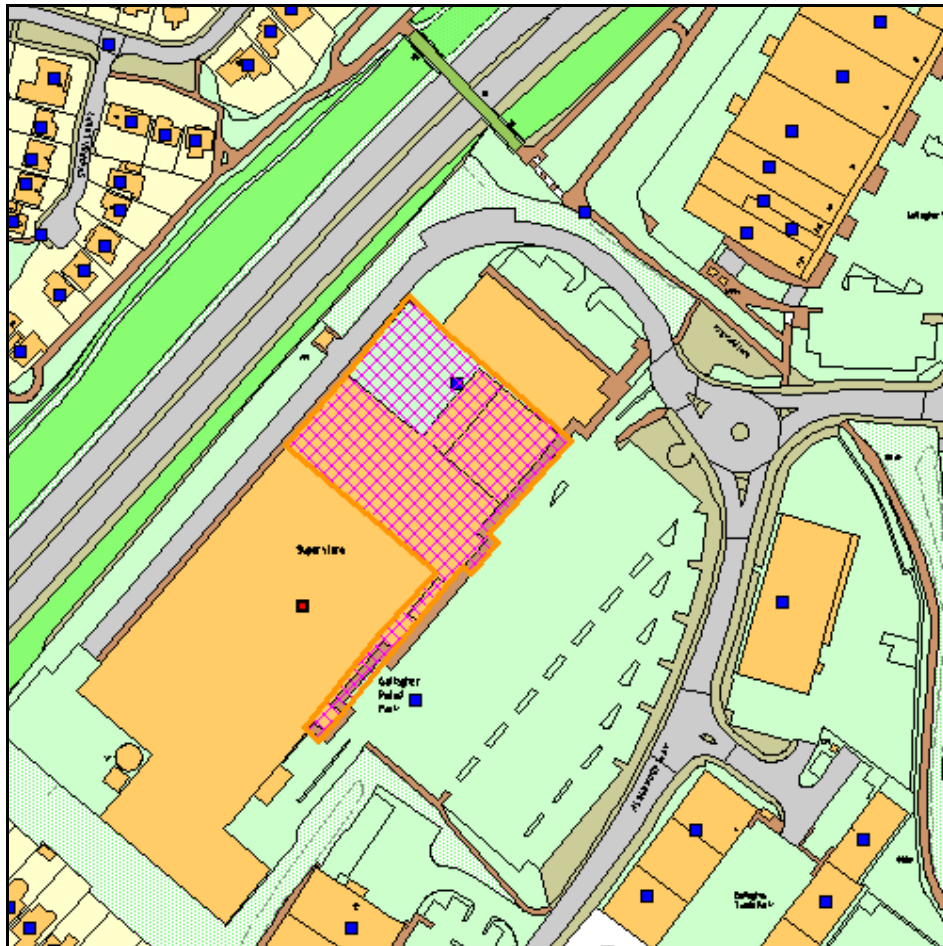
6. RECOMMENDATION

- 6.1 That authority is delegated to the Director of Environment and Community Services and the Head of Legal Governance and Democratic Services to vary the s106 legal agreement dated 23rd March 2004 (associated with PT15/1956/RVC) so as to replace Schedule 2 (Affordable Housing) with a redefined Schedule securing 5 affordable planning units to meet the needs of local community as identified in the South Gloucestershire Council Housing Needs Register.

Contact Officer: Simon Penketh
Tel. No. 01454 863433

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PK15/1027/F	Applicant:	Cordea Savills LLP
Site:	B And Q Plc Gallagher Retail Park Aldermoor Way Longwell Green Bristol South Gloucestershire BS30 7DA	Date Reg:	
Proposal:	External alterations, installation of mezzanine floor and alterations to roof. Removal of condition no. 13 of P96/4274 stating the units must not be used for any other than Class A1 Use	Parish:	Oldland Parish Council
Map Ref:	365238 171874	Ward:	Longwell Green
Application Category:	Minor	Target Date:	15th May 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of local resident's objection which is contrary to officers' recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission to carry out external and internal alterations on the existing B&Q building in Longwell Green Retail Warehouse Park, including an installation of mezzanine floor of 5,000sq.ft (464 sq.m), an alteration of roof in order to facilitate a subdivision of main building (i.e. the remaining B&Q building and Unit A, which is 2,323 sq.m, and to create an additional Unit B, which is 1,393 sq.m to replace an existing garden centre. In addition, it is also proposed to remove condition 13 of P96/4274 stating the units must not be used for any other than Class A1 Use).

Condition 13 of P96/4274 states

'Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, or any provisions equivalent to that class in any Statutory Instrument revoking and re-enacting that Order, the retail units hereby permitted shall not be used for a primary use other than within Class A1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987 and shall not be used primarily for the sale of:

- (a) Food and drink to be consumed off the premises.*
- (b) Fashion goods, clothing and footwear.*
- (c) Books stationary and greetings cards other than specialist publications related to the use of the premises.*
- (d) Toys and children's goods.*
- (e) Jewellery, perfume and cosmetics.*
- (f) China and glassware.*
- (g) Musical instruments and equipment and recorded music.*
- (h) Chemists and opticians goods and toiletries.*
- (i) Pet products.*

Reason. The use of the site for any other purpose other than for the sale of bulky non-food goods would conflict with the provisions of the Kingswood Local Plan which allocates land at Kingsfield, Longwell Green for retail warehousing.'

- 1.2 The building concerned comprises a large single storey building with mezzanine floor and a garden centre with outdoor storage area at the rear. There is an existing large parking area to the front of the building.
- 1.3 The site is situated within a large retail warehouse park in South Gloucestershire, which falls outside the traditional hierarchy of retail centres identified in the adopted Local Plan. This centre was originally developed for car-borne shoppers and were not designed to be easily accessed by public transport users, pedestrians or cyclist. Nevertheless, the site is surrounded by established retail and commercial businesses and groups of residential properties, which are located opposite side of Avon Ring Road and further to the south west of the main B&Q building.

- 1.4 A Planning and Retail Statement, a Transport Statement and a Coal Mining Risk Assessment were submitted with this application. In addition, further supporting details in relating the retail assessment and transport assessment have also been submitted in order to address officers' concerns regarding the proposal.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 Development Plans

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

L1 Landscape Protection and Enhancement
T10 Travel Plans
T12 Transportation Development Control Policy for New Development
RT6 Proposals for Retail Development at Cribbs Causeway, Longwell Green and Filton Abbeywood Retail Parks

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 Accessibility
CS9 Managing the Environment and Heritage
CS14 Town Centres and Retail
CS29 Communities of the East Fringe

2.3 Supplementary Planning Guidance

Design Checklist 2007

3. RELEVANT PLANNING HISTORY

The site has been subject to a number of planning applications in the past and the application would be the most relevant to the determination of this application.

B&Q

PK04/3849/F Erection of an open side sided fabric canopy within external garden centre (retrospective) Approved 13.01.05

PK04/2027/F Erection of builder's yard canopy, new exit pod, goods, handling pod and greenhouse and associated works. Approved 03.08.04

P98/4801 Retention of greenhouse and canopy to external garden centre. Approved 09.12.98

P96/4274 Erection of non-food retail warehouses, bulk storage compound, garden centre, access roundabout, parking, landscaping and associated works. Approved 19.12.97

Unit 2 (Comet)

PK07/3302/F Installation of mezzanine floor to provide additional retail and storage area. Approved 04.03.08

PK01/1323/F Erection of canopy over rear goods door. Approved 07.06.01

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council: No objection.
The Coal Authority: Withdrew its original objection.
Highway Drainage: No comment.
Highway Officer: No objection subject to condition seeking details of the provision of disabled parking facilities
Highway Structures: No comment.
Spatial Planning: Agreed that the subdivision of the B&Q does not in itself require planning permission, It should be noted that the Gallagher Retail Park is not a Town Centre. Concerns were raised regarding the food sales element of the proposal (30% of Unit B's total floorspace of 1,902sq.m) to be contrary to the adopted Local Plan and national policy. The proposed loss of 432sq.m of retail floorspace in this location is large enough to be a concern and cause a potential change in the character of the retail park. It is that scale of convenience floorspace with should be directed to town centres. It is therefore recommended to seek an independent special retail advice to make a final judgement as to whether the impacts are significant enough to make a refusal of on this application.
- Environmental Protection Team: No objection subject to condition to restrict the delivery hours

Other Representations

4.2 Local Residents

One letter of objection has been received and the local residents raise concerns that the present building is in constant use 24/7 with deliveries through the night. Lorries and forklifts constantly use reversing beepers. The shop is already too noisy. The Ring Road is quiet at night and this is a residential area. It is not possible to sleep at night as is. The light pollution from the present skylights is already excessive (now even worse since the street light turn off at night). The addition of extra retail space will also add to the pollution from extra traffic. Has the council carried out an Environmental impact study?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Paragraph 24 of NPPF states that local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centres uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should not of centre sites be considered. When considering edge of centre and out of centre proposal, preference should be given to accessible sites that that are well connected to the town centre. Applicants and local planning authorities should demonstrate flexibility on issues such as format scale.

Paragraph 26 of NPPF states that when assessing applications for retail outside of town centres, local planning authorities should require an impact assessment. This should include assessment of

- The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal, and
- The impact of the proposal on town centre vitality and viability. Including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.

The saved Policy RT6 of the adopted Local Plan seeks retail development will only be permitted where

- A. It would meet needs which cannot be met in sequentially preferable locations, and
- B. It would make a positive contribution towards improving non-car circulation within the retail park, and
- C. It would make a positive contribution towards improving the physical and visual integration of the retail park, and
- D. It would be accessible to public transport users, pedestrians, cyclists and those with special mobility needs

As this policy refers the Longwell Green retail warehouse park is 'out of town' location, the policy is dated and it would only be relevant if it complies with the National Planning Policy Framework. Policy CS14 of the adopted Core Strategy has clearly identified 'Longwell Green Retail Parks' as 'out of centre'

In considering whether the proposed development is acceptable in principle, the two key material considerations are whether the proposed retail units would be appropriate in this 'out of centre' location and secondly whether the proposed removal of condition 13 would be acceptable.

Sequential Test

Core Strategy policy CS14 - Town centres and Retail, requires that Longwell Green Retail Park be treated as an out-of-centre development proposals for main town centre uses, therefore the proposal needs to satisfy the sequential

test to identify whether alternative sites within or on the edge of town centres are available and/or suitable for the proposed use and if not what impact of this proposal would have on existing town centres. This is in line with NPPF policy set out in paragraphs 24 and 26. Paragraph 26 indicates that there should be flexibility on these matters thus the tests, only need to be proportionate and commensurate to the scale and nature of the proposed development in relation to the existing local town centres.

Given that the nature and the location of the proposal, officers have sought an independent consultant to scrutinise the applicant's submitted detailed Planning and Retail Statement with further information regarding the town centres at Bradley Stoke, Kingswood and Yate.

The proposal is to subdivide the existing large B and Q building into 2 units and to replace an existing garden centre with a new unit. It should be noted that the remaining unit is not part of this application and the unit will still be occupied by B&Q. The applicant has submitted a detailed Planning and Retail Statement with further information in respect of proposals at Bradley Stoke, the existing permission at Kingswood and the level of pre-lettings in the Riverside development at Yate. These sites are in a mix of locations some of which are in town centres however it is found that there are no available sites largely because of the limited size. Officers therefore are satisfied with the submitted details and are adequate to meet the requirement of sequential test in this instance.

Retail Impact assessment

Regarding the retail impact assessment, the NPPG in particular is clear that it is the applicant's responsibility to prepare an impact assessment. To support the proposal, the applicant also submitted further detailed information regarding the turnover of the existing B&Q store and the increased turnover resulting from the proposed development.

The submitted retail assessment based on the Council's Retail Study Update 2011, which clearly refers to all comparison goods retail floorspace including that in town centres. It is universally recognised that sales densities on retail parks selling bulky goods are lower as a result of selling goods with a low value to bulk ratio and it is generally argued that out-of-centre floorspace is needed to make the operation of selling these goods viable. The applicant submitted details regarding the estimated turnover of the existing retail warehouse outlets in 2015. Based on the submitted details, the Consultant has concluded that the adverse impact on any centre in the wider vicinity (including Kingswood, Hanham, Staple Hill, Filton, Yate, Bradley Stoke etc.) is unlikely to be significant given the scale of the proposal and the difference of the forecast and existing turnover.

Removal of Condition 13

Part of this application is to remove condition 13, which restricted only bulky goods to be sold from the existing B and Q unit. The principle of the use of the building as a retail unit was established by virtue of the approval under planning permission P96/4275. The issue for consideration is whether or not the condition restricting the sell of bulky goods remains reasonable and necessary.

The Longwell Green Retail Warehouse Park was not originally designed to be accessed by public transport users, pedestrians or cyclist, nevertheless, it should be noted the surrounding area has been significantly changed since the grant of previous planning permission and the area has since been developed to be a more self-contained centre, which provide a wide range of services including retail, commercial, café and restaurants and leisure services for the residents living in Longwell Green and Hanham area. The site is also well connected with public and cycle paths.

Furthermore, it should be noted that retail shopping habits have significantly changed during the last decade. Online (internet) shopping has been increasingly popular and such shopping method has made a significant impact on how retailers operate their business (including a reduction of retail floor space due to the cost implication). One of the core principles of the National Planning Policy Framework states that planning should proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. The applicant confirms that the remaining unit would still be occupied by B&Q and it is not proposed to change Condition 13 on the remaining unit. Officers took all elements into consideration and have regard to the NPPF and Policy CS14, officers consider that it would be more appropriate to replace condition 13 with specific conditions without prescriptive bulky goods on these two specific units in order to safeguard the viability or vitality of the town centres in South Gloucestershire and to restrict food and drink elements on these units to protect the retail character of the site.

5.2 Design

The saved Policy RT6 of the adopted Local Plan seeks retail development will only be permitted where it would make a positive contribution towards improving the physical and visual integration of the retail park, and Policy CS1 of the adopted Core Strategy expects proposals for development to achieve high quality of design.

The proposal would significantly change the external appearance of the existing building, however the height and external materials would match to those of the adjacent property. As such, it is considered that the proposed alterations would not cause unacceptable adverse impact upon the character and appearance of the locality and the retail warehouse park. Furthermore, the existing building and garden centre were built many years ago and there were a number of new building within the proximity of B&Q site. It is considered that design of the proposed units would make a improvement to the appearance of the area. It is noted that there would be a 3 metres netted fence along the frontage of the subdivided unit. Whilst officers have no objection to the principle of the proposed fence, it would be necessary to impose a condition to seek the details of the fence in order to safeguard the amenity of the locality.

5.3 Residential Amenity

Officers noted that a local resident raises concerns regarding the proposal in terms of light pollution and noise associated with the proposal. The Environmental Protection Team has been consulted in this instance.

The nearest residential properties are located at distance on the opposite side of the Avon Ring Road Link Road and beyond the associated landscape buffers. Officers noted residents' concerns regarding light pollution. The applicant has confirmed that there would not be any external lighting on the proposed units, and any advertisement signage would be subject to a separate advertisement application. However, given the scale and the location of the proposed units, it is considered that it would be necessary to impose a planning condition to seek details of external illuminations on the services yard and outside storage area to safeguard the residential amenity of neighbouring properties.

Regarding the impact upon the neighbouring properties, the proposed building would retain a considerable distance from the residential properties, therefore it is considered that there is no unreasonable adverse impact in terms of overbearing or overlooking issues.

Regarding the opening or delivery hours of the proposed units, the proposal is not to change the existing conditions of the original planning permission P96/4274. A number of conditions are imposed to restrict the opening and delivery hours of the proposed units, as such, it is not considered that there would be any difference impact upon the residential amenity of neighbouring occupiers. Furthermore, a planning condition is also imposed to restrict the noise level of the proposed units.

In terms of the environmental issues, the site is situated within an existing retail warehouse park and the surrounding properties on the southern side of Avon Ring Road are a mix of retail and commercial premises. Furthermore, the existing landscape buffer zone would not be adversely affected. In this instance, it is considered that the proposal would not cause an adverse impact upon the nature and water environment of the locality, in terms of air pollution, dust, noise and disturbance.

5.4 Sustainable Transport

Saved Policy T12 of the South Gloucestershire Local Plan indicates that new development makes adequate, safe and appropriate provision for the transportation demands which it will create and minimises the adverse impact of motorised traffic. The saved Policy RT6 of the adopted Local Plan seeks retail development will only be permitted where it would make a positive contribution towards improving non-car circulation within the retail park, and it would be accessible to public transport users, pedestrians, cyclists and those with special mobility needs.

The site is within the proximity of a cycle path network and therefore it is within a sustainable location.

The proposal would result in a small reduction in the total gross floor area and the applicant also submitted further details regarding the vehicle trip rates for the busiest trading period and the proposed development including retail parks with a food element within the proposal. The Highway Officer is satisfied that there will be a reduction in vehicle trips and the corresponding demand for car parking spaces. Officers also reconsidered the layout drawing in particular the

servicing arrangement, and it is considered that submitted drawing no. 107 rev B provides adequate space for delivery and servicing for the new units.

Regarding the provision of disabled parking facilities and cycle facilities, officers consider that it would be necessary to impose a condition seek details of relocated 4 no. disabled parking spaces and appropriate level of cycle parking facilities in order to improve the non-car circulation in the park and provide adequate facilities for those with special mobility needs. In conclusion, there is no highway objection to the proposal subject to conditions seeking the above.

5.5 Coal Mining Issues

The application site falls within the defined Development High Risk Area and the Coal Authority has previously objected to this planning application in two letters to the LPA dated 8 April 2015 and 12 May 2015.

The applicant has provided a copy of the report which sets out details of the remedial works which were carried out on the site prior to the wider development of the retail park. Although the plans contained within the report are not particularly clear as to which areas of the site were grouted it is clear that these works had been informed by intrusive site investigations which had been carried out in order to establish the parts of the site where remediation works were necessary.

On the basis that the required information have been submitted, the Coal Authority withdrew its objection.

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 Planning Permission is granted subject to the conditions as set out on the decision notice.

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 submitted details, prior to the construction of the proposed building hereby permitted, all external facing materials proposed 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.

Reasons:

- a. This is a pre-commencement condition in order to avoid any unnecessary remedial works in the future.
 - b. To ensure a satisfactory standard of external appearance and visual integration and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; saved Policy RT6 of the South Gloucestershire Local Plan (Adopted) January 2006, and the National Planning Policy Framework.
3. Prior to the first use of the proposed development hereby permitted, a detailed plan showing disabled and cycle parking provision shall be submitted to and approved in writing by the Local Planning Authority. The proposed disabled parking spaces shall be provided in accordance with the approved details prior to the first use of the units hereby approved and the said spaces 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 CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and saved Policy T7 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No materials or products, waste or refuse, shall be stacked or stored within the vehicle service delivery yards and access road without the prior approval of the Local Planning Authority.

Reason

To ensure that satisfactory service / delivery yard areas are retained within the site and in the interests of highway safety, and in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. The development hereby permitted shall not be occupied until a Service Management Statement has been submitted to and agreed in writing by the Local Planning Authority. This Statement shall contain the following information:
 - a) How noise levels from deliveries shall comply with condition 6.
 - b) The management of deliveries to ensure the service yards will be kept clear except for delivery vehicles.Thereafter the development shall proceed in accordance with the agreed details.

Reason

In the interest of highway safety and residential amenity to accord with Policies CS8 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December

2013) and saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

6. Noise from the premises assessed in accordance with BS4142:2014 shall not exceed a rating level of 50dbA between the hours of 06.00am and 10.00pm measured at or beyond the boundary of any residential property.

Reason

To safeguard the amenity of the neighbouring residents and in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

7. The use of the proposed units hereby permitted shall not be commenced until the service yards for both units have been completed in full in accordance with the submitted approved drawings.

Reason

To ensure the provision of these facilities concurrently with the use of the stores and in the interests of public highway safety and in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

8. Prior to the commencement of the development, details of noise barrier fences shall be submitted to and approved in writing by the Local Planning Authority. The fences shall be installed in accordance with the approved plan prior to the first use of the proposed units hereby approved.

Reason

To safeguard the amenity of the neighbouring residents and in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

9. The opening hours of the units hereby permitted shall not be carried out other than between the hours of 7.00 a.m. and 10.00 p.m. Mondays to Saturdays and 9.00 a.m. and 6.00 p.m. on Sundays.

Reason

To safeguard the amenity of the neighbouring residents and in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

10. Deliveries to the South Western service yard and bulk store shall be between 0700 hours and 2100 hours and outside these hours deliveries to the premises shall be limited to 1 delivery vehicle between 0600 hours and 0700 hours, and 2 delivery vehicles between 2100 hours and 2200 hour, Monday to Saturdays, and shall be between 1000 and 1300 hours on Sundays.

Reason

To safeguard the amenity of the neighbouring residents and in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

11. Notwithstanding the submitted details, there shall be no external illumination to the proposed buildings hereby approved. Prior to the first use of the development hereby permitted, a scheme of lighting to the existing service yard and buildings shall be submitted to and approved by the Local Planning Authority. The approved external illumination shall be switched off within 30 minutes after the units are closed. The works shall be strictly carried out in accordance with the approved lighting scheme.

Reason

To safeguard the amenity of the neighbouring residents and in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

12. The hours of working on site during the period of construction shall be restricted to 07.30 to 18.00 Mondays to Fridays, 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 safeguard the amenity of the neighbouring residents and in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

13. The development hereby approved shall not be used for the sale of food or drink except for the following
 - a. The sale of food and drink as ancillary to the retail use of the unit identified as Unit A and shown on drawing no. 11817-107 B as Proposed Unit 25,000sqft / 2323 sq.m.
 - b. The use of up to 418 sq.m of the ground floor sales area of the unit identified as Unit B and shown on drawing no. 11817-107B as 'Proposed Unit 15,000 sq.ft / 1393sqm.

Reason

To safeguard the retail character and function of centres by resisting developments that detract from their vitality and viability and in accordance with Policy CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

14. Notwithstanding the submitted drawings no. 11817-107 Rev B and 11817-108 Rev C, prior to the commencement of the development, details of 3 metres netted fence along the frontage of the proposed unit of 25,000sq.ft (2,323 sq.m) hereby permitted 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.

Reasons:

- a. This is a pre-commencement condition in order to avoid any unnecessary remedial works in the future.
- b. 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; saved Policy RT6 of the South Gloucestershire Local Plan (Adopted) January 2013; and the National Planning Policy Framework.

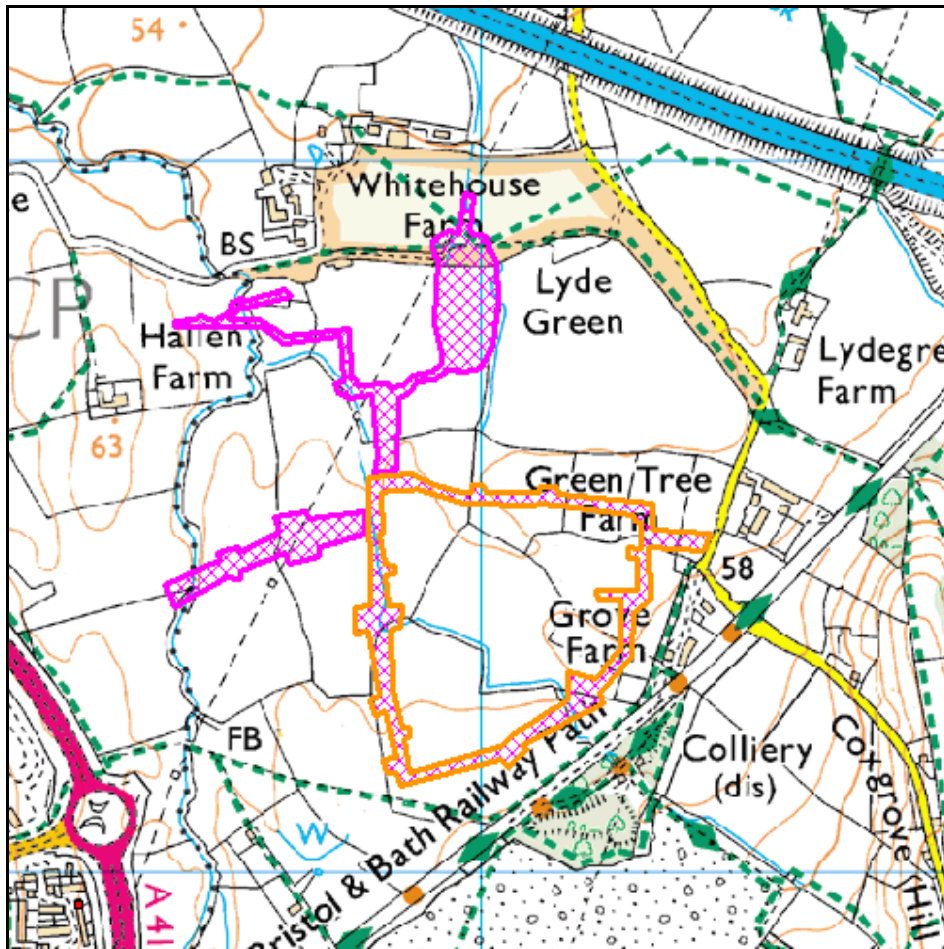
15. There shall be no further subdivision of the proposed units hereby permitted.

Reason

To protect the retail character of the locality and to accord with Policy CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and saved Policy RT6 of the South Gloucestershire Local Plan (Adopted December 2013) and the National Planning Policy Framework March 2012.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PK15/1380/RM	Applicant:	Emersons Green Urban Village
Site:	Land At Emersons Green East Phase 5 Road Emersons Green South Gloucestershire BS16 7AH	Date Reg:	8th April 2015
Proposal:	Construction of roads 1B, 6 (part) and 7 together with associated drainage and services. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O)	Parish:	Pucklechurch Parish Council
Map Ref:	367435 176956	Ward:	Emersons Green
Application Category:	Major	Target Date:	1st July 2015



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 100023410, 2008. N.T.S. PK15/1380/RM

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the circulated schedule because an objection has been received from a member of the public contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks reserved matters consent for the construction of roads 1B, 6 (part) and 7 together with associated drainage and services.
- 1.2 The reserved matters, which comprises appearance, layout, landscaping and scale, should be read in conjunction with outline planning permission PK04/1965/O for an urban extension on 99 hectares of land including residential development of up to 2550 dwellings.
- 1.3 This outline consent included details of access to the Emersons Green East site as a whole off the Rosary roundabout. The site has the benefit of an approved Details Masterplan and approved Design Code.
- 1.4 Full planning permission has already been granted for the infrastructure road – the 'Green Road' leading from the Rosary roundabout connecting with the main Spine Road (Road 2A), which also has approval. Road 2 and Roads 4 and 5 connect the main north/south Spine roads off the access points Rosary and Folly Brook roundabouts have also been approved.
- 1.5 The movement strategy for the site is based around the provision of two main spine roads linking to the Westerleigh and Rosary roundabouts on the Ring Road. Internally a circulatory distributor road will form the main public transport link around the site, linking local roads into residential parcels, where speeds are restricted in accordance with the Design Code.
- 1.6 This proposal is for the development of road 1B, road 7, and part of road 6, which form three main streets (primary and secondary) within the Emersons Green East development. Road 1B runs in an east to west direction for approximately 700 metres and connects to phase 1 infrastructure. Roads 6 and 7 form loop routes off road 1B. These roads serve a number of residential parcels to the east of the Emersons Green development, as well as a second local centre and primary school.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance March 2014

2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
L1 Landscape Protection and Enhancement
L9 Species Protection
L11 Archaeology

T7 Cycle Parking
T12 Transportation Development Control Policy
M2 Site 5 Major Mixed use Development at Emersons Green East
EP2 Flood Risk and Development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS2 Green Infrastructure
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS6 Developer Contributions
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS23 Community Infrastructure and Cultural Activity
CS29 Communities of the East Fringe of Bristol Urban Area

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)
Waste Collection: Guidance for New Developers SPD (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/1965/O, Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1, A2, A3, A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (Class D1) and health centre. Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Approved 14.06.2013.
- 3.2 Development Control East Committee on 15.02.2013 approved the Detailed Masterplan associated with outline planning permission PK04/1965/O at Emersons Green East.
- 3.3 PK10/0473/F, Construction of Multi Modal Interchange, Green Road and access to the A4174 Ring Road from Rosary Roundabout. Approved 11.01.2013
- 3.4 Environmental Impact Assessment was carried out for the Outline planning permission for this development and officers can confirm that the current RM application does not raise any issues that would call into question the EIA conclusions.

- 3.5 PK13/2602/RM, Construction of road 2A, including carriageway and footway. Construction of steps (down to road 1A) and associated landscaping. Approval of reserved matters to be read in conjunction with outline planning permission reference PK04/1965/O. Approved 22.10.2013
- 3.6 PK14/0727/RM, Construction of roads 4 and 5 (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O). Approved 11.09.2014
- 3.7 PK13/2372/RM, Construction of roads 2 and 3 (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O). Approved 17.10.2014

4. CONSULTATION RESPONSES

- 4.1 Emersons Green Town Council
No objection
- 4.2 Health and Safety Executive
HSE does not advise on safety grounds against the granting of planning permission.
- 4.3 Wessex Water
Emersons Green development is subject to an application for an inset arrangement by SSE. If granted by Ofwat, this would result in SSE being the statutory water & sewerage undertaker for the development. Whilst our agreement for bulk supply of sewerage services would dictate connection points for their foul & surface water network to ours, we have no further detailed comments to make on the reserved matters applications.
- 4.4 Conservation Officer
No comments
- 4.5 Natural England
No objection. Refer to standing advice with regards to protected species
- 4.6 Coal Authority
The application site does not fall within the defined Development High Risk Area; therefore, there is no requirement under the risk-based approach for a Coal Mining Risk Assessment to be submitted.
- 4.7 Urban Design Officer
No comment
- 4.8 Ecological Officer
No objection but all previous responses to relevant outline approvals to continue to apply.
- 4.9 Highways England
No objection

- 4.10 Drainage Officer
No objection subject to conditions
- 4.11 Public Rights of Way Officer
No objection subject to standard advice
- 4.12 Tree Officer
The proposed planting pit designs and tree species selection are considered acceptable
- 4.13 Archaeological Officer
No objection
- 4.14 Environment Agency
No objection subject to a condition in respect of details of highway culverts.
- 4.15 Public Open Space Officer
No comments to make other than they have shown they can comply spatially with the S106 requirements.
- 4.16 Transportation Officer
Revised plans submitted satisfactorily address the issues previously raised, and as such, there is no highway objection to the application.
- 4.17 Landscape Officer
Concerns regarding the impact on existing trees and hedgerows. An updated tree and hedgerow protection plan needs to be produced for the application.

A new ditch is proposed north of the district centre to attenuation pond C5. There appears to be no fencing proposed and the masterplan shows housing fronting along this alignment. Is this intended to be a temporary arrangement?

Works proposed to Parkfield Watercourse will be very close to retained trees. There are concerns regarding the impact on existing stream vegetation as a result of the proposed works.

The side slopes and revised outfall details to the main pond are a big improvement. There are however, concerns regarding the proximity of the outfall structure, embankment and hydrobrake to the existing trees and vegetation along the northern boundary. There appears to be room for the embankment slope and pathway to be pulled southwards.

Other Representations

- 4.18 Local Residents
A single consultation response objecting to the proposed development has been received from a member of the public, which states the following:

“This will cause more congestion around Emersons Green and Lyde Green as it is at capacity already along the ring road during the hours of between 7-9am and 4-6pm weekdays.”

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development has been established with the approval of outline planning permission PK04/1965/O, which covers a substantial part of the Emersons Green East (EGE) development, allocated by Policy M2 in the South Gloucestershire Local Plan. The outline planning permission reserved all matters for future consideration, except means of access off the Rosary roundabout, which has been approved in detail.

5.2 The DC East Committee, in February 2013, approved the site wide detailed masterplan, and subsequently officers approved the design code under delegated powers for the whole of the outline application site.

5.3 Condition 6 attached to the outline planning permission requires applications for the approval of reserved matters to be in accordance with the approved Design and Access Statement parameter plans, masterplan and design code; and that a compliance statement is submitted with each reserved matters application. The application includes a compliance statement.

5.4 The location and route of roads 1B, 6 (part) and 7 are consistent with the layout of the masterplan; therefore, the proposal is considered acceptable in principle.

5.5 Compliance with Design and Access Statement

The EGE Design and Access Statement (DAS) provides a set of site wide guiding principles and includes a movement strategy. It sets out initial indicative street sections and characteristics and these have been used to inform the proposed street hierarchy and street design. The Movement strategy defines access points, public rights of way, strategic footpaths and bus routes. It is considered that the street characteristics for primary streets in a medium/low density neighbourhood to be used for residential purposes are complied with.

5.6 Compliance with Lyde Green Design Code and Masterplan

The proposed road layout accords with the approved Detailed Masterplan. The approved Design Code provides a street hierarchy defining the network of streets across the development. Road 1B is defined as boulevard and roads 6 and 7 are defined as secondary routes. The boulevard provides for direct strategic movement through the development, informed by regular formal tree planting within verges. These streets have a width of 6 to 7.3 metres with two 2.4 metre wide footways either side (or 3 metres if forming part of a safe route to school or main cycle route).

Roads 6 and 7 are defined in the design code as secondary routes. These routes provide circulation within residential areas to aid legibility in the larger development areas. Secondary routes have a carriageway width of 5.5-6.5 metres with two 2 metre wide footways either side (or 3 metres if forming part

of a safe route to school). Secondary roads do not comprise any formal tree planting; however, street trees are required to be provided within individual reserved matters parcels.

- 5.7 Road 1B, which runs horizontally through the site, is designed with a carriageway width of 7 metres and footways of 2.4 metres to the south and 3 metres to the north to accommodate a main cycle route. Revised plans received have extended the cycle route east, the full extent of the parcel, in accordance with the design code.

Roads 6 and 7 are designed with a carriageway width of 6 metres with 2 metre footways either side. An 80 metre (approx.) section of road 7 comprises a 3 metre wide footway on the eastern side where it adjoins road 1B opposite the primary school, which accords with the requirements for the provision of a safe route to school in this location. The requirements of the design code are therefore, considered to be met.

- 5.8 In terms of materials, the road and footways will be constructed in tarmac. A condition is attached to ensure the 3metre wide cycleway/safe route to school is finished in either rolled hoggin or coloured tarmac. Roads 1B, 6 and 7 comprise primary and secondary squares consisting of raised tables and block paving, which will serve to calm traffic and provide a higher quality public realm. Harvest buff concrete block paving 120x160x60, 240x160x60, 160x160x60mm is proposed for these areas which accords with the requirements of the design code.

- 5.9 In terms of trees and landscaping, the plans demonstrate a formal avenue of trees along road 1B, with trees planted directly opposite each other, where possible, to create an avenue effect. No street trees are proposed along roads 6 and 7, as there is no requirement in the masterplan or design code to do so. The masterplan does however, show trees within the secondary squares to the northeast of road 7, and at the northern end of road 6, which is not reflected on the plans submitted. A condition is therefore, attached to ensure that the detailed design of these secondary squares is agreed with the Local Planning Authority.

Given the above, subject to conditions, the requirements of the design code and master plan are considered to be met.

5.10 Landscape and Visual Amenity

Concerns were raised with regards to the design of the headwall detail for the culverts, outfalls and inlets. The length of the culverts would require large sections of hedgerow to be removed and result in steep, awkward slopes down to the stream corridor. The post and rail fencing required would also be prominent from views from the surrounding area. The applicant has not acceded to the officer's request to amend the design of culverts, as it accords with SSE's adoption requirements and has been used elsewhere in Emersons Green East. However, an amended headwall design has been provided for the proposed outfalls and inlets, which eliminates the need for additional fencing around the structures to ensure that they would appear less intrusive, particularly in the Public Open Space (POS). The application includes full

landscaping details for everything except the POS; a condition is required to ensure that this detail is submitted to the Local Planning Authority for approval. An updated Tree and Hedgerow Survey has also been submitted in relation condition 31 of the original outline permission, which specifies how much vegetation will be removed as a result of infrastructure works and how retained vegetation will be protected. The details submitted relate to conditions in the outline consent and is outside the scope of this reserved matters application. However, the Tree Officer has raised no objections to the proposed development.

The amended design of Pond C5 has resulted in earthworks associated with the hydro brake control chamber, encroaching into the Root Protection Area (RPA) of trees and vegetation to the north of the pond. The Council's Tree Officer has requested a method statement for any works within the RPA demonstrating how damage to the trees root system can be avoided or at least minimised. A condition is also attached for a revised layout plan to be submitted, which demonstrates the pathway and embankment situated further south to further reduce the impact on existing vegetation on the northern boundary. Revised plans have been received which have modified the eastern junction adjacent to the primary school to remove the verge from the western side and reduce the paving width in order to prevent the development from encroaching into the root protection area (RPA) of an existing retained tree.

The re-profiling to Parkfield Watercourse comprises exempt infrastructure works which have already been agreed in principle as part of the Emersons Green Drainage Strategy and Flood Risk Report October 2012. The applicant has however, agreed to undertake a site walk with the Council's Landscape Officer to agree the detail of the works to minimise the impact on existing trees and vegetation along the watercourse. This matter is however, outside the scope of this application.

Officers are satisfied that the concerns raised regarding landscaping have been satisfactorily addressed and the proposal is in accordance with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Transportation and Highway Safety

The proposed roads would provide adequate visibility at junctions to tertiary roads, and at junctions between roads 1B and 6 and 7. The plans demonstrate visibility splays of 2.4 x 25 metres which accords with Manual for Streets guidance within a 20mph zone. Pedestrian crossings have visibility splays of 2 x 25 metre splays, whilst pedestrian/cycle crossings have splays of 2.5 x 25 metres, which is considered acceptable.

Traffic calming would be provided in the form of raised tables along the boulevard and secondary roads and at key junctions leading to the primary square. It is considered that the raised tables would serve the purpose of reducing speeds to 20 mph and lower.

The location of four bus stops is shown on the main boulevard, which will be easily accessible by residential occupiers. A condition is required to ensure that

the design of the bus stops and shelters accords with the Council's Specification, and provided prior to the road being brought into operational use.

The objection received from a member of public with regards to congestion is noted; however, the principle of the development of up to 2550 dwellings as part of the Emersons Green Urban Extension has already been approved under PK04/1965/O. Accordingly, this is an issue that cannot be given significant weight as part of this application.

The Council's Highway Engineer is satisfied that the scheme is acceptable in transportation terms and complies with saved policy T12 of the South Gloucestershire Local Plan (adopted) January 2006; and policy CS8 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Residential Amenity

The closest neighbouring property is approximately 76 metres to the north east of road 1B. Given the nature of the development, it is not considered that neighbouring occupiers will be significantly adversely affected through loss of natural light, privacy, noise or disruption. In addition, weight is given to the fact that the location of infrastructure roads has already been approved in principle by virtue of the approved master plan.

Drainage/Flooding Issues

The Council has recently updated its flood models for the watercourses in the area, which has altered the location of the flood plain in several locations. The Environment Agency has however, confirmed that the infrastructure roads, which form part of this application, are located outside of the floodplain.

A revised Surface Water Drainage Strategy for Emersons Green East Phases 5 and 6 (296-PH5-101 C) has been submitted in response to the flood map changes, and is considered acceptable in principle. The surface water drainage design for Reserved Matters applications for parcels 1, 17, 18a, 19, 20a, 20b, 21, 22, 23, 24, 25a, 25b, 26, 27a, 27b, 28, 29, 30a, 30b, Local Centre, Primary School 2, and secondary school will be required to comply with the revised Surface Water Drainage Strategy. An informative note is attached on this basis.

The latest flood modelling of the site has resulted in a greater volume of water discharging directly into pond C5. Amendments have therefore, been made to the design of Pond C5 and a new drainage channel has been introduced adjacent to road 6 to link existing watercourses.

The design of Pond C5 initially comprised continuous 1:4 slopes and two permanent 1 metre deep water bodies, which officers considered would not have been conducive to POS. A revised design for the attenuation basin has been received, which demonstrates: a much shallower profile with no slopes greater than 1:6, with clarification of the events that the attenuation basin would hold water. Officers are satisfied that the revised design of the basin will provide an acceptable means of drainage attenuation and will ensure compliance with the S106 POS requirements. A management and maintenance plan is required for surface water drainage features proposed and a condition is attached accordingly.

The drainage channel to the east of road 6, not shown in the approved master plan, is a substantial ditch with side slopes of approximately 1:1.5 and a depth of 2 metres. No detail of any fencing required has been provided and the masterplan indicates that the design of any subsequent residential scheme in the parcel would likely be affected by the drainage channel. However, the applicant has clarified that the ditch could either be culverted, bridged, fenced, and/or landscaped as appropriate in any future reserved matters application for the parcel. However, as this drainage feature is included within the red line site plan, it is a matter that is required to be addressed under this application. Therefore, a condition is attached for details of the treatment of this part of the scheme to be agreed prior to the submission of reserved matters for the adjacent residential parcel (21).

Although Flood Exceedance Routing details submitted is sufficient for the road infrastructure, the Drainage Officer has stated that more information on water depths and velocity details will be required to be submitted with residential reserved matters submissions. An informative note is attached to bring this to the attention of the applicant.

The Environment Agency has requested condition for details of highway culverts to be submitted to and agreed by the Council's Drainage Officers; however, subsequent to the comment, details of highway culverts have been received and have been accepted by the Council's Drainage Officer. A condition on this basis is therefore, not required.

Listed Building Issues

Given the nature of the proposal and the level of separation, it is not considered that the proposal will have a significant adverse effect on the setting of the grade II listed buildings Hallen Farm or Whitehouse Farm. Weight is given to the fact that the Council's Conservation Officer has not objected and the location of the infrastructure roads has already agreed in principle in the approved masterplan.

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 Planning permission is GRANTED subject to the following conditions.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

1. Notwithstanding the details submitted, prior to any changes to ground levels immediately to the north of Pond C5 a revised layout plan, along with an Arboricultural Method Statement for any works within any Root Protection Area (RPA), shall be submitted to and agreed in writing by the Local Planning Authority. The revised layout plan shall demonstrate the embankment slope and pathway being located further away from existing vegetation on the northern boundary. The development shall be carried out in accordance with the agreed details.

Reason

In the interests of the health of existing trees and vegetation in the interests of the character and visual amenity of the area and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy L1 of the South Gloucestershire Local Plan (adopted) January 2006.

2. Notwithstanding the details submitted, prior to the submission of any reserved matters application for parcel 29 a revised detailed plan of the secondary square to the north of parcel 29 incorporating block paving and planting shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

In the interests of the visual amenity of the scheme and in accordance with saved Policies L1 and M2 of the South Gloucestershire Local Plan (2006) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

3. Notwithstanding the details submitted, prior to the submission of any reserved matters application for parcel 21 details of the treatment of the drainage channel to link existing watercourses shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate standard of design is achieved in the interests of the character and appearance of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

4. Notwithstanding the details submitted, prior to the submission of any reserved matters application for parcel 22, a revised detailed plan of the secondary square at the northern end of road 6 incorporating block paving and planting shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

In the interests of the visual amenity of the scheme and in accordance with saved Policies L1 and M2 of the South Gloucestershire Local Plan (2006) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

5. All bus stops and shelters shall be provided in accordance with the Council's specification prior to road 1B being brought into operational use or an alternative timetable agreed in writing by the Local Planning Authority.

Reason

To ensure that public transport is provided and is accessible to the new residents to reduce reliance on the private car in accordance with saved Policies H1, M2, T12 of the adopted Local Plan (Adopted) and Policies CS1, CS8 of the adopted South Gloucestershire Local Plan Core Strategy 2013.

6. Prior to the development, or any part of it, hereby approved being brought into operational use, details of a scheme for the management and maintenance of the surface water drainage features within the application site shall be submitted to and agreed in writing by the Local Planning Authority. The management and maintenance shall be carried out in accordance with the agreed details.

Reason

To ensure a satisfactory means of drainage is provided and maintained and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

7. Prior to the development, or any part of it, hereby approved being brought into operational use, details of street lighting 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 that the lighting scheme does not adversely impact on the landscaping scheme, and in accordance with Policy L1 of the South Gloucestershire Local Plan (adopted) 2006 (saved policy) and Policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

8. Prior to the development, or any part of it, hereby approved being brought into operational use, details of landscape planting for Pond C5 shall be submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, this area shall be laid out as unequipped play public open space. The agreed planting for Pond C5 shall be carried out in the first planting season following the first occupation of any dwelling in phase 3 as shown on the plan "Phasing Plan and S106 and Commuted Sums" no.19306-9908 Rev S approved by the Council on 18th July 2013.

Reason

In the interests of the character and amenities of the area in accordance with saved Policies L1 and M2 of the South Gloucestershire Local Plan (2006) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

9. Notwithstanding the details submitted, the safe route to school between road 7 and road 1B shown on the approved plans shall comprise a surface finish consisting of either rolled hoggin or coloured tarmac where asphalt concrete is proposed.

Reason

To ensure consistency with other reserved matters parcels in the interests of the visual amenity of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

10. All hard and soft landscaping shall be carried out in accordance with the details hereby approved. The planting for road 1B shall be carried out in the first planting season following the road being brought into operational use or an alternative schedule approved in writing by the Local Planning Authority.

Reason

In the interests of the character and visual amenity of the scheme and in accordance with saved Policies L1 and M2 of the South Gloucestershire Local Plan (2006) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

11. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased within 5 years of the completion of the approved landscaping scheme shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size, location and species as those lost.

Reason

In the interests of the character and visual amenity of the scheme and in accordance with saved Policies L1 and M2 of the South Gloucestershire Local Plan (2006) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

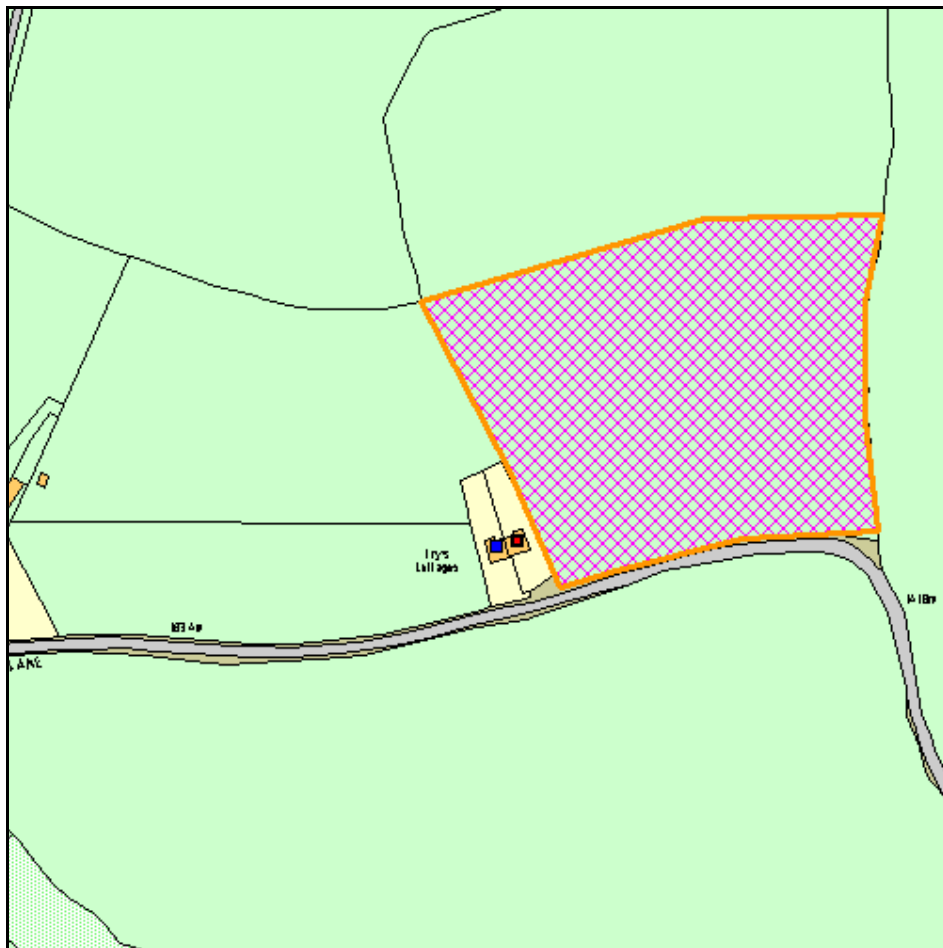
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no walls, fences gates or other means of enclosure shall be erected within Pond C5 on the plans hereby approved without the prior approval of the Local Planning Authority.

Reason

In the interests of the visual amenity of the scheme and in accordance with saved Policies L1 and M2 of the South Gloucestershire Local Plan (2006) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PK15/3126/F	Applicant:	Mr And Mrs L Kingwill
Site:	Land Adj To 2 Frys Cottages Leigh Lane St Catherine South Gloucestershire BA1 8HQ	Date Reg:	21st July 2015
Proposal:	Change of use of land from agricultural to land for the keeping of horses. Erection of a stable block, access track and area of hardstanding.	Parish:	Cold Ashton Parish Council
Map Ref:	375699 171468	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	10th September 2015



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REASONS FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as it represents a departure from relevant Green Belt Policy within the adopted Development Plan.

In this case any resolution to grant planning permission for this development does not need to be referred to the Secretary of the State for Communities and Local Government as the development is not of a large enough scale and it would not have a significant impact on the openness of the Green Belt (referral criteria is set out in the Departure Direction 2009).

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the change of use of land from agricultural to equestrian use to include stables and hay store (as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The land is located off Leigh Lane, St Catherine's within the Bristol/Bath Green Belt and outside any defined settlement boundary. It is therefore within open countryside and also the Cotswolds AONB. The land is approximately 1.1 hectares of field that gently slopes west to east.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

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

L1	Landscape Protection and Enhancement
L2	Cotswolds AONB
L9	Species Protection
L16	Protecting the Best Agricultural Land
EP2	Flood Risk Development
E10	Horse related development
T12	Transportation
LC5	Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary

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
CS34	Rural Areas

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire Supplementary Planning Document: Green Belt (Adopted) 2007

3. **RELEVANT PLANNING HISTORY**

- | | | |
|-----|-------------------------|---|
| 3.1 | PK04/1332/F
Refused | Erection of stables.
10.6.04 |
| 3.2 | PK15/3125/F
Approved | Erection of single storey rear extension to provide additional living accommodation
7.9.15 |

4. **CONSULTATION RESPONSES**

- 4.1 Cold Ashton Parish Council
No objection
- 4.2 Other Consultees

Landscape officer comments summarised:

No in-principle objection but it is recommended that the stable block be moved closer to the house. Site is large enough to accommodate 2 horses. Suggests the access track be set back slightly from the hedgerow to minimise root damage and a central strip in the proposed access track be left unpaved to create a more natural countryside track. Recommended that a Cotswold limestone sourced from a local quarry is used. Potential loss of more hedgerow to the front of the property needs to be clarified and the gap in the hedge opposite the east elevation of the house could be filled in with native hedge planting. Although the Design and Access Statement proposes additional planting around the stable, a detailed landscape drawing is required to show the proposed soft and hard landscape proposals (a qualified landscape architect is recommended). It is noted that sometimes development goes ahead without a landscape scheme being submitted or implemented. It is therefore recommended that a landscape scheme be approved prior to the decision. The Landscape Strategy for Area 3 warns against negative effects of changing the use of agricultural land for keeping or horses and this includes sub-division by electrified post and rail fence, the introduction of trackways, buildings, lighting and horse jumps. It is recommended that natural cedar timber cladding be used which will eventually weather well.

Updated comments:

A revised drawing has been received which shows a new hedgerow. The planting is sufficient at this stage but lacks detail and the inclusion of trees would be welcome. As such a landscape condition is required to include details on planting, planting method, a min 5 years maintenance to help ensure protection.

Highway Engineer

No objection in principle to this application but would be concerned about the increased travel demand which would arise if it were used intensively as this could affect the safety of the adjoining highway network. Hence, it is

recommended that a number of conditions are placed on any planning permission granted for this site to limit it to the personal use of the applicant and prevent commercial activities being undertaken at this location. These conditions are as follows:

No more than 2 horses shall be kept on site.

There shall be no commercial uses or business activities on this site. This shall include a riding school or livery activities.

There is some confusion over the proposed access arrangements as they are not clearly defined on drawing 2401/01. Hence, clarification is requested prior to approval.

Updated plans show the existing access to the house would be used to access the field.

Other Representations

- 4.3 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

In the first instance the proposal must be considered in the light of current Green Belt Policy as the land lies within the Bristol and Bath Green Belt. The primary policy consideration is guidance contained in the NPPF. Design and siting for the stables will be covered by Policy CS1 High Quality Design and CS5 Location of Development and the impact on the surrounding landscape and character of the site will be covered by Policy L2 Cotswolds AONB.

Turning to consideration of the Green Belt: The application includes the change of use of agricultural land to land for the recreational keeping of horses, but the change of use of land does not fall within the NPPF list of appropriate forms of development and recent case law has in fact established that the change of use of land is inappropriate. Inappropriate development is by definition harmful to the Green Belt and as such very special circumstances are required to show that the proposal would outweigh any harm by reason of definition and harm to the openness of the area. These are discussed below and are considered to be sufficient to outweigh the perceived harm. The proposal would therefore be acceptable in principle. Following on from this, the erection of buildings for outdoor recreation can be regarded as being acceptable development in the Green Belt and it is considered that the modest stable block which would accommodate 2no. horses is appropriate in principle.

The proposal must also satisfy Policy T12 Transportation Development Control.

Horse related development policy is also relevant to this proposal and is covered in this report by Policy E10 Horse Related Development and Policy LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary.

If the proposal is in accordance with all these policies the development should be approved unless other material considerations indicate otherwise.

5.2 Impact on the Green Belt and surrounding landscape and very special circumstances

The NPPF declares that one of the beneficial uses of the Green Belt is to provide opportunities for outdoor sport and recreation. The proposal for the change of use of land for the keeping of horses for recreational use would therefore be in accordance with this ethos. The proposal can therefore be given considerable weight in this respect. Furthermore, it is considered that the change of use of the land would not have a materially greater impact upon the openness of the Green Belt than the existing authorised use as agricultural; again this is given considerable weight in favour of the proposal. In addition, the site is distinctly rural and as such the keeping of horses would not be out of character. Appropriate conditions limiting for example business use and horse related equipment stored on the land can ensure the openness is maintained and protect the surrounding landscape. These conditions will also ensure the development has minimum impact on the natural beauty of the landscape and does not cause harm to land that lies within the Cotswold AONB.

5.3 It is considered that the above reasons amount to very special circumstances sufficient to outweigh any harm to the Green Belt by reason of definition and harm to the openness of the area

5.4 Turning to the erection of the stables, the NPPF states the construction of new buildings inside the Green Belt is not inappropriate development if the development relates to an appropriate facility for outdoor sport and recreation, as long as it preserves the openness of the Green Belt. It is considered that the stables are modest in size, adequate for 2no. horses, and currently screened by mature planting to the west. Following discussions, it is considered that the building could be sufficiently screened by planting on other sides, although it would be necessary to condition this to ensure the planting is carried out. On this basis it is considered that the stable block would have minimal impact on the openness of the Green Belt.

5.5 Given the above it is considered that the development would not cause harm to the Green Belt, the surrounding landscape and Cotswold AONB and thereby accords with the NPPF and Policy L2. The proposal can therefore be recommended for approval

5.6 Horse Related Development Policy

Policy E10 Horse Related Development and LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary are the relevant horse related policies. These Policies support proposals for horse related development provided it does not have an unacceptable impact in relation to the environment, residential amenity, highway safety and horse welfare. Highway safety is dealt with below within the Transportation section.

5.7 No details of the number of horses to be kept on the site has been included with the proposal, but the stable block has room for 3no. horses. The general

guidelines from the British Horse Society are that each horse should have between 1-1.5 acres of land; in this case the field is 2.7 acres which although falling short of the higher threshold guidelines, a hay store is incorporated within the stables helping reduce the effects of long term grazing, giving the grass and ground a chance to recover and preventing overgrazing.

- 5.8 It is not considered that the stables would have any adverse environmental effects by means of noise, smells, flooding or disturbance due to its size and siting.
- 5.9 It is acknowledged that there are residential properties in close proximity to the development but it is considered that given the positioning of the stable block further to the south there would be no adverse impact on existing residential amenity and it would not prejudice the amenities of neighbouring residential occupiers.
- 5.10 The development therefore is considered to be in accordance with the criteria listed in Policy E10 and Policy LC5 and can be recommended for approval.
- 5.11 Transportation issues
The field would be used for the recreational keeping of horses only and not for livery use or business purposes. Given the site's remote location and that Leigh Lane is a single track lane with limited opportunities to pass, conditions will be required to restrict the number of horses and to ensure no livery or business use is carried out from the site, this is in the interests of highway safety.
- 5.12 Access to the field is provided by an existing access. This proposal seeks permission for the modification of the access and its track. It is considered that the area of hardstanding that has been created by increasing the width of the existing access provides an adequate area for vehicles and horseboxes to manoeuvre off the highway to allow the gate to be opened. There would be sufficient room within the site for turning and the loading and unloading of horses without obstructing the highway. Given the above it is considered that the proposal is acceptable, in accordance with Policy T12 and can be recommended for approval.
- 5.13 Landscape Assessment
Given its sensitive location, it is essential that the proposal does not have a significant negative effect on the visual amenity of the area and as such should be screened from longer, general views by planting. A landscaping scheme was requested by Officers and was initially resisted by the applicant, however, the latest revised plans do show a native hedgerow would be planted in an attempt to compensate for any negative effects. Although this goes some way to indicate how the stables could be hidden it is felt that improvements could be made to for example include some trees and as such a landscape condition will be attached to the decision notice and a landscape management plan will also be required to ensure the longevity of the planting scheme. Given the sensitive location it is likely compliance will be followed up.

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. At no time shall the development the subject of this permission be used for livery, riding school or other business purposes whatsoever.

Reasons:

a. To protect the character and appearance of the Green Belt and landscape in general, and to accord with Policy CS1, CS5 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), and the saved Policy L1 and Policy E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

b. In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

c. To protect the amenities of the occupiers of the nearby dwellings, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2

3. The number of horses kept on the site edged in red on the plans hereby approved shall not exceed 2 (two).

Reasons:

a. In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; and the saved Policy E10 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

b. To protect the amenities of the occupiers of the nearby dwellings, and to accord with the saved Policy E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

c. In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policies E10 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No jumps, fences, gates or other structures for accommodating animals and providing associated storage shall be erected on the land.

Reason

To protect the character and appearance of the Green Belt and landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

5. Any temporary jumps erected on the land shall be stored away to the side of the associated stable, immediately after use.

Reason

To protect the character and appearance of the Green Belt, the AONB and landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

6. At no time shall horse boxes, trailers, van bodies and portable buildings or other vehicles be kept on the land other than for the loading and unloading of horses.

Reason

To protect the character and appearance of the Green Belt, the AONB and landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

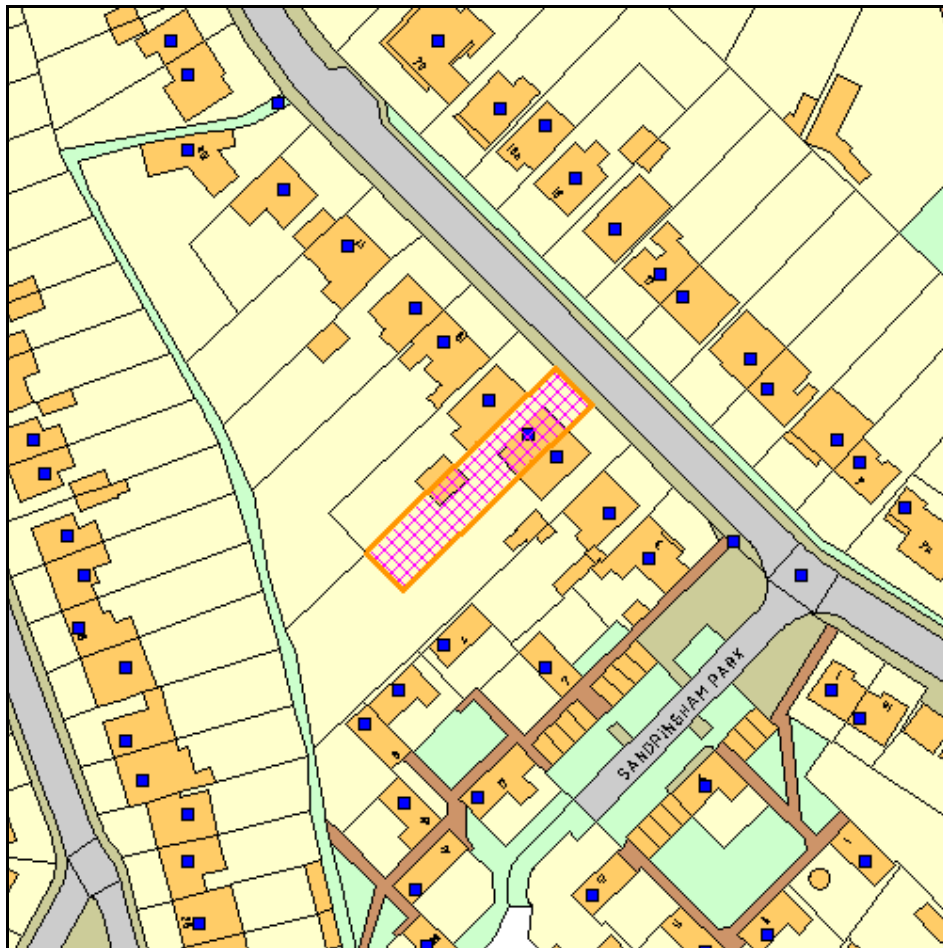
7. Within three months of this approval and to screen the new stables from general view and to mitigate for impact on the Green Belt and AONB, a scheme of landscaping including new native hedgerow planting and tree planting is required to be submitted to the LPA for approval. A scheme of landscaping indicating these planting proposals and including details of all existing trees and hedgerows on the land, together with measures for their future protection in a 5 year maintenance plan shall be submitted to the Local Planning Authority for approval. Details shall include the hedge fronting the highway adjacent to the widened access area. Details shall include proposed planting times and species. Development shall be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the Green Belt, the AONB and landscape in general, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and the saved Policy L1 and L2 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 and the requirements of The National Planning Policy Framework March 2012 and the South Gloucestershire Council SPD - 'Development in the Green Belt' June 2007.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PK15/3202/F	Applicant:	AMD Loft Conversions
Site:	9 Sandringham Avenue Downend Bristol South Gloucestershire BS16 6NQ	Date Reg:	28th July 2015
Proposal:	Erection of two storey side extension to provide additional living accommodation	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365255 177595	Ward:	Downend
Application Category:	Householder	Target Date:	21st September 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to a consultation response received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the erection of two storey side extension to provide additional living accommodation.
- 1.2 The property is a semi detached brick and spar finished dwelling, located within the residential area of Downend.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 Development Plans
South Gloucestershire Local Plan (Adopted) January (saved policies) 2006
H4 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
T8 Parking Standards
T12 Transportation Development Control Policy for New Development

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Council Residential Parking Standards December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P99/4895 – Rear dormer extension. Approved 3rd March 2000.
- 3.2 PK03/2643/CLE – Certificate of Lawfulness for an existing single storey rear extension. Approved 13th October 2003.
- 3.3 PK04/4029/F – Installation of 2 no. dormer windows to facilitate loft conversion. Refused 28th January 2005.
- 3.4 PK05/1154/F - Installation of 2 no. dormer windows to facilitate loft conversion (Resubmission of PK04/4029/F). Approved 4th August 2005.
- 3.5 PK11/2692/F – First floor rear extension over existing ground floor rear extension. Approved 30th September 2011.

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council

No objection

Sustainable Transportation

Planning permission is sought to extend the existing dwelling to provide additional living accommodation. After development the number of bedrooms within the dwelling will increase to four.

The Council assesses residential parking on the number of bedrooms within a dwelling. Four bedrooms would require a minimum of two parking spaces. The site has space on the driveway running alongside the dwelling to provide the required level of parking.

On that basis, there is no transportation objection to the proposed development, subject to a condition that at least two parking spaces are permanently maintained within the site boundary at all times.

Local Lead Flood Authority

No comment

Other Representations

4.2 Local Residents

A letter of objection has been received as follows:

'After examining the proposed plans for this extension, I noticed the two scales shown of 1:100 and the grey blocks showing 0.5m, both on my printed copy and on the website appeared to be different to each other. For example, if the scale of 1:100 is correct, my printed copy suggests the extension is only 1.7 m wide externally and the entrance door to the extension is only approximately 1.5 m high, (4' 11"). The other scale using the grey blocks appears to make the door a normal height, so I found the interpretation of the plans quite subjective.

My property borders number 9. I have a side window which will be directly affected by the building of this extension. A third of my window will look directly onto the new proposed wall of the extension which will be approximately 80 cm/160 cm away, depending on the true dimensions of the extension.

The plans show that when the door on the side of this extension is opened, it will open directly onto the side of my house, again, very close to my window. With a gap of only approximately 80 cm between the extension and my house, this is very narrow to allow for the width of the door when opened and for people to pass. 160 cm gap allows for the door to open and people to pass, although still in close proximity to my property. Again, these dimensions depend on the true size of the scale. Currently if people walk up and down the side of my neighbours house, they have the whole width of the driveway to use. If the extension is built, then people will have no choice but to walk directly next to my window and fit through the gap that will be left between the extension and my window, resulting in a loss of privacy.

Due to the extension overhanging my window, my existing daylight/sunlight will also be blocked, as my outlook will be onto a brick wall, just under or over 1 m away. Due to the arc that the sun travels, the positioning and height of the extension will obscure the sun for a large part of the day, therefore significantly reducing daylight/sunlight into this room. The road plans submitted do not show the height or layout of any of the houses in the road, in particular, the significant height difference between the proposed finished extension and my property. The height of this extension and its very close proximity to my house, will cause significant overbearing impact on my property. Also, the road plans do not show where my side window is, in relation to where this extension is proposed. Due to these facts, I enclosed five photographs as part of this objection, with my letter. The first two photographs show the current distance between properties and where my window and roof overhang is situated. The second two photographs show the current sizes of neighbouring properties. The last photograph shows where the sunlight falls on my property. As advised, please consider this online objection, together with my written objections, both of which have been submitted before the closing date of 18th August 2015.

Officer Note: Plans showing revisions to the original scheme submitted have subsequently been received, which are discussed in more detail in the relevant sections below, these have been fully reconsulted. Whilst certain inconsistencies were considered to exist in the original proposed plans and elevations, the amended plans clarify the dimensions. Further to the reconsultation of the details further responses have been received as highlighted below:

Parish Council
No objection

Local Resident
Objection remains

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 Design / Visual Amenity

The proposed extension is of an appropriate standard in design and is acceptable in context of the main dwelling house and surrounding properties. The extension is of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials used will match those of the existing dwelling.

5.3 Residential Amenity

The residential concerns raised to the original proposals are noted. Concerns

are largely on the grounds of amenity impact caused by the proximity of the proposed extension to the side of the neighbouring property, and in particular the ground floor side facing window, and the amenity impacts that would accrue in terms of overbearing impact and the narrow gap that would remain for people to pass in close proximity to the neighbouring house. The original proposals showed the proposed extension approximately half way across the neighbouring window. Subsequently revised details have pulled the extension back further by approximately 60cm, so as not to be in the line of the neighbouring window, thus improving the situation in this respect and lessening any potential impact. The extension would be approximately 80cm from the curtilage boundary, and the side of the adjacent dwelling. Notwithstanding these design amendments to improve the situation, the applicant could, without permission, construct a boundary along this edge of their property to a height of 2 metres, and this would prevent direct overlooking from the ground floor side facing window. As it stands the extension remains well within the applicant's boundary and separation exists and the pull back of the extension is a reasonable compromise. The side driveway is already used as access to the side of the property and is part of the dwellings curtilage. It is not considered that the extension, at the scale proposed, could be construed as having a significant or material overbearing effect. Given therefore the overall scale of the extension and its relationship with the existing dwelling and surrounding properties it is not considered that it would give rise to a significant or material overbearing impact upon neighbouring properties such as to sustain an objection or warrant refusal of the application on this basis. It is considered therefore that the proposal would be acceptable in terms of residential amenity.

5.4 Highways

The site has space on the driveway running alongside the dwelling to provide the required level of parking in accordance with the required standards, subject to a condition ensuring that provision is retained. There are no objections to the proposals on highways grounds on this basis.

6. CONCLUSION

- 6.1 Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The proposed extension is of an appropriate standard in design and is not out of keeping with the main dwelling house and surrounding properties. Furthermore the proposal would not materially harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. Sufficient off-street parking exists. As such the proposals accord with Policies H4 and T12 of the South Gloucestershire Local Plan (Adopted) 2006 and Policy CS1 of the South Gloucestershire Local Plan Core Strategy December 2013.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 That planning permission is granted subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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

3. The hours of working on site during the period of construction shall be restricted to 08.00 - 18.00 Mondays to Fridays; 08.00 - 13.00 on Saturdays and no working shall take place on Sundays or Public Holidays. The term `working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006.

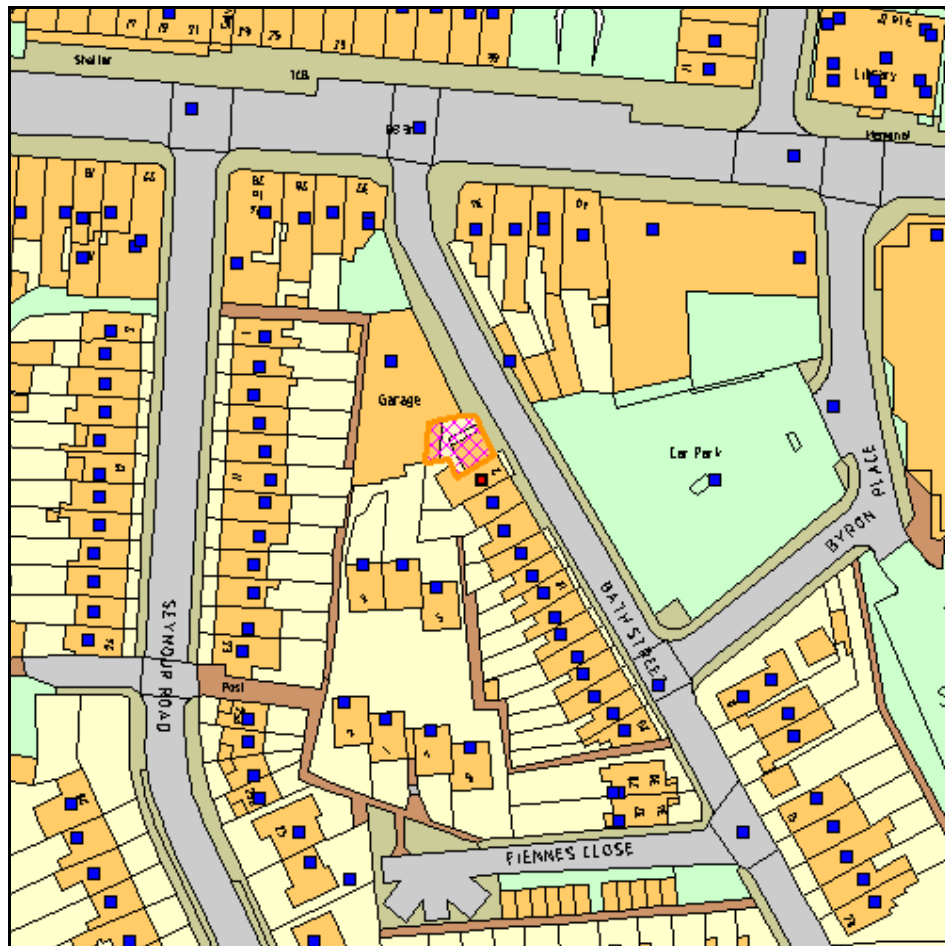
4. At least two off- street parking spaces shall be permanently retained within the site boundary at all times.

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 South Gloucestershire Council Residential Parking Standards SPD Adopted December 2013.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PK15/3376/F	Applicant:	Mr C Salter
Site:	Land Adjacent 2 Bath Street Staple Hill Bristol South Gloucestershire BS16 5NT	Date Reg:	11th August 2015
Proposal:	Demolition of existing workshop and erection of 2no. attached apartments with associated works.	Parish:	None
Map Ref:	365027 175850	Ward:	Staple Hill
Application Category:	Minor	Target Date:	1st October 2015



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 100023410, 2008. N.T.S. PK15/3376/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of objections from 2no. local residents, the concerns raised being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to a currently disused, single-storey workshop and yard, located in the heart of Staple Hill, to the west of Bath Street, opposite the public car park and just to the south of Broad Street. To the south, the workshop is attached to no.2 Bath Street which is the end building of a terrace of 2-storey Victorian dwellings. To the north the yard abuts a taller single-storey garage/workshop premises, formerly known as Bath Street Garage. Two-storey, residential properties within Seymour Road and Fiennes Close lie to the east (rear) of the application site.
- 1.2 The former Bath Street Garage, along with the application site, has recently been acquired by the applicant. The Garage site has an extant planning permission for the 'Demolition of existing garage to facilitate the erection of 13no. one-bed apartments and 1no. two-bed apartment with associated works. (see PK07/2485/F & PK11/2491/EXT). Rather than implement this permission, the current applicant has recently re-furbished the building for use as a Tyre, Exhaust and M.O.T Centre. The adjacent smaller workshop and yard, the subject of this current application PK15/3376/F, remain redundant.
- 1.3 It is proposed to demolish the redundant workshop and erect a two-storey building, on the end of the neighbouring Bath Road terrace, to provide 2no. one-bedroom flats. The proposed building would have a width of 6.6m to the front increasing to 7.1 to the set back rear element; a depth of 6.5m and a height of 7.87m to roof ridge. The gross foot-print would be 44.6sq.m. with a net floor-space of 33-34sq.m. per floor, sufficient for single person occupation. Within the remaining yard area it is proposed to erect a secure cycle shelter and recycling/bin storage. The area to the front of the building would be enclosed by railings.

2. POLICY CONTEXT

2.1 National Guidance

The National Planning Policy Framework 27th March 2012.
The National Planning Practice Guidance 2014

2.2 Development Plans

The South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec. 2013

CS1 - High Quality Design

CS4A – Presumption in Favour of Sustainable Development

CS5 - Location of Development

CS6 - Infrastructure and Developer Contributions

CS8 - Accessibility

CS9 - Managing the Environment and Heritage

CS13 - Non-Safeguarded Economic Development Sites

- CS17 - Housing Diversity
- CS18 - Affordable Housing
- CS23 - Community Infrastructure and Cultural Activity
- CS24 - Green Infrastructure, Sport and Recreation Standards
- CS29 - Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan (Adopted) January 2006

- L1 - Landscape Protection and Enhancement
- L5 - Open Spaces
- L9 - Species Protection
- EP2 - Flood Risk and Development
- EP4 - Noise-sensitive development
- T7 - Cycle Parking
- T12 - Transportation Development Control Policy for New Development
- LC1 - Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions)

2.3 Supplementary Planning Guidance

- Trees on Development Sites SPG (Adopted) Nov. 2005.
- The South Gloucestershire Design Check List (SPD) Adopted Aug 2007.
- Affordable Housing SPD Adopted Sept.2008.
- South Gloucestershire Council Residential Parking Standards (SPD) Adopted.

2.4 Emerging Plan

Proposed Submission: Policies, Sites & Places Development Plan March 2015

- PSP1 - Local Distinctiveness
- PSP2 - Landscape
- PSP3 - Trees and Woodland
- PSP5 - Undesignated Open Spaces within Urban Areas and Settlements
- PSP6 - Onsite Renewable & Low Carbon Energy
- PSP8A - Settlement Boundaries
- PSP8B - Residential Amenity
- PSP11 - Development Related Transport Impact Management
- PSP16 - Parking Standards
- PSP19 - Wider Biodiversity
- PSP20 - Flood Risk, Surface Water and Watercourses
- PSP21 - Environmental Pollution and Impacts
- PSP39 - Private Amenity Space Standards

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/0650/F - Demolition of existing building and erection of 2no. self-contained flats with associated works.
Withdrawn 21 April 2015

The following relate to the adjacent garage building.

- 3.2 P99/4602 - Erection of flats (outline)
Withdrawn 22 Dec. 1999

- 3.3 PK07/2485/F - Demolition of existing garage to facilitate the erection of 13no. one-bed apartments and 1no. two-bed apartment with associated works.
Refused 14 March 2008 on the following grounds:
- External appearance and scale not respond positively to the adjoining houses or positively contribute to the street scene.
Allowed on appeal APP/P0119/A/08/2075738/NWF 24 Oct. 2008
- 3.4 PK11/2491/EXT - Demolition of existing garage to facilitate the erection of 13no. one-bed apartments and 1no. two-bed apartment with associated works.
(Consent to extend time limit implementation for PK07/2485/F).
Approved 31 July 2012

4. CONSULTATION RESPONSES

4.1 Parish/Town Council
Not a parished area.

4.2 Other Consultees

Environmental Protection

No objection subject to a condition relating to possible contamination of the site and standard informatives relating to construction sites.

Lead Local Flood Authority

No objection.

Highway Structures

No comment

Trading Standards

The petroleum storage tank at Bath Street Garage has now been made safe and decommissioned. Although the tank remains in-situ, it is no longer of any concern to us as the Petroleum Enforcement Authority. I do not think the tank at the garage now poses an issue in relation to the planning application relating to Mr Salter's property at land adjacent to his garage.

Transportation D.C.

No objection subject to conditions to secure the access and cycle parking; and reinstatement of the full face kerb along the site frontage.

The Coal Authority

No objection

Other Representations

4.3 Local Residents

2No. letters/e-mails of objection have been received from local residents; the concerns raised are summarised as follows:

- Adverse impact on residential amenities of houses in Seymour Road.
- Adverse impact on values of houses in Seymour Road.

- No parking provision – increase in on-street parking in Seymour Road.
- Increased traffic and pollution in Seymour Road.
- No. 2 is an end terrace; the flats would be attached to it.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para. 14 of the NPPF states that decision takers should approve development proposals that accord with the development plan without delay; where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
- specific policies in the Framework indicate development should be restricted.

5-Year Land Supply

5.2 A recent appeal decision APP/P0119/A/14/2220291 – Land South of Wotton Road, Charfield, established (para. 146) that the Council can currently only demonstrate a 5-year housing land supply sufficient for 4.64 years. As there is provision for windfall sites in the calculation, this weighs in favour of the proposal, which would make a positive contribution, albeit a small one, to the housing supply within South Gloucestershire.

5.3 The Policies, Sites & Places Plan is an emerging plan only. Whilst this plan is a material consideration, only limited weight can currently be given to the policies therein.

5.4 In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants' to find solutions, so that sustainable development can be approved wherever possible. NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development, where possible.

5.5 Chapter 4 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are 'severe'.

5.6 Paragraph 50 of the NPPF sets out the importance of delivering a wide range of residential accommodation. This policy stance is replicated in Policy CS17 of the Core Strategy which makes specific reference to the importance of planning for mixed communities including a variety of housing type and size to accommodate a range of different households, including families, single

persons, older persons and low income households, as evidenced by local needs assessments and strategic housing market assessments.

- 5.7 Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: *Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.* The site is considered to lie in a highly sustainable location (as confirmed by the Inspector at para. 10 of his decision letter for the appeal relating to PK07/2485/F), close to a mix of local amenities including schools, shops, public houses, sports facilities and employment opportunities with good pedestrian and highway links, including various bus service routes in and out of the city with links to surrounding areas.
- 5.8 Local Plan Policy H2 is not a saved policy; there is therefore no prescribed minimum density requirement for housing development. The NPPF however seeks to make efficient use of land in the Urban Area for housing. Two small open market flats on this specific site is considered to make the most efficient use of this plot in the Urban Area, which is a requirement of the NPPF and does to some extent, weigh in favour of the proposal.
- 5.9 Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) Dec 2013 seeks to secure good quality designs that are compatible with the character of the site and locality.
- 5.10 The site is not within an area safeguarded for employment use. Core Strategy Policy CS13 states that:

‘Proposals for change of use on economic development sites not safeguarded in Policy CS12, within the settlement boundaries of the urban areas and villages defined on the Proposals Map, will not be allowed unless it can be clearly demonstrated that all reasonable attempts have failed to secure a suitable economic development re-use.

Where these circumstances occur, then priority will be given to alternative uses in the following sequence:

1. A mixed use scheme.
2. A residential only scheme.

- 5.11 The submitted Design and Access Statement states that the workshop to be demolished has little economic value as a business unit, although no information has been submitted to support this statement. Officers did however observe during their site visit, that the existing workshop building is small and quite old. As such, it is most likely a remnant commercial building of a bygone age, exhibiting a utilitarian appearance of its time. The building is therefore unlikely to be suitable for modern commercial purposes.
- 5.12 Having regard to Core Strategy Policy CS12, officers are mindful that the applicant, rather than implement the much larger scheme for flats on the main garage site, has resurrected the commercial use of that site and on that basis

officers consider that the proposal for two small flats on the small redundant workshop site, could be considered in association with the neighbouring site to loosely be interpreted as a mixed use scheme.

- 5.13 Furthermore, given the proximity of neighbouring residential dwellings and the Town Centre, officers are satisfied that a residential use of the site as opposed to a commercial one, would be acceptable in-principle, especially given the need for housing and the shortfall in the 5-year housing land supply, all of which weigh in favour of the proposal.

Scale and Design Issues

- 5.14 The proposed building has been designed so as to appear as a two-storey, subservient element, attached to the end of the existing terrace on Bath Street. The construction would have a double gabled end, with the roof slopes to match those of the existing terrace. The main roof ridge would be set down 0.7m from that of the adjoining terrace, with the ridge of the second gable set down a further 1m; the eaves levels would be set 0.2m below those of the terrace. Officers consider that this scale of development would provide an acceptable visual gradation between the terrace and the large garage building to the north.
- 5.15 The proposed windows and doors would be similar to those of adjoining no. 2, having brick detailing above and to the side. The roofing materials would be clay double-roman tiles similar to those of the terrace. It is proposed to use rendered masonry for the external wall finishes. Whilst this would contrast with the traditional pennant sandstone walls of the terrace, the neighbouring garage building has a rendered finish, as do other dwellings within the vicinity of the site. Furthermore the 3-storey flats approved under PK07/2485/F were for most part rendered.
- 5.16 The proposal is considered to be an improvement on the utilitarian appearance of the existing workshop. A condition could ensure that the materials to be used in construction would be appropriate for the location. On balance the scale and design is acceptable and would not have a significant adverse impact on the character of the street scene or surrounding area and as such would accord with Core Strategy Policy CS1 and the requirements of the NPPF.

Impact on Residential Amenity

- 5.17 It is noted that residential properties lie to the rear of the site in Seymour Road and to some extent in Fiennes Close as well; the proposal would also adjoin no. 2 Bath Street, which forms the end of the terrace fronting that street. Concerns have been raised about the adverse impact of the proposal on the residential amenity of these neighbouring properties.
- 5.18 It is also noted however that the existing garage building to the north, does to some extent, wrap around the rear of the application site. The proposed building would merely continue the line of the terrace and is not excessive in scale; there would therefore be no overbearing impact for neighbouring occupiers. The block of flats approved under PK07/2485/F were three-storey and significantly larger in scale than the existing garage building, yet neither

officers, Members or the Inspector for the appeal raised any objection at the time, to that proposal on residential amenity grounds.

- 5.19 Whilst there would be some overlooking of property to the rear, from the first floor windows of the proposed development, this would be from a reasonable distance i.e. approximately 23m to the rear elevations of houses in Seymour Road. The relationship between the proposed flats and the neighbouring properties to the rear would be very similar to that of the existing terrace. Only the very ends of the rear gardens of houses in Fiennes Close would be overlooked. Officers consider that, some overlooking of neighbouring gardens from first floor windows, is only to be expected in a densely populated Town Centre location such as this, especially if the most efficient use of land is to be made for housing within the urban area, which accords with government advice within the NPPF. This matter is not therefore in this case, considered to be justification for refusal.
- 5.20 Whilst there are currently no adopted amenity space standards for South Gloucestershire, some are proposed in emerging Policy PSP39. For 1 bedroom flats, a minimum of 5sq.m. private amenity space is required. The Policy does however state that: "Where developments in town centre locations are not able to provide external space on site, the applicant should demonstrate that suitable alternatives exist."
- 5.21 In this case however, most of the existing yard area would be retained. The yard is well enclosed by existing buildings and walls and would provide a more than adequate amenity area to serve the proposed flats. Whilst there are some windows in the neighbouring garage that overlook the yard, these are high level and obscurely glazed windows. Furthermore, the small area to the front of the proposed building would be enclosed (as is the case with many houses within the terrace) by railings to create a front garden, suitable for bin storage.
- 5.22 The use of the site for residential purposes is likely to result in potentially less disturbance for neighbours than the existing authorised workshop use. Whilst there may be disturbance during the demolition and construction phases, this would be on a temporary basis only and a condition could be imposed to control the hours of working. On balance therefore, officers are satisfied that the proposal would not result in a significant adverse impact on neighbouring residential amenity.

Transportation Issues

- 5.23 A number of concerns have been raised by local residents regarding parking and highway safety issues. The proposal is to demolish the existing workshop/storage building and replace it with 2 x 1 bedroom flats. The existing building and site could have accommodated car parking or it could have just been used as a workshop or storage building.
- 5.24 No off-street parking is proposed for the development but a secure cycle store would be provided in the rear yard. Applying the Council's car parking standard would result in a demand for 1.0 spaces per flat. i.e. a total of 2 spaces. According to the 2011 census 50% of residents over the age of 17 living in flats in the Staple Hill area either own cars/vans or have use of one. If the maximum

number of people occupying each flat were to be 2 per flat, this equates to a total demand of 2 cars. The 2011 census data also indicates that 70% of flats in Staple Hill are occupied by one resident over 17 years of age. The demand from the development is therefore likely to be between 1 and 2 cars.

- 5.25 One of these cars could be accommodated on the street directly outside of the site where cars would not be able to park if the existing use was to continue. If the workshop was brought back into use there would be a demand for on-street parking associated with that use, which would most likely be more than one car.
- 5.26 Having regard to the above, the demand from the development for on-street parking would be no more than that generated by the existing use, which would be accommodated on the adjacent streets, with the existing situation of the neighbouring garage or with the extant permission on the garage site for flats without off street parking.
- 5.27 The site is located in a highly sustainable urban area with good access to local facilities and bus services to the wider community. Officers therefore have no highway objections. The proposal is considered to accord with Local Plan Policy T12, NPPF para. 32 and the adopted minimum parking standards listed within Appendix A of the South Gloucestershire Residential Parking Standards SPD.

Landscape Issues

- 5.28 There are no landscape features of note within the site, that would be affected by the scheme. The proposal therefore complies with Local Plan Policy L1. As an existing workshop and enclosed yard, the site is not considered to be an open green space worthy of retention under Local Plan Policy L5.

Environmental Issues

- 5.29 The site does not lie within a zone at high risk of flooding. Whilst lying within a Coal Referral Area the site is already developed, nevertheless a Coal Mining Risk Assessment has been submitted to the Coal Authority's satisfaction and they raise no objection. It is proposed to utilise the existing mains sewer and drainage system. Drainage matters are controlled by Building Regulations and any new connections to the mains sewer would need to be agreed with Wessex Water. Any excessive noise or anti-social behaviour would be controlled by normal environmental health legislation.
- 5.30 Previously the adjacent garage premises contained petrol storage tanks, which vented into the yard area of the application site. The petrol tanks have now been decommissioned and the vent pipe no longer required. The Council's Trading Standards Service, as the Petroleum Enforcement Authority raise no objections to the proposed development. Given the previous uses of the site as a workshop, a condition is justified, to ascertain if the land is contaminated and any measures in mitigation should it be so. There are therefore no environmental grounds for refusal.

5.31 Affordable Housing

The proposal is for 2no. new dwellings only, which is below the Council's threshold (10) for affordable housing provision.

5.32 Community Services

The proposal is for 2no. new dwellings only, which is below the Council's threshold (10) for contributions to Community Services.

CIL Matters

5.33 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015 and this development, if approved, would be liable to CIL charging.

Other Issues

- 5.34 Of the concerns raised by local residents that have not been addressed above:
- The impact of development on property values is not currently a material consideration in the determination of planning applications.
 - The proposed development would be attached to the side wall of no.2 Bath Street. This would be subject to the Party Wall Act, which is separate legislation from the Planning Act.

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 proposal would make efficient use of the site and make a positive, if small contribution to the low cost open market housing provision within South Gloucestershire.
- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 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 subject to the conditions listed on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

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 and demolition shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat, 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 and to accord with the requirements of the NPPF.

3. Prior to the first occupation of either of the flats hereby approved, the access and cycle parking facilities shall be provided in accordance with the details shown on the approved New Dwellings Site and Location Plan Drawing No. SALTER0308 15L and maintained as such thereafter.

Reason

In the interests of highway safety and to promote sustainable forms of transport, to accord with Policy CS8 of The South Gloucestershire Local Plan Core Strategy Adopted 11th Dec. 2013 and Policies T12 and T7 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

4. The development hereby approved shall not be occupied until the existing dropped kerb across the site frontage has been reinstated to a full face kerb.

Reason

To discourage vehicles from driving across the footway where no vehicular access exists, in the interests of highway safety and to accord with Policy CS8 of The South Gloucestershire Local Plan Core Strategy Adopted 11th Dec. 2013 and Policy T12 of The South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

5. Prior to the construction of the relevant parts of the dwellings hereby approved, samples/details of the materials to be used for the external surfaces and roof covering of the dwellings, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the details/samples so agreed.

Reason

To ensure a satisfactory appearance of the dwellings having regard to the visual amenity and character of the street scene and locality in general and to accord with Policy CS1 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th

Dec. 2013 and The South Gloucestershire Design Check List (SPD) Adopted Aug. 2007.

6. A) Previous historic uses(s) of the site as a workshop adjacent to a petrol filling station, may have given rise to contamination. Prior to commencement, an investigation (commensurate with the nature and scale of the proposed development) shall be carried out by a suitably qualified person into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.
- B) Where potential contaminants are identified, prior to the commencement of development, an investigation shall be carried out by a suitably qualified person to ascertain the extent, nature and risks the 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.
- C) Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- D) 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 to the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Note: An appropriate investigation is likely to include the following:

- i) A comprehensive desk study to identify all potential sources of contamination both arising on-site and migrating onto site from relevant adjacent sources.
- ii) A comprehensive ground investigation including sampling, to quantify the extent and nature of contamination.
- iii) An appropriate risk assessment to determine the scale and nature of the risks to human health, groundwater, ecosystems and buildings arising from the contamination. This will normally be presented in the form of a conceptual model.
- iv) A report detailing the remediation options including the final proposals for mitigating any identified risks to the proposed development.
- v) All works should be carried out with reference to the most relevant, appropriate and up to date guidance.

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 and the National Planning Policy Framework. This is a pre-commencement condition to ensure that all of the site is free of contamination before works commence.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.: PK15/3490/F
Site: 15 Homefield Road Pucklechurch
 Bristol South Gloucestershire BS16
 9QD

Applicant: Mr Chris Wood
Date Reg: 25th August 2015

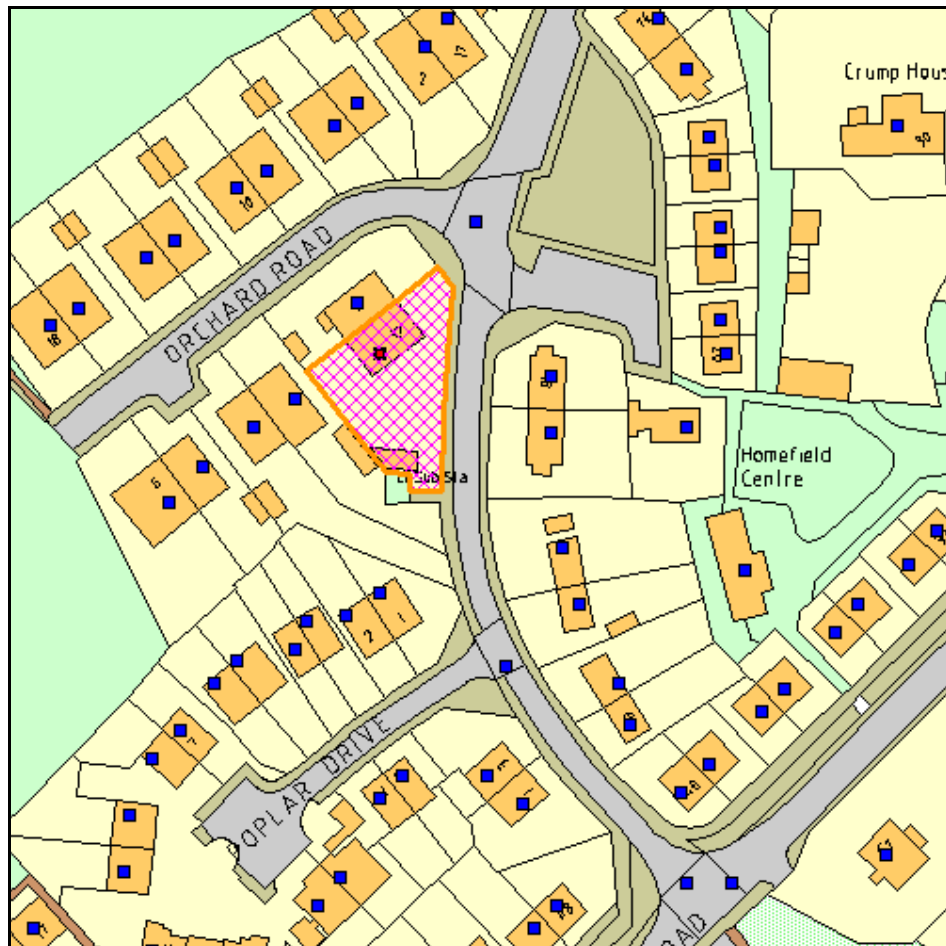
Proposal: Demolition of existing garage. Erection of 1 no. detached bungalow with new access and associated works.

Parish: Pucklechurch
 Parish Council

Map Ref: 369687 176334

Ward: Boyd Valley
Target Date: 6th October 2015

Application Category: Minor



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 100023410, 2008. N.T.S. PK15/3490/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule to take into account the comments of objection that have been received. Such comments are contrary to the officer recommendation for approval. This recommendation is made on the basis of revised plans that have been received which make design improvements. A formal re-consultation process has not been undertaken as it is considered that the revision would have a lesser degree of harm and it is unlikely that the revision would overcome the concerns raised in the letters of objection received.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached bungalow within the curtilage of no.15 Homefield Road Pucklechurch. The site is triangular in nature and the site for the proposed dwelling is in the southern part of the application site between the existing dwelling, an electricity substation and Poplar Drive.
- 1.2 The proposed development consists of a two-bedroom bungalow which would be finished externally in brick with a tiled roof. In order to reduce the massing of the front elevation, amended plans have been received on which the eaves have been lowered; this now provides a canopy style roof and the porch has been removed.
- 1.3 The site is situated within the settlement boundary for Pucklechurch. No other 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
T12 Transportation
H4 Development within Existing Residential Curtilages

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

3. RELEVANT PLANNING HISTORY

- 3.1 There is no planning history on this site

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

Objection: building fails to respect other buildings nearby, particularly with regard to its appearance; development will confuse the street-scene; poor layout results in the development being too close to the highway and too narrow in comparison; eaves are too high in comparison to other properties; disagree over land levels; pitch of roof would be different.

4.2 Archaeology
No comment

4.3 Highway Structures
No comment

4.4 Lead Local Flood Authority
No objection; suggest the imposition of a SUDS scheme.

4.5 Transport
No objection

Other Representations

4.6 Local Residents

Two letters of objection have been received which raise the following -

- access to the site would cause congestion
- concern over dropped kerbs
- insufficient parking is provided
- loss of light and views
- overdevelopment of the site
- parking problems already occur in the area
- plans are misleading
- proposed house is closer to the road than other dwellings
- roof line is higher than other dwellings
- Shortwood Road/Homefield Road junction is difficult and parking causes traffic restrictions

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of a detached bungalow in Pucklechurch.

5.2 Principle of Development

Under policy CS5, development is directed towards the existing urban areas and defined settlements. As such, development on this site is acceptable in principle and the application should be determined against site specific factors.

5.3 Design

The proposed design of the building is very simple. It consists of a brick building with a tiled roof. There are hints in the design of the building that have been influenced by the surroundings, such as the brick lintel detailing above the windows and doors. The proposed building is much smaller than the surrounding bungalows and closer to the road. In terms of its size, the proposed dwelling would be detached and therefore does not benefit from the shared massing of a semi-detached property. Whilst it is closer to the road, it follows the building line of no.15 and is set on a corner plot so it is not considered that this would be significantly noticeable in the streetscene.

5.4 Design amendments were sought to lower the height of the eaves as many of the properties in the area have the eaves in close proximity to the top of the fenestration. In lowering the eaves, a large overhang canopy was required in order to retain sufficient headroom for the first floor and to ensure that the roof pitch was as close as possible to the pitch on the other dwellings. While this is an unusual design feature the level of harm that it would cause to the visual amenity of the locality is not considered to outweigh other considerations in favour of the development.

5.5 Turning to address the layout, it is noted that the site is small and the development tight. The layout succeeds in providing sufficient parking and a small but private garden. Policy CS17 seeks to ensure that there is a diverse range of properties to meet the needs of the population. Whilst it is noted that the garden is small, it is not considered to be so small that it would fail to provide amenity space to the occupiers or that there would be a lack of outlook. It is therefore considered, on balance, that the tight layout of the site is acceptable. However, it is considered reasonable that permitted development rights are removed to prevent any further expansion of the property without the express consent of the Local Planning Authority.

5.6 Residential Amenity

Development should not be permitted that has a prejudicial impact on residential amenity. This should be considered in terms of the application site itself and the impact of the proposal on all nearby occupiers.

5.7 As discussed above, although small the proposed garden is considered to be acceptable and the proposed property would benefit from sufficient outlook. It is not considered that the impact on no.15 would be prejudicial. The land on which the new dwelling is proposed is mostly an extended side garden and parking area which is open to the street and provides limited amenity benefit. Sufficient private amenity space is provided for no.15 and there would be limited opportunities for overlooking.

- 5.8 It is not considered that the development would lead to additional overlooking as no first floor windows are proposed except two small windows on the south elevation. Permitted development rights will be restricted to prevent further windows or alterations to the roof. The small scale of development means that the proposal is unlikely to be overbearing. The distances of separation from dwellings to the front and rear is considered to be sufficient so that any loss or perceived loss of light is minimal. It is not considered that the proposal would have a prejudicial impact on residential amenity.
- 5.9 Transport and Parking
The site is not located on a classified road and therefore the most significant consideration is the impact of additional vehicle movements and the provision of sufficient off-street parking.
- 5.10 Two parking spaces are provided for each of the dwellings. This is sufficient to meet the requirements of the Residential Parking Standard SPD and is therefore acceptable. It is considered that the addition of one dwelling in this location would not have a significant impact on the capacity or operation of the highway network in the vicinity and any impact would certainly not be severe. The development is acceptable in this regard.
- 5.11 Planning Balance
The Council is currently unable to demonstrate a 5-year housing land supply. Whilst one dwelling is not considered to have a material impact on the supply of housing land, it should still be considered in light of the presumption in favour of sustainable development. While it is acknowledged that the site is small and there are minor issues with the appearance, neither factor is considered to be sufficient reason for refusal. When this is assessed as part of the planning balance it is not considered that concerns regarding the proposal outweigh other considerations and therefore it is recommended that planning permission is granted.
- 5.12 Drainage
The Lead Local Flood Authority have suggest, because there is no surface water sewer available, that a SUDS scheme is imposed. It is considered that this would be unreasonable on the scale of development especially as Building Regulations will cover a significant proportion of drainage matters.
- 5.13 Other Matters
In response to the correspondence received the following comments are made: dropped kerbs require the consent of the highway authority; on roads of this nature the proposed access points could be created without planning permission. Plans are to scale and therefore, if scaled, they can provide an accurate picture of the proposed development.

6. CONCLUSION

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

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 provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D, and E), 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 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; Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

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

Reason

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

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

Reason

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

5. Prior to the commencement of development details of the roofing and external facing materials proposed 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; and the National Planning Policy Framework.

6. The off-street parking facilities (for all vehicles, including cycles) for both the proposed dwelling and the retained dwelling shown on plan 1522-06 shall be provided before the bungalow 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 CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.: PK15/3706/F
Site: 22 North Street Oldland Common
 Bristol South Gloucestershire BS30
 8TU

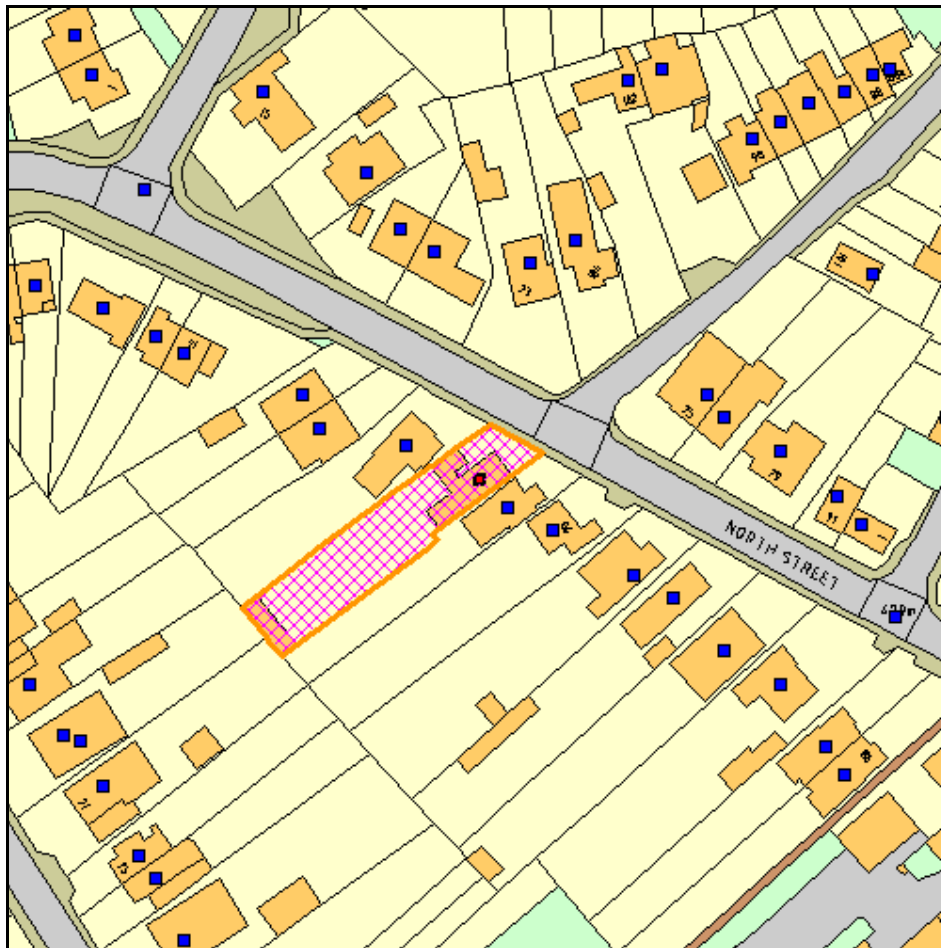
Applicant: Mr Gareth Bevan
Date Reg: 27th August 2015

Proposal: Demolition of existing garage and
 erection of two storey side and single
 storey rear extension to form additional
 living accommodation.

Parish: Bitton Parish
 Council

Map Ref: 367235 171796
Application Category: Householder

Ward: Oldland Common
Target Date: 19th October 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule for determination to take into account the comments of the Parish Council. The officer recommendation is for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a two-storey side extension and single-storey rear extension at a detached Victorian property in Oldland Common. In order to facilitate the extension, the existing garage would need to be demolished.
- 1.2 The site is located within the existing urban area of the East Fringe of Bristol. There are no further designations that 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
CS5 Location of Development
CS8 Improving Accessibility
CS29 Communities of the East Fringe of Bristol

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)
T12 Transportation
H4 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 K6793 Approval of Full Planning 30/11/1990
Erection of garage

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No objection subject to revised parking plan
- 4.2 Sustainable Transport
Garage fails to meet size standard; no details of other vehicular parking have been submitted. Two parking spaces are required. Revised parking plan should be submitted.

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the erection of an extension to an existing detached dwelling in Oldland Common.
- 5.2 Principle of Development
Policy H4 allows for extensions and alterations to existing dwellings subject to an assessment of design, amenity, and transport. Therefore the proposed development is acceptable in principle but should be determined against the analysis set out below.
- 5.3 Design
The original property is a substantial detached building. Its appearance resembles that of a Victorian terraced property, with gabled roof and a double-height bay window feature. A small garage and canopy are connected to the property to the north.
- 5.4 The proposed extension would be situated to the north of the property. It would have two-storeys and a half-hipped roof. The extension would be set further back from the principal elevation than the existing garage. Externally it would be finished in a render which would create a contrast with the stone finish of the dwelling.
- 5.5 To the rear, a single-storey extension is proposed with a lantern rooflight. This extension sits well into the form and layout of the building. Overall, it is considered that the development reaches an acceptable standard of site planning and design and that the proposed extension respects the existing character and appearance of the house.
- 5.6 Amenity
Development should not be permitted that has a prejudicial impact on residential amenity. It is not considered that the proposal would have a detrimental impact on the amenities of the application site.
- 5.7 It is also considered that the extension would have a minimal impact on the amenities of nearby occupiers. There are no new first floor windows which are positioned in a way which impacts on privacy and the proposed extensions are not considered to be overbearing.
- 5.8 Parking
In terms of householder development, the main consideration in terms of transportation is the provision of adequate off-street parking to meet the needs arising from the development.
- 5.9 At present, the property contains four bedrooms. As a result of the development the property would continue to provide four bedrooms as internal

alterations are proposed to amalgamate two of the existing bedrooms as well as provide one additional bedroom. It is therefore considered that the proposal would have a null impact on the parking demand of the property.

5.10 The transport officer raises concern that the proposed garage is substandard. This is not disputed. However, the existing garage is also substandard and therefore neither can attribute towards parking provision.

5.11 Two parking spaces can be provided on the site. There is space to fit one vehicle in front of the house. The proposed extension is situated further from the highway than the existing garage and therefore this increases the space available for parking in front of the garage. This is considered to be a benefit over the existing situation. On this basis it is considered that the development is an improvement over the existing situation and no objection is raised with regard to parking.

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

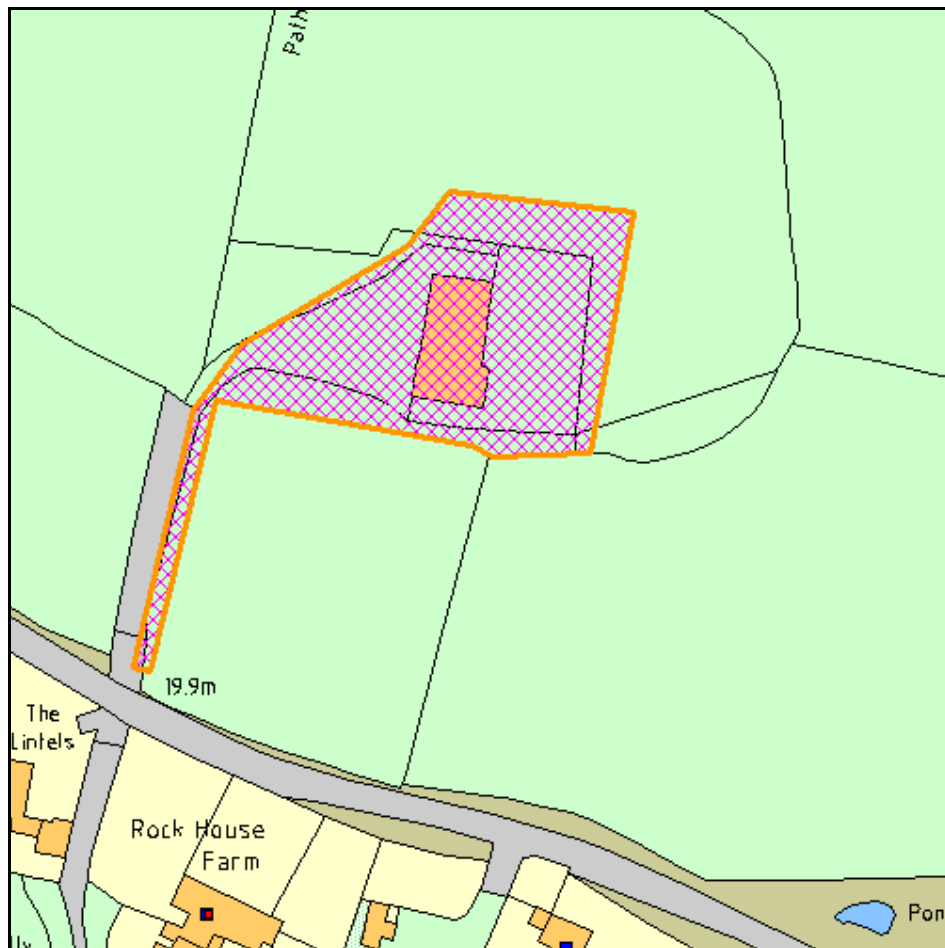
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PT15/2340/F	Applicant:	Mr Helen Rodriguez
Site:	Land Opposite Rock House Farm Village Road Littleton Upon Severn Bristol South Gloucestershire BS35 1NS	Date Reg:	15th June 2015
Proposal:	Demolition of barn and stable block to facilitate the erection of live/work unit (sui generis) and associated works	Parish:	Aust Parish Council
Map Ref:	359803 189731	Ward:	Severn
Application Category:	Minor	Target Date:	6th August 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of objections from the Parish Council

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the demolition of barn and stable block to facilitate the erection of a live / work unit on the land opposite Rock House Farm, Littleton Upton Severn. During the course of this application, the height of the proposed units has been reduced. Each unit would be approximately 7.4 metres by 14 metres and 3 metres in height. The proposed live unit would have two bedrooms
- 1.2 The application is situated within an open countryside, however the site is not far from the existing small village of Littleton Upon Severn. The site is also located within the Bristol / Bath Green Belt. The existing building is currently used as a store, which was originally used as a barn, and stable, which was granted planning permission in 2008. This site is not located within Flood 2 or 3 in accordance with the Flood Map of Environment Agency.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 Development Plans

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

L1 Landscape Protection and Enhancement
E6 Employment Development in the Countryside

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
CS34 Rural Areas

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
South Gloucestershire Development in the Green Belt SPD (Adopted) June 2007

3. RELEVANT PLANNING HISTORY

Application site

- 3.1 PT07/3325/F Change of use of land for equine use and erection of stable building for the keeping of 5 horses. Approved 25.01.08

Land to the south of the application site

- 3.2 N3770 Erection of detached dwelling (outline). Refused 18.08.77
- 3.3 N3770/1 Erection of a detached bungalow. Refused 15.12.77
- 3.4 N3770/2 Erection of a detached bungalow Refused 13.04.78
- 3.5 N3770/3 Erection of dwelling. Construction of new vehicular and pedestrian access (outline). Refused 26.10.78 and Dismissed
- 3.6 N3770/4 Erection of dwelling. Construction of new vehicular and pedestrian (outline) 22.10.81

4. CONSULTATION RESPONSES

4.1 Aust Parish Council

Parish objects the application for the following reasons:

- The site is within the green belt, NPPF and Core Strategy are clear that new housing that is not the conversion of an existing building should be refused unless there are very special circumstances.
- The new house would be an improper intrusion into the rural scene.
- The new buildings detract seriously from the setting of Rock House Farm.
- No relevant national and local guidance on live/work unit. No special support should be given based on its proposed combined use for commercial and residential use.
- It is very small to be used for agriculture and it is unlikely that any viable agricultural business could be established and run on this site, and it could never support even a single agricultural worker.
- If planning permission be granted, there would not be any limit in any way to use by the applicant personally. It is at least possible that the applicant would sell the property on the open market very soon after building it. The personal qualities and the applicant's circumstances are irrelevant to the proposal, which should be considered on purely planning grounds.

4.2 Other Consultees

Landscape Officer: No objection to revised proposal, but advised to remove permitted development rights.

Conservation Officer: No objection to revised proposal, but advised to remove permitted development rights.

Archaeology Officer: No objection. The application is largely replacing an existing building and as such there is no archaeological objection

Highway Structure: No comments

Lead Local Flood Authority: No objection. The applicant is advised that the area is subject to overland flood or flood routing in the event of high intensity rainfall. The applicant must consider whether he has appropriately considered

surface water drainage and flood risk to and from the development site which could occur as a result of the development

Highway Officer: No objection. In comparison with the potential number of vehicle movements that could be associated with 5 horses at livery this proposed development is comparable, and as such there is no transportation objection to this application.

Public Rights of Way Officer: No objection. The application will affect public footpath OAU18 which runs up the driveway to the existing buildings and continues northwards towards Central Farm. As the proposal is unlikely to generate more vehicular traffic than already uses the driveway, the PROW Officers have no objection on safety grounds but the applicant is advised that the footpath must remain unobstructed and no additional barriers can be placed across it without a prior written consent from the Council.

Ecology Officer: No objection subject to conditions to make sure Section 7.1 and 7.3 of the Extended Phase 1 Habitat Survey Report will be strictly carried out.

Other Representations

4.3 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework was published in March 2012. The document replaces most PPG/PPS guidance providing a more simplified and up to date advice in determination of planning applications. The NPPF indicates that where the development plan is absent, silent or relevant policies are out of date, granting permission unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted.

It is considered that the relevant policies of the adopted Development Plan and Core Strategy do not materially depart from the NPPF. As such significant weight can be afforded to the Development Plan policies in this case.

The applicant seeks planning permission for the demolition of the existing store and stables and to erect two buildings as a live/work unit. The existing hardstanding will still be used for parking vehicles. The locations of the building would be largely within the footprint of the existing buildings. The site is located within the open countryside and within the Bristol/Bath Green Belt. Therefore the following main policies would be relevant to the determination of this application.

Policy H10 states that proposal for the conversion and re-use of existing buildings for residential purposes outside the existing urban areas and the boundaries of settlement, will not be permitted unless a number of criteria would be met.

Policy T12 of the South Gloucestershire Local Plan seek to control development, which may affect highway safety. The Council Residential Parking Standards has been recently adopted in December 2013 to ensure satisfactory parking provided.

5.2 Impact upon Bristol / Bath Green Belt

Paragraph 89 of National Planning Policy Framework states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agricultural and forestry
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

In order to assess the impact on the openness of the Green Belt, officers would also take into consideration the size of the existing and the proposed buildings.

Planning permission was granted for the change of use of the former agricultural land to equestrian use with a stable in 2008. The proposal is to demolish the originally barn and the approved stables and to erect two buildings a live/work unit. One of the building would be a two-bedroom and the other would be a shed, which would comprise an animal shed, feed room and a store.

Although the proposal would result in two separate buildings on site, the total volume of the proposed buildings would be slightly smaller than the existing buildings. Furthermore, the footprint of the buildings would be largely within the existing footprint, as such, it is considered that it the proposed units would not cause materially impact that the present authorised use on the openness of the green belt. In addition, the applicant has indicated that the associated land surrounding the buildings would be converted back to agricultural uses, it is therefore considered that the proposed work unit would not conflict with the purposes of including land in it.

Regarding the proposed residential unit, it should be noted that the proposed unit would be situated on a previously developed site and it would not be larger than the existing building, even taking into consideration of the proposed work unit. The hardstanding area would still be used vehicular parking and manoeuvring. As such, it is considered that there is no substantive reason to the refuse this application.

Officers took consideration of the orientation and locations of the existing buildings and the scale of the proposed buildings, it is not considered that the

proposal would have any significant impact on the visual amenity or openness of the Green Belt.

Regarding the curtilage of the proposed live/work unit, the proposal is to erect two buildings and there would be an enclosed yard between two buildings. The existing overgrown riding area, which lie to the east of the existing building, would be used a garden. The existing hardstanding area, which lies to the west of the existing would still be used as parking facilities for the proposed unit. As the proposed curtilage would not be extended the existing fenced area, officers therefore consider that the amenity area itself would not cause significant harm to the openness of the Green Belt provided that the area would still remain open, therefore, it is considered that it would be necessary to remove permitted development rights to ensure any further extensions, alterations and other domestic paraphernalia will be carefully considered.

5.3 Design / Visual Amenity

The site is located within the open countryside and the green belt. Littleton on Severn has a distinctive development pattern made up by a square of roads. All houses are built alongside the roads forming the square other than Central Farmhouse which is Medieval in origin and, as its name suggests, located centrally within the square. Other than this building the central space is entirely fields, and rural in character. This distinctive settlement pattern is important to the village and can be appreciated from the dense network of public footpaths which extend through it. Many of the houses within the village also have views in to the fields within the central space. A number of the buildings within Littleton are listed, including Rock House and Eastfields which are located to the south of the application site and built overlooking it.

The existing buildings are of an agricultural and equestrian use and this is reflected in their simple utilitarian character and appearance. They are of a low height and profile and for this reason, as well as due to the level nature of the surrounding fields and surrounding vegetation, are visually unobtrusive.

Officers raised concerns regarding the design, scale and massing of the original scheme, the applicant put forward a reduced scheme of two single storey structures separated by an enclosed yard. The buildings will be clad in timber and will have a green roof.

Although the buildings would have a flat roof, Officers consider the proposed buildings are very simple in design and would be clad with appropriate materials in order to help to integrate the buildings into the countryside. Therefore it is considered that the proposed buildings would not cause significant harm to the rural character of the locality.

5.4 Impact upon heritage assets

The issue from a conservation perspective is the impact of the proposal on the setting of the listed building to the south of the site; Rock House Farm. The listed building sits on a platform elevated above the level of the road and has some filtered views across the fields to the north and of the existing stable and barn structures. Views towards Rock House Farm are available from the public right of way that runs approximately North-South.

The proposal would result in a reduction of the built form of the existing buildings, removing the large and prominent roof that can be seen from various vantage points around the south and eastern sides of the village. The building will be separated into two discrete blocks which will be less visually intrusive than the present structures. In addition, the revised proposal showing a reduction of the massing and volume of the buildings, as such the proposal would not result in any additional harm to the setting of the listed building and could, in fact, be perceived as an improvement on the current arrangement. Therefore, officers consider that there is no objection in terms of the impact upon the setting of the listed building, Rock House Farm.

5.5 Landscaping issues

The surrounding area is fairly level and has a strong rural character, the landscape character of the fields to the north and west have been eroded through the keeping of horses. The existing building has a utilitarian appearance and is not like a traditional stable or agricultural building. The existing buildings read as one building mass compared to the proposed development which has two distinct buildings.

The existing building is not highly visible within the surrounding countryside due to the level topography and network of hedges. However the hedgerows are not particularly robust and are unlikely to provide good quality of screening during the winter months. The site is overlooked by properties across the fields in a number of directions. The surrounding properties are generally traditional and attractive in character. The Jubilee Way which is registered as a Major Recreational Route is located to the north, with a footpath linking to it from the lane to the south.

Officers have no landscaping objection to the proposed work unit as it is intended to have an agricultural use. Given the amendments to the size and style of the proposed live unit, officers consider the proposed building would not result in the building itself not being highly visible within the surrounding landscape and it would be visible from the public footpath to the west and glimpses would be possible through the hedges during the winter months, it is considered that the proposal would not cause significant harm to warrant a refusal of this application.

It is however considered that it would be necessary to impose a condition to seek a detailed planting scheme around the buildings and along the existing hedgerows.

5.6 Residential Amenity

The proposed units are situated within an open countryside and there is no immediate residential properties adjacent to the site, as such officers consider that the proposal would not cause harm to the residential amenity of the future and neighbouring occupiers and would comply with Policy CS1, CS16 of the adopted Core Strategy and Policy H10 of the adopted Local Plan.

5.7 Parking and Highway Safety

In comparison with the potential number of vehicular movements that could be associated with 5 horses at livery this proposed is comparable, and as such officers have no transportation objection to this application.

5.8 Regarding Public Rights of Way

The application affect public footpath OAU18. Which runs up the driveway to the existing buildings and continues northwards towards Central Farm. As the proposal is unlikely to generate more vehicular traffic than already uses, therefore officers have no objection on safety grounds but the applicant is advised that the footpath must remain unobstructed and no additional barriers can be placed across it without consent.

5.9 Ecological issues

The applicant submitted an Extended Phase I Ecological Report as officers' request. The Council Ecology Officer has considered the submitted report, and raised no ecological objection to the proposal subject to conditions to ensure that the development will proceed with Section 7.1 of the Survey Report to protect the reptiles on site and Section 7.3 of the Report to ensure bat and bird boxes to be installed.

5.10 Removal of permitted development

Whilst officers consider the proposed buildings themselves would not necessarily cause an unacceptable impact upon the openness of the Green Belt, the setting of the listed building, or the landscaping character of the area, officers have concerns regarding the proposed live unit would result in unacceptable extensions, sheds, and other domestic paraphernalia that may come with residential use.

In this instance, taking all these into consideration, officers consider that that there are special circumstances to justify the removal of permitted development.

5.11 Change of use

The applicant has highlighted that the proposed live unit is not used as an agricultural worker dwelling. However, it is the applicant's intention to convert the existing equestrian land back to agricultural use for keeping farm animals. The proposed work unit, namely shed, will be used with association with the intended farming activities.

Whilst planning permission will not be required for change of use of an equestrian use back to an agricultural use, it is considered that it would be necessary to impose a condition to ensure that the associated land, which is within the applicant's ownership, would be converted back to an agricultural use to ensure that the proposed buildings will be used for the intended purposes.

6. CONCLUSION

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

- 7.1 That planning permission be granted subject to the following conditions.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

2. The proposed work unit hereby approved as identified on the 'Shed' as proposed plan no. 15-001-2B, received on 19 August 2015 shall be used for work purposes associated with the adjoining land only and shall not be used for residential accommodation.

Reason

To ensure the proposal does not result in an entirely residential use that would not be acceptable in this location and to accord with saved Policy E10 of the South Gloucestershire Local Plan (adopted) January 2006 and Policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

3. 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, D, 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 protect the character and appearance of the area and to accord with Policy CS1, CS5 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 and H10 of the South Gloucestershire Local Plan (adopted) January 2006.

4. Prior to the first occupation of the proposed units hereby permitted, the adjoining land associated with this application shall be converted back into an agricultural use and shall not be used for equestrian purposes.

Reason

To ensure that the proposed buildings hereby approved will be used for agricultural uses, to safeguard the rural character of the locality and to accord with National Planning Policy Framework March 2012, Policy CS5 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Policy H10 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to the commencement of development samples of the roofing and external facing materials proposed 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.

Reasons:

- a. This is pre-commencement condition in order to avoid any unnecessary remedial works in the future.

- b. In order to achieve an acceptable standard of external appearance and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 and H10 of the South Gloucestershire Local Plan (adopted) January 2006.

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

Reasons:

- a. This is a pre-commencement condition in order to avoid any unnecessary remedial work in the future.

- b. To preserve the character and appearance of the surrounding area and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 and H10 of the South Gloucestershire Local Plan (adopted) January 2006.

7. Prior to the commencement of the development a colour finish for the doors, windows and glazed link shall be submitted to the Local Planning Authority for approval. (For the avoidance of doubt the colour finish shall be a rustic colour rather than white). The agreed colour finish shall be retained and maintained thereafter.

Reasons:

- a. This is a pre-commencement condition in order to avoid any unnecessary remedial work in the future.

b. To ensure an acceptable standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 and H10 of the South Gloucestershire Local Plan (adopted) January 2006.

8. Development shall proceed in strict accordance with the protective and precautionary measures for protecting reptiles and their habitats set out in Section 7.1 of the Extended Phase 1 Habitat Survey Report (Abricon, dated August 2015).

Reason

To protect the wildlife and ecological interests of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Saved Policy L9 of the South Gloucestershire Local Plan (adopted) January 2006.

9. Prior to the commencement of the development hereby approved, details and locations of bat and bird boxes to be erected as recommended in Section 7.3 of the Extended Phase 1 Habitat Survey report (Abricon, dated August 2015) will be submitted to the LPA for approval in writing and carried out as indicated.

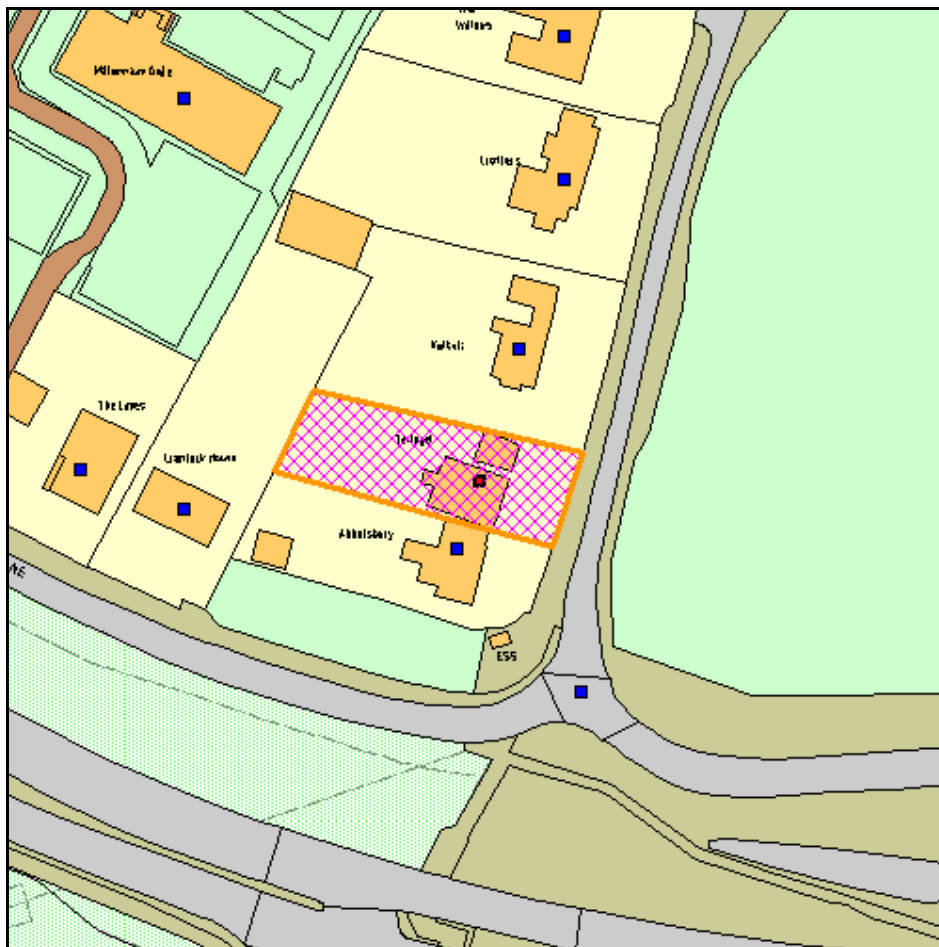
Reasons:

a. This is a pre-commencement condition in order to avoid any unnecessary remedial work in the future.

b. To protect the wildlife and ecological interests of the site and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and Saved Policy L9 of the South Gloucestershire Local Plan (adopted) January 2006.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PT15/3630/F	Applicant:	Mr G Jones
Site:	Tintagel Harry Stoke Road Stoke Gifford South Gloucestershire BS34 8QH	Date Reg:	24th August 2015
Proposal:	Demolition of existing garage. Erection of two storey side and single storey rear extension to form additional living accommodation and residential annex. Erection of detached double garage.	Parish:	Stoke Gifford Parish Council
Map Ref:	361977 178654	Ward:	Frenchay And Stoke Park
Application Category:	Householder	Target Date:	19th October 2015



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the demolition of an existing garage, the erection of a two-storey side and single storey rear extension to form additional living accommodation and a residential annex. The erection of a detached double garage is also part of the proposal.
- 1.2 The application site relates to a detached dwelling set within a large curtilage. It has previously been extended by a single storey flat roofed extension which runs the width of the existing dwelling, and a rear conservatory. The site is bordered by other residential properties to the north, west and south. To the east lies open countryside. Vehicular access is via Harry Stoke Road to the front of the site.
- 1.3 During the course of the application concern was expressed regarding the proposed size of the development and revised plans were requested and received. These show a reduction in the ridge height of the two-storey extension that projects into the rear garden and a overall reduction in the length of this two-storey element by 3.8 metres.

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	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Environmental Resources and Built Heritage
CS24	Open Space Standards

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

H4	Development within Existing Residential Curtilages, Extensions and New Dwellings	Including
T12	Transportation Development Control	

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)

South Gloucestershire SPD: Residential Parking Standards (adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 PT10/2440/F Erection of single storey side and rear extensions to form additional living accommodation including one-bed self-contained annexe accommodation. Erection of front porch. (Re-submission of PT10/1178/F).
Approved 25.10.10

3.2 PT10/1178/F Erection of single storey side and rear extensions to form additional living accommodation including one-bed self-contained annex accommodation.. Erection of front porch.
Refused 29.6.10

Reason: The proposed extensions, by reason of their size, design and scale, would be out of keeping with the existing dwelling house and other nearby properties and, if allowed, would detract from the visual amenities of the locality. The proposal is therefore considered contrary to Policies D1 and H4 of the Adopted South Gloucestershire Local Plan and the Adopted South Gloucestershire Design Checklist Supplementary Planning Document.

3.3 N7205 Erection of single storey rear extension to form a kitchen and dining room.
Approved 12.2.81

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish/Town Council
Objection - Concerns regarding overdevelopment at this location.

Other Representations

4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all other material considerations. Of particular relevance is Policy CS1 which relates to design issues. This policy aims to encourage good quality design and is applied to all new development proposals. Saved Policy H4 specifically relates to development within existing residential curtilages, including extensions and new dwellings. Such development is only permitted provided the massing, scale, proportions and overall design and character of the existing property and street scene are respected; there would be no adverse impact on residential amenity; highway safety and parking provision is acceptable and adequate garden area will remain. In addition the proposal must also be

ITEM 10

assessed against Policy T12 which deals with highway safety and it must comply with the adopted parking standards in the SPD: Residential Parking Standards (2013).

It is considered that the proposal accords with the principle of development and this is discussed in more detail below.

5.2 Design and Visual Amenity

The application site is an extended detached hipped roof dwelling house with a large detached garage to one side. The scheme proposes the demolition of this garage and its replacement with a two storey side extension which would extend the full length of the main house and also further out into the rear garden by a further 5.5 metres making a total of 12.5 metres for this new two-storey side element. It is acknowledged that this would be a large addition to this property but it is further recognised that the house sits within a row of large properties in substantial plots and when viewed from the front the addition would create a balanced dwelling proportionately resembling dwellings on either side. Furthermore, the design ensures the two-storey structure would be stepped back from the main front elevation and stepped down from the main ridge line making it appear subservient to the main dwelling and as such this is considered to follow good design principles. Eaves height would match that existing. The overall design is therefore considered appropriate to the host property and the character of the area in general. At ground floor, this structure would accommodate an extension to the existing lounge, a shower room, utility room and garden lounge while at first floor it would provide a large master bedroom, en-suite and sitting area. A small single storey front extension would extend out to the front building line. The demolished garage would be replaced by a hipped roof double garage positioned within the front garden. Although there are no other single storey structures forward of the front building line along this row, it is considered that the large grass verge to the front of the properties assists in breaking up the built form from the open countryside opposite and furthermore, given the structure is single storey any objections to it in these terms would be difficult to defend at appeal..

- 5.3 Following on from this two-storey side/rear extension would be a single storey flat roofed structure that would extend out into the garden for a further 10 metres. The extension would measure approximately 5.8 metres wide with a height of 2.8 metres. The purpose of this structure is to accommodate a granny annex comprising a bedroom and small sitting/lounge area (plus part of the garden lounge). To be acceptable as an annex any addition must be dependent on the main house and not capable of operating as a separate and independent dwelling. In this case the annex has a bedroom and lounge but would also use the other facilities situated within the main property, and as such satisfies this criteria. In addition, the annex could not be physically separated from the main house and would therefore remain ancillary to it. Although this is recognised by means of the submitted plans, it is good practice to attach a condition to the permission to make it clear that the annex must always remain part of the main house and cannot operate independently of it. The Parish have expressed concern regarding overdevelopment of the site and whilst it is acknowledged as being a large addition to this dwelling, the application site must be recognised as being a large property, within large

ITEM 10

grounds where a substantial addition can be accommodated. It is noted that the property has already been extended at ground floor level to the side and rear, but this new proposal is in part to allow another family member to live within the residence and given the large plot, the large dwellings on either side of Tintagel, the fact that the extension would be to the rear and not visible from the public realm a refusal reason on the basis of overdevelopment could not be defended in an appeal situation. Given the above, although this application proposes quite a substantial amount of development, the scale, massing and overall design is considered appropriate to the host property and character of the area in general. Good quality materials to match the main dwelling would be used in the construction. The proposal is therefore considered acceptable in design terms and is recommended for approval.

5.4 Residential Amenity

The application site is set back from the main road by a good distance and also benefits from a large garden to the rear. Closest property to the north is the dwelling house Kallisti. This dwelling is separated from the application site by fencing and mature planting. At first floor level two small side windows are proposed for the en-suite and dressing room in the new extension. It would therefore be reasonable that these windows be conditioned to have obscure glazing to protect the privacy of next door neighbours. At ground floor openings would comprise a door and window serving the utility room and three high level windows bringing light into the garden room and corridor linking the bedroom and living room within the annex. These are considered acceptable to ensure privacy of occupants of both the application site and the neighbouring dwelling. Other openings would be in the south and west elevations facing the gardens of Tintagel and given the distance from other properties these again are deemed not to adversely impact on the residential amenities of neighbours.

5.5 The proposed garage would be located to the front of the property and to the east, and given the degree of separation and the boundary treatment between it and Kallisti next door, it is considered that this would not have an overbearing impact on this neighbour.

5.6 Given the above assessment, the proposal is considered not to have an adverse impact on closest neighbour to the north, would not impact adversely on the amount of amenity space remaining to serve the application site, is therefore acceptable in these terms and can be recommended for approval.

5.7 Sustainable Transport

The proposal includes the demolition of an existing garage currently positioned to the side of the house. The garage is to be replaced by an extension to the main dwelling but a new detached garage is proposed in the front garden. The garage would have a hipped roof to match the design of the host property. It would measure approximately 6 metres by 5.6 metres (externally), with eaves to 2.2 metres and an overall height of 3.2 metres. Residential parking standards state that for a 4 bed property, 2 no. off-street parking spaces are required. These can easily be accommodated to the front of the house. An annex, particularly those that are so very clearly dependent on the host property as is the case here, are considered not to warrant their own parking space as it is judged the occupants (usually family members needing

ITEM 10

assistance) would not significantly add to traffic movements or the requirement of an additional vehicle. As mentioned above, the driveway/parking area to the front of the property is large and can already accommodate up to 2 vehicles. The proposed garage could clearly accommodate a further 1no. vehicle (a double garage needs to measure 6 x 3 metres internally to count as two spaces). There are therefore no objections in transportation highway terms and the proposal can be recommended for approval.

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 18:30 Monday to Friday and 8:00 to 13:00 on Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006; Policy CS9 of the South Gloucestershire Local Plan : Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

ITEM 10

3. The single storey granny annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Tintagel, Harry Stoke Road, Stoke Gifford, South Gloucestershire, BS34 8QH

Reason

To protect the residential amenity of the neighbouring occupiers and the character of the area and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; saved Policy H4 of the South Gloucestershire Local Plan (Adopted) 2007 and the National Planning Policy Framework.

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PT15/3776/TRE	Applicant:	Mrs Rona Webster
Site:	Chippings Wolfridge Ride Alveston Bristol South Gloucestershire BS35 3RA	Date Reg:	3rd September 2015
Proposal:	Works to crown lift 1no. Dawn Redwood tree to 2.5m lift covered by Tree Preservation Order TPO 458 dated 15/02/1995	Parish:	Alveston Parish Council
Map Ref:	363241 187885	Ward:	Thornbury South And Alveston
Application Category:		Target Date:	27th October 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE/COMMITTEE

Comments of objection have been received which are contrary to the officer's recommendations. Therefore this application is being referred to the circulated schedule.

1. THE PROPOSAL

- 1.1 Works to crown lift 1no. Dawn Redwood tree to 2.5m lift covered by Tree Preservation Order TPO 458 dated 15/02/1995

2. POLICY CONTEXT

- 2.1 National Guidance
- i. The Town and Country Planning Act 1990
 - ii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/4849/TRE, Decision: REFU, Date of Decision: 30-JAN-2015. Proposal: Works to section fell 1no. Dawn Redwood covered by Tree Preservation Order TPO458 confirmed 15th February 1995.
- 3.2 PT00/3188/TRE, Decision: REFU, Date of Decision: 02-JAN-2001. Proposal: Felling of dawn redwood tree covered by Tree Preservation Order.

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
An objection was lodged to the original specification to crown lift to 5m. Since this objection the specification was altered to 2.5m and the application sent out for reconsultation. As no response has been received from the Parish Council the previous objection stands.

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The only issues to consider are whether the proposed works would have an adverse impact on the health, appearance, or visual amenity offered by the tree to the locality and whether the works would prejudice the long-term retention of the specimen.

5.2 Consideration of Proposal

The original specification that was submitted, to crown lift to a height of 5m, was considered to be excessive and so the applicant was contacted and asked to amend the specification to a 2.5m crown lift. This was agreed to.

This will not be of detriment to the trees health or the amenity it offers the landscape

6. RECOMMENDATION

6.1 That permission is GRANTED subject to conditions detailed in the decision notice.

Contact Officer: Phil Dye
Tel. No. 01454 865859

CONDITIONS

1. The works hereby authorised shall be carried out within two years of the date on which consent is granted (or other appropriate timescale).

Reason

In the interests of the long term health of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

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 The Town and Country Planning (Tree Preservation) (England) Regulations 2012

CIRCULATED SCHEDULE NO. 43/15 – 23 OCTOBER 2015

App No.:	PT15/3829/F	Applicant:	Mr Jason Brown
Site:	86A Down Road Winterbourne Down Bristol South Gloucestershire BS36 1BZ	Date Reg:	4th September 2015
Proposal:	Erection of single storey front and side extension to form additional living accommodation. (Resubmission of PT15/1063/F).	Parish:	Winterbourne Parish Council
Map Ref:	365387 179619	Ward:	Winterbourne
Application Category:	Householder	Target Date:	28th October 2015



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to a letter of objection from the Parish Council

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of single storey extension to wrap around part of the front and side of the existing dwelling. The purpose of the extension is to provide a small front porch and a study
- 1.2 The application site related to a two storey, modern detached dwelling at the junction of Church Road with Down Road in Winterbourne.
- 1.3 During the course of the application an amended plan was received to regularise the roof pitches on the extension – no reconsultation was carried out due to the minor nature of the revisions.
- 1.4 This application is the resubmission of a previously refused application for a larger extension and a detached garage. This previous application PT15/1063/F was refused for the following reasons:

The proposed front and side extension, by virtue of its width, roof pitch, fenestration and lack of detailing fails to respect and enhance the character of the existing dwelling. The application is therefore contrary to the requirements of Policy H4 of the South Gloucestershire Local Plan (Adopted) and Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted).

The proposed off street parking spaces as shown on the revised block plan would obliterate the existing garden and the resultant family dwelling would have no private and useable amenity space. The application is therefore contrary to the requirements of Policy H4 of the South Gloucestershire Local Plan (Adopted) and Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted).

- 1.5 This application attempts to overcome the previous refusal reasons by reducing the size of the proposed extension, altering its design to follow officer advice and also removing the garage from the proposal.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance

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

CS5 Location of Development

CS8 Improving Accessibility

2.3 Supplementary Planning Guidance

Residential Parking Standard SPD (Adopted) December 2013

South Gloucestershire Design Checklist SPD (Adopted) August 2007

Winterbourne Down Village Design Statement

3. RELEVANT PLANNING HISTORY

3.1 PT15/1063/F Erection of single storey front and side extension to form additional living accommodation and erection of detached garage.
Refused June 2015

3.2 PT05/1696/RM Erection of dwelling to be read in conjunction with outline permission PT04/0377/O.
Approved July 2005

3.3 PT04/0377/O Erection of dwelling (Outline).
Approved March 2004

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council
Objects to the application as the proposed building exceeds the building line on Down Road.

Other Representations

4.2 Local Residents
None received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) states development proposals will only be permitted if the highest possible standards of site planning and design are achieved. Meaning developments should demonstrate that they: enhance and respect the character, distinctiveness and amenity of the site and its context; have an appropriate density and well integrated layout connecting the development to wider transport networks; safeguard and enhance important existing features through incorporation into development; and contribute to strategic objectives.

5.2 Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) is supportive in principle of development within the curtilage of existing dwellings. This support is provided proposals respect the existing design; do

not prejudice residential and visual amenity, and also that there is safe and adequate parking provision and no negative effects on transportation.

5.3 Design and Visual Amenity

The proposed extension is a modest single storey extension that will wrap around the front and side of the existing dwelling. The extension will project out 1.6 metres beyond the front wall of the existing dwelling and 3.3 metres to the side. The extension will incorporate evenly pitched roofs and fenestration to match the existing dwelling.

5.4 It is noted that the Parish Council has raised concern that the extension will extend beyond the existing building line on Down Road. The proposed extension will only project 1.6metres to the front of the dwelling and a number of neighbouring dwellings already have front porches and canopy roofs that extend to the front. Although this proposed extension will project approximately 50cm further to the front than the existing porches, consideration is also given to the fact that the dwelling to the east of the Church Road junction is set at a different angle to the application site and also set further towards the highway. By means of conclusion, it is not considered that the proposed extension would cause any harm to the visual amenity of either the host dwelling of the street scene.

5.5 Overall the proposal has an appropriate scale and form and also matches material effectively. Accordingly, it is judged that the proposal has an acceptable standard of design and is considered to be in-keeping with policy CS1 of the adopted Core Strategy.

5.6 Residential Amenity

Due to the limited size of the extension and its location close to the road junction, the proposal will not have any unacceptable impact on neighbouring dwellings. A useable amenity of amenity space will be retained to meet the needs of the extended family dwelling. Accordingly, the proposed side and rear extension will not result in a materially detrimental impact to the residential amenity of the neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.7 Highways

In accordance with the Councils Residential Parking Standards SPD (adopted), two off street parking spaces will be provided on the existing driveway sufficient to meet the needs of the extended dwelling.

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 following conditions:

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason

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