



**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. 39/15

Date to Members: 25/09/15

Member's Deadline: 01/10/15 (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 - 25 September 2015

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK15/2549/F	Approve with Conditions	The Trident Public House 294A Badminton Road Downend South Gloucestershire BS16 6NY	Emersons	Emersons Green Town Council
2	PK15/2919/F	Approve with Conditions	The Grange School And Sports College Tower Road North Warmley South Gloucestershire	Parkwall	Oldland Parish Council
3	PK15/2957/F	Approve with Conditions	Land At Wick Lane Upton Cheyney South Gloucestershire BS30 6NW	Bitton	Bitton Parish Council
4	PK15/3356/ADV	Approve	72 - 74 Station Road Yate South Gloucestershire BS37 4PH	Yate Central	Yate Town

CIRCULATED SCHEDULE NO. 39/15 – 25 SEPTEMBER 2015

App No.: PK15/2549/F
Site: The Trident Public House
294A Badminton Road Downend
South Gloucestershire BS16 6NY

Applicant: Mr B Coles
Date Reg: 19th June 2015

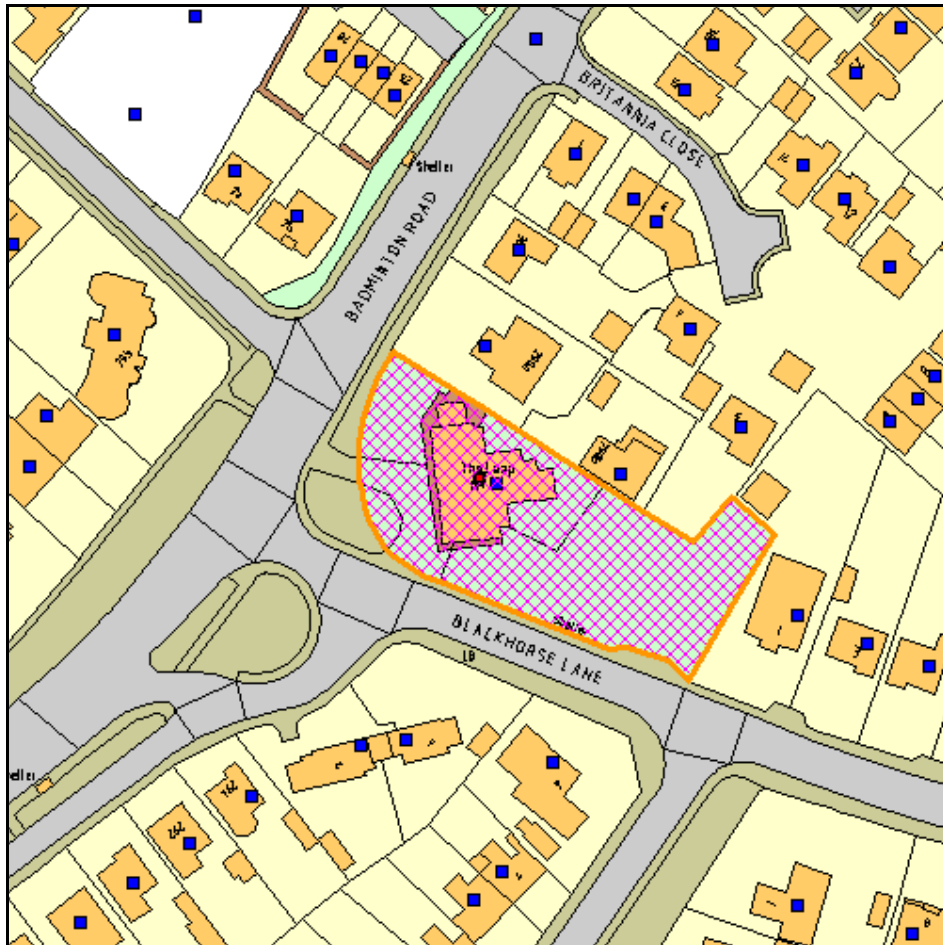
Proposal: Erection of single storey wooden extension to front elevation for use as smoking shelter. (Retrospective)

Parish: Emersons Green Town Council

Map Ref: 365941 178058

Ward: Emersons Green
Target Date: 11th August 2015

Application Category: Minor



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REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because the Officer recommendation to approve is contrary to an objection from a member of the public.

1. THE PROPOSAL

- 1.1 This is a full retrospective planning application for the erection of a single storey wooden smoking shelter to the front elevation. The shelter has already been erected so the application is retrospective, however a finish is yet to be applied to the timber. Having considered the proposal and attended at the site, the Planning Officer is of the view that whatever its purpose, this structure is better described as an extension of the pub owing to its size, siting and physical attachment to the building.
- 1.2 The pub is on the junction of Badminton Road and Blackhorse Lane. There is an existing timber smoking shelter on the side (north) elevation. The smoking shelter also acts as the front entrance to the pub and opens out into a landscaped garden. There is a large car park to the south-east of the site.

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)
n/a
South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 There is no relevant planning history for this application.

4. CONSULTATION RESPONSES

- 4.1 Emersons Green Town Council
No objection
- 4.2 Other Consultees
Highway Structures – No objection

Sustainable Transport – Do not believe this will alter travel demand patterns

Lead Local Flood Authority – No comment

Other Representations

4.3 Local Residents

One letter of objection has been received from a member of the public making the following comments;

This shelter (build without permission) is in addition to a smoking shelter erected in 2009 to the side of the property. The pub is in a quiet residential area and has already attracted numerous complaints to environmental health due to the noise disturbance. The level of disturbance has increased further since the erection at the front of the pub since it appears to be being used as an extension to the bar area.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development - Design

The National Planning Policy Framework (2012) demonstrates the Government's attention to the design of the built environment and requires that planning decisions ensure that developments respond to local character and history, create safe and accessible environments and are visually attractive.

5.2 Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013 supports NPPF guidance and suggests that development will only be permitted where the highest possible standards of design and site planning are achieved. Development proposals will be required to demonstrate that siting, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 Principle of Development – Design (Size and materials)

The development is a large smoking shelter at the front of the property extending some 3.5m from the entrance door with a width of 8m across. It is physically attached to the pub and is essentially an extension of the pub, albeit one which is 'open' and is required to remain 50% open, below the roof, to meet smoking requirements.

5.4 The extension on the front elevation, accommodates land that has evidently been a part of the pub garden for a long time and almost certainly since its first use. The planning unit is of significant size with a landscaped garden to the front and a large car park area to the side/rear. It is considered that this extension is not inappropriate in the context of the size of the site.

5.5 The extension is fixed with timber supports and a decking base with horizontal boarding up to about 1m in height and horizontal timber boarding to the fascia of the roof structure. The roof is finished in a light grey felt.

5.6 On the side (north) elevation of the property is a further timber smoking shelter which has been in position for several years (circa. 2009). This is of similar construction but finished with a dark timber stain.

- 5.7 The original pub building is constructed with a light colour brickwork across most of the front elevation. It is a slightly unconventional design with a wide single storey ground floor structure with flat roof and a much smaller centralised two-storey block with pitched roof. The two-storey part of the building being rendered and painted a very pale blue/green and with dark-stained timber boarding on the front.
- 5.8 Whilst the brickwork corresponds with some of the residential properties in the area, the pub does sit as a distinct and stand-alone building covering a large plot on the corner of Badminton Road and Blackhorse Lane. It is not a building of special architectural merit or defined character.
- 5.9 This extension to form the smoking shelter is constructed with good quality timber materials comparable to the existing structure at the side elevation and is not out of keeping or detrimental to the character and amenity of the site or the locality. It is in accordance with Policy CS1 of the Local Plan Core Strategy (Adopted) December 2013.
- 5.10 The timber does appear somewhat plain in its current form and discussions with the applicant indicated that it is his intention to treat this wood to improve the visual appearance. It is suggested that a condition be attached to require the wood to be stained in a colour to match existing materials, be that, the dark-stain timber on the smoking shelter and 2nd storey front elevation, or be it a stain to match the render, or brickwork colours.
- 5.11 Principle of Development - Noise
The Officer discussed the extension with the applicant during the site visit and he indicated that it had been constructed with noise mitigation measures in mind. It is noted that the one objection refers to a number of complaints about noise disturbance and to this shelter extending the area of the pub such that noise disturbance is intensified.
- 5.12 The applicant suggests that the alterations have been made to deter users from the previously constructed shelter at the side of the property, which is much closer to residential properties, notably 296a and 296b Badminton Road which are sited immediately behind the pub. He also explained that the shelter/pub entrance includes two double doors, creating a double noise buffer from bands and/or general noise in the pub.
- 5.13 The land on which the shelter is sited is otherwise a legitimate part of the pub curtilage and established pub garden and is entitled to be used by customers during pub operating hours.
- 5.14 There seems to be little doubt that with its size, access to the main entrance and number of tables, it will be used by customers and probably be a favourable alternative to the original smoking shelter. This should reduce the potential noise implications for the properties to the rear and facing into the garden and then the wide road junction, provides a greater area for noise dissipation. It is acknowledged however that it could encourage outside sitting/smoking/drinking in this area and this may increase some of the noise directed to properties on Blackhorse Lane and over Badminton Road.

- 5.15 The Officer has contacted the Environmental Health Officer in the course of dealing with the application. She has advised that noise complaints have been received in recent years but these have all been resolved informally and that there is no outstanding noise complaint in regard to the pub building.
- 5.16 The Environmental Health Team do have separate powers to investigate allegations of noise nuisance and in the absence of clear evidence that the additional shelter has significantly intensified noise, this does not amount to grounds to refuse this planning application.
- 5.17 Consideration has been given to a requirement for the removal of the previously constructed smoking shelter on the north elevation, not least given the comments above about proximity to neighbouring properties. There is also some doubt over whether this structure meets accepted definitions of an outbuilding to be used for the purposes of smoking.
- 5.18 Based on the available evidence however, that building is exempt from planning enforcement action by virtue of the time that it has been in position. There does not appear to be a record of noise complaints directly attributable to this structure, which is a much smaller extension to the pub building and given the boundary treatments to the north and west, is in a much more inconspicuous position. Taking account of the need for conditions to be reasonable, necessary and relevant to the application, it is not considered that a requirement to remove this structure would meet those thresholds.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be granted subject to the condition below;
- 7.2 Within 3 months from the date of this decision, the timber shelters and timber boarding on the front elevation (including 2nd storey) shall all be finished in the same colour stain/render and retained as such thereafter.

Reason: To protect the character and appearance of the site and the locality and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

Contact Officer: James Cooke
Tel. No. 01454 863429

CONDITIONS

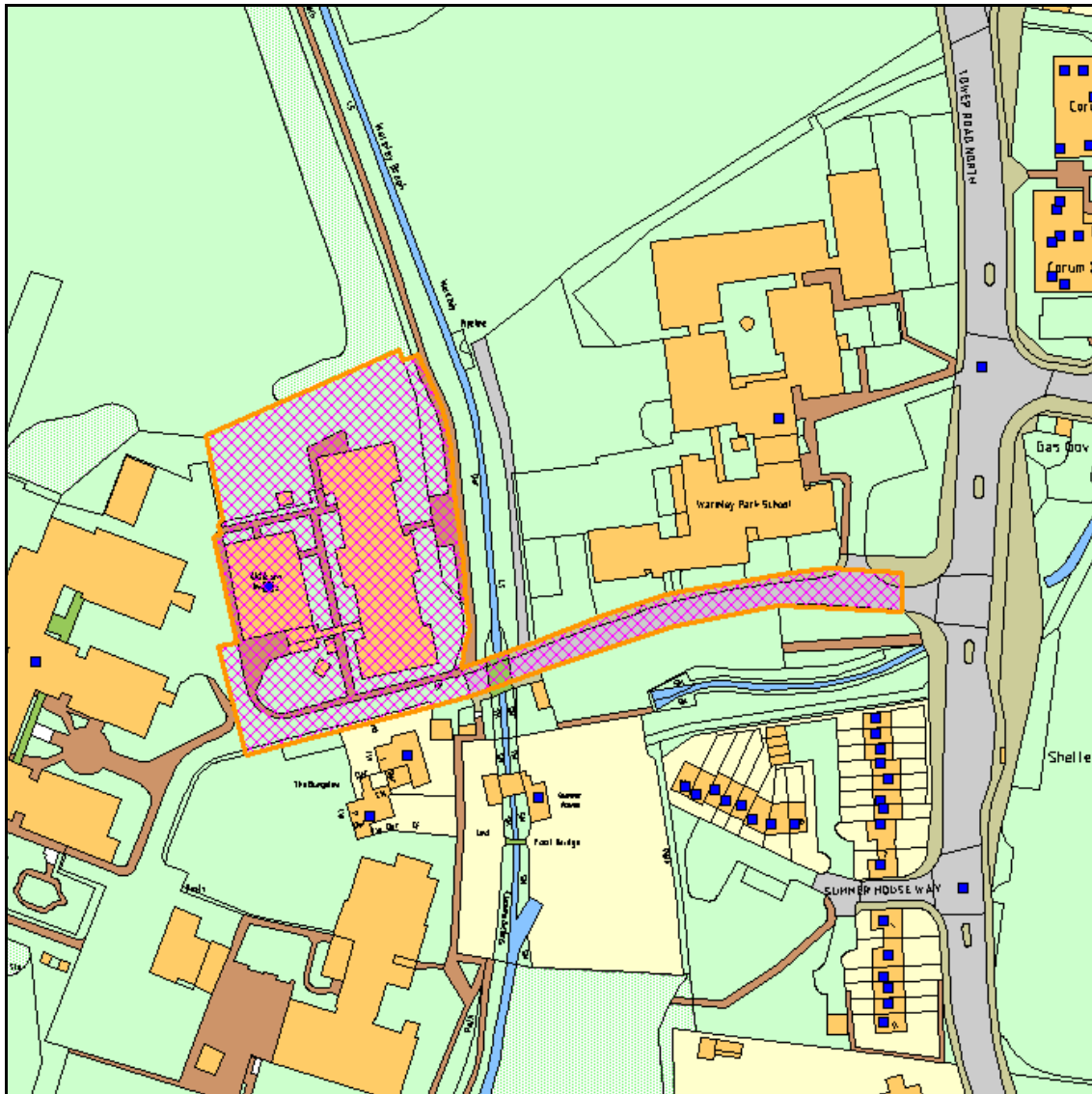
1. Within 3 months from the date of this decision, the timber shelters and timber boarding on the front elevation (including 2nd storey) shall all be finished in the same colour stain/render and retained as such thereafter.

Reason

To protect the character and appearance of the site and the locality and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 39/15 – 25 SEPTEMBER 2015

App No.:	PK15/2919/F	Applicant:	Cabot Learning Federation
Site:	The Grange School And Sports College Tower Road North Warmley South Gloucestershire BS30 8XQ	Date Reg:	15th July 2015
Proposal:	Demolition of Blocks D and E, Pottery Store and Gas Meter/Cycle Store. Erection of two storey school building and associated works.	Parish:	Oldland Parish Council
Map Ref:	366748 173193	Ward:	Parkwall
Application Category:	Major	Target Date:	7th October 2015



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to the receipt of one letter of concern from the Parish Council and two letters from neighbouring residents.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the demolition of two of the existing buildings at The Grange and the provision of new teaching facilities on part of the existing school. The purpose of the new building is to provide a new Studio school. Prior Notification for Demolition has already been granted for the demolition of the existing buildings on the site and therefore this application will not focus on the demolition but rather on the rebuild.
- 1.2 It is intended that the proposed new school will open in 2016. The new building will take the form of a simple regular block and teaching facilities will be arranged over two floors. The rest of the site will be divided to provide parking and outside amenity space. The proposed Digitech school will cater for young people aged 14 to 19 and will focus on education in the high tech and creative digital sectors.
- 1.3 The application site is located within an existing school (The Grange) in Warmley. The existing school is currently undergoing a closure process and will be closed in August 2016. Details of pupil numbers will be discuss in more detail in the transportation section of the analysis below.
- 1.4 Prior to the submission of the application, extensive public consultation was undertaken.

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)
T7 Cycle Parking
T8 Parking Standards
T10 Travel Plans
T12 Transportation Development Control Policy for New Development
LC4 Proposals for Educational and Community Facilities within Existing Urban Areas
L1 Landscape Protection and Enhancement
L9 Species Protection
L12 Conservation Areas
L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS23 Community Infrastructure and Cultural Activity
CS29 Communities of the East Fringe

- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)

3. RELEVANT PLANNING HISTORY

There is a long history to the site with the various consents being given to extend and alter The Grange over the years. The only previous application that is considered to be directly relevant to this application is:

- 3.1 PK15/2700/PND Prior notification of intention to demolish teaching blocks E and D
No Objection July 2015

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No Objection
- 4.2 Siston Parish Council
Raise concerns regarding possible additional congestion

Other Responses

- 4.3 Environmental Protection Officer
No Objection
- 4.4 Conservation Officer
No Objection
- 4.5 Environmental Protection
No Objection
- 4.6 Tree Officer
Requires the submission of a tree constraints and tree protection plan
- 4.7 Public Rights of Way
No Objection
- 4.8 Wessex Water
No Objection
- 4.9 Avon and Somerset Constabulary
Raise no objection but make a number of recommendations regarding site security

- 4.10 Urban Design Officer
No Objection
- 4.11 Lead Local Flood Authority
No Objection
- 4.12 Landscape Architect
No Objection
- 4.13 Highway Structures
No Objection
- 4.14 Arts and Development Officer
Requests a condition to secure public art.

Other Representations

- 4.15 Local Residents
Two letters of concern have been received from local residents expressing concerns about traffic, parking and congestion problems and noise and disturbance for neighbouring properties.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Paragraph 72 of the NPPF confirms that the 'Government attaches great importance to ensuring that sufficient choice of school places is available to meet the needs of existing and new communities.' It clarifies that Local Planning authorities should take a proactive, positive and collaborative approach to meeting this requirement. This central government ambition to promote educational facilities weighs heavily in favour of the development.
- 5.2 Planning policy LC4 of the South Gloucestershire Local Plan (adopted) January 2006 (saved policy) allows for the principle of the development. The main issues to consider are the appearance/form of the proposal and the effect on the visual amenity of the area; the transportation effects, including whether the site is accessible by non-car modes of travel, and the off street parking effects; the effect in terms of residential amenity; and the environmental effects. The application site sits partially in flood zone 3 and is adjacent to public rights of way and a listed building. A number of trees stand on the site. The application stands to be assessed against all policies as listed in section 2 of this report and under the following headings.
- 5.3 Appearance/Form and Impact on the Visual Amenity of the Area
The scheme comprises the replacement of a building of similar scale and orientation, on a campus style school site. As per the existing situation, the proposal orientates to front the adjoining cycle path. Given that the proposed replacement building is so similar in footprint and layout to the one it is to replace, there is no objection in terms of layout and scale.

- 5.4 In terms of materials, the proposal is for a grey / black cladding to the upper part of the building and buff brick to ground floor. Windows are set in deep reveals with dark frames. A large soffit / canopy and coloured panelling provides interest to the 'front elevation'. Specifically when compared to the existing building it is to replace, the proposed new dwelling is of a much higher quality design introducing modern materials and a more modern design approach. This is considered to be entirely suitable for its intended use and location.
- 5.5 The plans include off street parking, cycle stores, boundary fencing and outside recreation areas for use by the students. A number of trees are to be retained. The retention of trees is considered important to help maintain the character and appearance of the area and allow the school site to blend successfully with the adjacent open green space. A tree protection and retention plan has been submitted with the application. Subject to the attachment of a condition to ensure that the trees are adequately protected during construction, the design and visual appearance of the building is deemed to be entirely acceptable.
- 5.6 Transportation
In order to make an assessment of the transport implications of the proposed development it is first necessary to understand how the proposed Studio School and the existing Grange school will work together. Officers are sensitive to the comments raised by the Parish Council and neighbours and it is essential to ensure that highway congestion is not exacerbated as a result of the proposal.
- 5.7 The Grange school is undergoing the closure process and will be closed to pupils at the end of the 2015/16 school year (i.e. in July 2016). It caters for 11-18 year old pupils and, when fully operational accommodated 994 pupils. When fully operational, the proposed Digitech school will accommodate 360 pupils representing a decrease of around 60% compared to capacity of The Grange. Importantly, the existing Grange School and proposed Digitech school will never be open to pupils at the same time. This is an important consideration when assessing and comparing the existing and proposed highway situation.
- 5.8 The site forms one part of a larger educational site comprising The Grange and Warmley Park Primary School. The entrance to the educational site is via Tower Road North, which has a 30mph speed limit. Once on the site (which is accessed through a shared private road) the speed is 5mph and is regulated by a series of speed bumps. Entrance to the site for pedestrians and cyclists will be segregated from vehicles, with access taken from a new access gate on the eastern site boundary.
- 5.9 In terms of parking provision, the plans make provision for 26 car parking spaces provided on site and this is consistent with the parking requirements as set out at Policy T8 of the South Gloucestershire Local Plan (Adopted). Parking will be restricted to staff and visitor's only. Students will be encouraged, through the implementation of a travel plan to walk, cycle or use public transport.

Parents are allowed to drop off on site but this will be in the existing turning area towards the front of the wider school site adjacent to the Warmley Park School. The proposal will also include 72 cycle parking spaces which in accordance with the Council cycle parking policy as set out at Policy T7 of the South Gloucestershire Local Plan (Adopted).

- 5.10 The applicants have also given careful consideration to the proposed hours of opening to ensure that, wherever possible, drop off and delivery times do not coincide with that of Warmley Park School. The intended teaching hours at the proposed Digitech school are 8.30am to 16.30 (13.20 on a Friday) compared to Warmley Park School which has the teaching hours of 08.45 to 15.45 daily. This will further help to lessen congestion on the surrounding highway network.
- 5.11 Officers are sensitive to the concerns raised by the Parish Council and the neighbours, but given the significant reduction in the number of pupils, the traffic and parking demand associated with the proposed scheme would be lower than before when the Grange school was running at its full capacity. It is not considered necessary to restrict the number of pupils via condition as this is self regulating because of the size of the building itself.
- 5.12 A draft school 'travel plan' has been submitted with this application but this will need to be completed /updated as the school becomes operational. It will take a number of years for the number of pupils at the school to reach capacity. In light of the assessment above, there is no highway objection to the proposal on highway grounds subject to conditions to ensure implementation of the car and cycle parking and the submission of an updated travel management plan. It is also considered expedient to attach a construction hours condition to limit the hours when large vehicles may access the site to prevent clashing with the Warmley Park arrival and drop-off times.
- 5.13 Residential Amenity
Due to the distance of the building from the nearest residential dwellings it is not considered that the proposed new school building would cause any issues of overshadowing or overbearing for neighbouring dwellings. Similarly, given that the proposal is for the erection of a smaller replacement school, it is not considered that neighbours would suffer any additional impacts of noise and disturbance from the daily running of the school.
- 5.14 The residential property that stands closest to the application site is the Summer House. Given the relative proximity of this neighbour to the construction site, a condition will be attached to attach the hours of operation during construction.
- 5.15 Flood Risk
A very small slither of the site that runs closest to the brook lies in flood zone 3 – the remainder of the site lies in flood zone 1. In accordance with the requirements of the NPPF, as part of the development site lies in the flood zone 3, the sequential test must be satisfied. The purpose of the sequential test is to guide development to areas at least risk of flooding. In order to satisfy the sequential test, the Council must be satisfied that the development cannot be carried out on land that is at a lower risk of flooding.

- 5.16 In this instance, your officer is satisfied that there are no other suitable and readily available sites in the locality that could accommodate the proposed development that are at a lower risk of flooding. The proposal is for the re-development of an existing school site and it is not possible to move the site. Following on from this, having established that the site is sequentially acceptable, it is then necessary to consider whether the layout of the proposed development on the site itself guides development away from the parts of the site that are at the highest risk of flooding. As none of the proposed school building will stand in flood zone 3, this element of the sequential test is also satisfied.
- 5.17 In addition, a detailed flood risk assessment has been submitted with the application and scrutinised by the Environment Agency. The Environment Agency raises no objection to the proposed development.
- 5.18 The proposal indicates that surface water will be discharged into the Warmley Brook as per the current regime. However in the Surface and Foul Water Drainage Statement (Hyder Consulting, 02 July 2015) it mentions that percolation tests will be undertaken to establish whether or not infiltration is a suitable method to dispose of surface water on site. This follows the SuDS hierarchy of utilising infiltration in the first instance unless percolation results determine that this is not a viable option. Once the final method for surface water disposal has been determined full details will need to be submitted to the Council for approval – this will form the basis of a condition.
- 5.19 Trees
There are a number of trees on the existing site. The application is supported by a tree retention and protection plan showing which of the trees are to be retained and which are removed. Your officer is satisfied that the highest quality trees are being retained and will be protected during development.
- 5.20 Conservation Issues
The application site lies within the setting of the Grade II listed building the Summer House and the Warmley conservation area. The application is accompanied by a Statement of Heritage Significance which has been assessed by the Council's conservation officer. The separation distances and the presence of mature planting would ensure that there is no direct or significant visual relationship between the new school building and the listed Summerhouse associated with the Warmley Brassworks/ Warmley House that lies to the south-west. There are therefore no objections to the application on this basis.
- 5.21 Public Rights of Way
Public Right of Way POL12 runs immediately adjacent to the eastern boundary of the site. The PROW will be separated from the school site by a security fence. The development is unlikely to affect the public right of way and therefore there is no objection on this basis.

5.22 Arts and Development

The NPPF states that the social role of the planning system should create a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being. In line with this, Policy CS23 the South Gloucestershire Local Plan Core Strategy states that The Council will work with partners to provide additional, extended or enhanced community infrastructure and encourage participation in cultural activity. Developers of Major Residential Schemes, and schemes that will attract a large number of users, will be required to demonstrate how their proposals will contribute to the objectives of the South Gloucestershire Cultural, Heritage and Arts Strategies, through the provision of additional, extended or enhanced facilities and access to/or facilitation of art and cultural activities for the new residents. In this instance, given that the proposed building is a school that will attract a large number of users, a condition to require the submission of details relating to on site public art is deemed appropriate.

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 condition on the decision notice.

Contact Officer: Marie Bath
Tel. No. 01454 864769

CONDITIONS

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

Reason
To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).
2. All works must be carried out exactly in accordance with the Tree Retention and Protection Plan (Drw 151-GAP-004rev02) received by the Council on 4th September 2015 and the Tree Survey Report received by the Council on 5th July 2015.

Reason

In the interests of the visual amenity of the area and to accord with the requirements of Policies L1 and LC4 of the South Gloucestershire Local Plan (Adopted) and Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted).

3. The building hereby permitted shall not be occupied until the car/vehicle parking area and turning area as shown on the approved plans has been completed, and at all times thereafter, the area shall be kept free of obstruction and available for the parking of vehicles and turning associated with the development

Reason

To ensure the provision of adequate on site parking in the interests of highway safety and to comply with the requirements of Policies T8 and T12 of the South Gloucestershire Local Plan (Adopted) and Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted)

4. The building shall not be occupied until the cycle parking provision shown on the approved plans has been completed, and thereafter, be kept free of obstruction and available for the parking of cycles only.

Reason

To ensure the provision of adequate on site parking in the interests of highway safety and to comply with the requirements of Policies T7 and T12 of the South Gloucestershire Local Plan (Adopted) and Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted)

5. The building hereby permitted shall not be occupied until a full 'Travel Plan' comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and been approved in writing by the Local Planning Authority. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed travel Plan Targets.

Reason

To promote more sustainable patterns of transport in the interests of highway safety and to comply with the requirements of Policies T12 and LC4 of the South Gloucestershire Local Plan (Adopted) and Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted).

6. The hours of working on site during the period of construction shall be restricted to 07:30 until 18:30 Monday to Friday, and 08:00 until 13:00 on Saturday; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery, and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenity of the residents of surrounding residential properties and to accord with Policy LC4 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

7. There shall be no HGV deliveries to the construction site outside of the hours of 09:30 to 15:00 between Monday and Friday.

Reason

To avoid conflict with school rush hour traffic and to accord with the requirements of Policy T12 of the South Gloucestershire Local Plan (Adopted) and Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted).

8. Prior to the commencement of development, details of the final method for surface water disposal shall be submitted to the Council for written approval. All development must be carried out exactly in accordance with the details agreed.

Reason

To ensure that adequate drainage is achieved and to satisfy the requirements of the Foul Water Drainage Statement submitted in support of the application and to comply with the requirements of Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted). This must be a pre-commencement condition as it is necessary to establish the drainage principles at foundation stage.

9. The development hereby permitted shall take place exactly in accordance with the following drawings:

Received by the Council on 4th September 2015 - 151-GAP-004 - Tree Restraints and Protection Plan.

Received by the Council on 5th July 2015 - School Travel Plan, Feasibility Options Appraisal, Transport Statement, Flood Risk Assessment, Design and Access Statement, Sustainable Energy Requirements, Tree Survey Report, Site Access Strategy, Surface and Foul Water Drainage Statement, 15026/L(PA)0001revA - Site Location Plan, L-1511-PPP-001 - Planting Plan, Existing Site Photographs, 15026/L(PA)0002revA - Topographic Survey, L-1511-SOP-001 - Landscape Levels, L-1511-GAS-001 - Landscape Site Sections, 15026/L(PA)04-1revA - Proposed Ground Floor Plan, 15026/L(PA)0402revA - Proposed First Floor Plan, 15026/L(PA)0403revA - Proposed Roof Level, 15026/E(PA)0401revA - Elevations sheet 1 of 2, 15026/L/E(PA)0402revA - Elevations Sheet 2 of 2, 15026/E(SK)0005revA - Sketch Rendering of Elevations, L1511-GAP-001 - Landscape Masterplan, 15026/L(PA)0003revA - Proposed Site Plan, 15026/S(PA)0402revA - Proposed Site Sections, 15026/S(PA)0401revA - Proposed Building Sections, 15026/S(PA)0001revA - Existing Site Sections, 60689(632)001 - Proposed External Lighting Layout, L-1511-GAP-002 - Boundary Treatment and Security Strategy

Reason

For the avoidance of doubt.

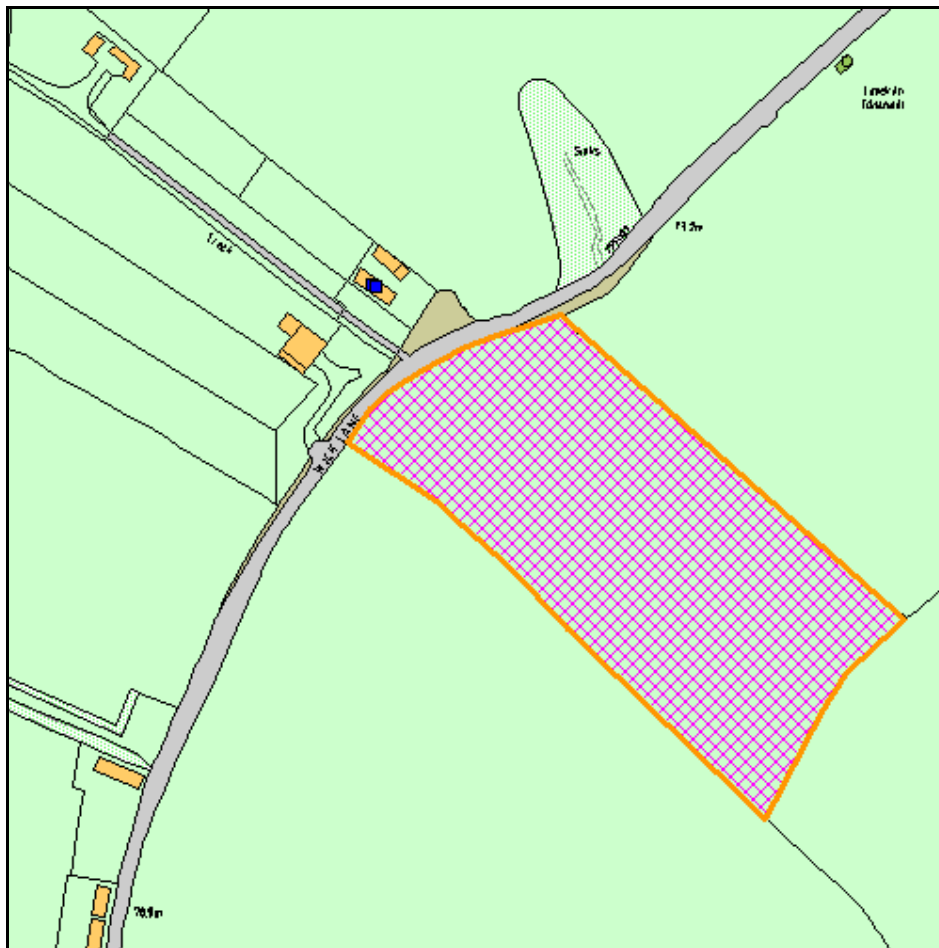
10. Prior to the first occupation of the building hereby approved, details of a unique site specific integrated scheme of Public Art (including timescales) to be implemented within the development site shall be submitted to the Local Planning Authority for approval in writing. For the avoidance of doubt the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm Planning Advice Note. Thereafter the Artwork shall be installed in accordance with the details and timescales so agreed.

Reason

To protect the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policies CS23 and CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted).

CIRCULATED SCHEDULE NO. 39/15 – 25 SEPTEMBER 2015

App No.: PK15/2957/F	Applicant: Ms T Rowe
Site: Land At Wick Lane Upton Cheyney South Gloucestershire BS30 6NW	Date Reg: 17th July 2015
Proposal: 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). (Retrospective)	Parish: Bitton Parish Council
Map Ref: 369854 170644	Ward: Bitton
Application Category: Minor	Target Date: 9th September 2015



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REASON 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). The proposal is retrospective.
- 1.2 The land is located to the southeast of Wick Lane, Upton Cheyney, 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 1.48 hectares and it is understood has been used for some time for the keeping of horses under different ownership. The present owner seeks to formalise the use of the land under this application.

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 PK15/0486/CLE Application for a certificate of lawfulness for
the existing use of land for the keeping of horses.
Withdrawn 8.4.15

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No objection subject to conditions limiting the use of the field to 3 horses and
the premises being solely for the private use of the owner

4.2 Other Consultees

Highway Engineer

We note that this planning application seeks retrospective permission to change the use of land at Wick Lane, Upton Cheyney from agricultural to equestrian use. In conjunction with this change of use the applicant wishes to gain approval for a building which is used to stable horses and store hay.

We have no objection in principal to this application however, we would be very concerned about the increased travel demand which would arise if it were used intensively. Hence, we would recommend a number of conditions are placed on any planning permission granted for this site to limit it to the personal use of the applicant.

These conditions are designed to limit the impact of this development on the safety of the adjoining highway network and are as follows:
No more than 3 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.

Drainage and Flood Risk Management

No objection.

Landscape Architect

No objection subject to a condition relating to the provision of a landscaping scheme.

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.

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 these policies the development should be approved unless other material considerations indicate otherwise.

5.2 Impact on the Green Belt and surrounding landscape

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 and are well located and screened by mature trees and hedgerows. It is therefore considered to have minimal impact on the openness of the Green Belt.

5.3 The application also includes the change of use of agricultural land to land for the recreational keeping of horses. 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.

5.4 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 located within an area where there are already a number of stables and fields used for the keeping of horses and as such the proposal 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.

- 5.5 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. The development would not cause harm to 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 Design

In design terms the stable block is of a modest size measuring approximately 11 metres in length by 3.6 metres in width with an additional 1.3 metre overhang. Eaves are at 1.9 metres and the structure achieves an overall height of 2.9 metres. The hay store is of the same height and width with a similar overhang over its entrance door but is 3.7 metres long. Both structures would be of timber shiplap cladding with a profiled steel roof. The overall scale, massing and design of the buildings is considered acceptable in this location. The application site is relatively well enclosed by high hedgerows and trees, all of which would be retained and screen the building from public view. The stable block and hay store are located along the bottom edged of the field close to the western boundary where it is least conspicuous from the highway and is in close proximity to the existing field entrance, associated hardstanding and turning area.

The structures are therefore considered appropriate in design terms and can be recommended for approval.

5.7 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.

- 5.8 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 3.64 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.

- 5.9 It is not considered that the stables or hay store would have any adverse environmental effects by means of noise, smells, flooding or disturbance due to its size and siting.

- 5.10 There are no residential properties in close proximity to the development and as such there would be no adverse impact on residential amenity and not prejudice the amenities of neighbouring residential occupiers.
- 5.11 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.
- 5.12 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 Wick 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 in the interests of highway safety.
- 5.13 Access to the field is provided by an existing access. This proposal seeks retrospective permission for the modification of the access and for retrospective permission for an area of hardstanding that has been created that now provides an adequate area for vehicles and horseboxes to turn and for horses to be loaded and unloaded 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.
- 5.14 Landscape Assessment
Being a retrospective application it is not possible to properly assess the landscape prior to building works and evaluate the effect the development has on existing vegetation. According to the DAS the paddock is 1.48ha. SGC (Draft) Supplementary Planning Document Horses and Development (not adopted) states horses need 0.4-0.6ha each of grazing plus 0.1ha for exercising. The British Horse Society recommends approximately 2 horses per hectare. Therefore, there is barely sufficient land area to accommodate 3 horses and accommodation of 2 would be preferable. This brings into question the need for 3 stable bays.
- 5.15 Nevertheless, it is considered that the location of the stables is the most appropriate as the roadside vegetation screens the development from the road. It is understood that a significant amount of hedgerow removal/cutback has occurred to allow the construction of the perimeter fencing and as such a robust planting scheme should be secured as part of any permission granted. In order to mitigate for the vegetation removal, new native hedgerow planting and gapping up of existing hedges would be sought with new tree and copse planting. In addition the landscape scheme should include a short to medium term management plan to optimise the screening function of the roadside landscape buffer. In conclusion to the landscape assessment, there is no landscape objection, subject to securing a good landscape scheme to provide mitigation and subject to appropriate conditions regarding the number of horses to be accommodated on site.

6. **CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 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 and subject to the advertisement period expiring and raising no new material considerations.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

1. 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 2006.

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

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.
3. No permanent 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.

4. 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 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. 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 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.

6. Within three months of this approval and to mitigate for loss of vegetation removal that has already occurred, new native hedgerow planting and gapping up of existing hedges plus new tree and copse planting is required. 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 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 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.

CIRCULATED SCHEDULE NO. 39/15 – 25 SEPTEMBER 2015

App No.:	PK15/3356/ADV	Applicant:	Connells Residential
Site:	72 - 74 Station Road Yate Bristol South Gloucestershire BS37 4PH	Date Reg:	28th August 2015
Proposal:	Display of 2no. internally illuminated fascia signs.	Parish:	Yate Town Council
Map Ref:	370598 182488	Ward:	Yate Central
Application Category:	Minor	Target Date:	2nd October 2015



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- | | | |
|-----|----------|---|
| 3.4 | P88/2022 | Change of use of ground floor from retail shop to building society agency, financial agency and general property agency with offices on upper floor |
| | Approved | 13.7.88 |
| 3.5 | P87/2120 | Change of use of premises from retail shop to estate agents and building society office. |
| | Refused | 2.11.87 |
| 3.6 | N1184/3 | Demolition of existing stores and erection of new store building. |
| | Approved | 2.7.81 |

4. CONSULTATION RESPONSES

4.1 Yate Town Council
No objection

4.2 Other Consultees

Highway engineer
No objection

Other Representations

4.3 Local Residents

One letter of objection has been received from a local resident:

- recently the property has installed internal white light display boards which are considerably brighter than the original and these are left on overnight and the new signs will add to this and I am concerned that this will shine into my windows

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

As stated in the NPPF, the government attaches great importance to the design of the built environment, citing good design as the key aspect of sustainable development and thereby positively contributing to making places better for people. Developments should function well and add to the overall quality of the area, creating attractive and comfortable places to live, work and visit. It specifically states that poorly placed advertisements can have a negative impact on the appearance of the built environment and should be subject to control in the interests of amenity and public safety, taking account of cumulative impacts.

The proposal is considered acceptable and this is discussed in more detail below.

5.2 Visual Amenity

The application site is located within Yate and is part of a small rank of shops and business on the southern side of Station Road. The proposed signage is to replace existing signs for the estate agency operating within. The proposed signs would be along the front and side elevations, would comprise white writing on a red background and would be internally illuminated.

5.3 In terms of visual amenity the proposed signs would be very similar to those they replace in size and appearance and as such they are considered acceptable.

5.4 Residential Amenity

Comments have been received from a concerned neighbour who has been disrupted by new lights being installed inside the shop on display boards which are left on overnight. Concern is expressed that the new signs will add to this disruption. Confirmation has been sought from the agent regarding the luminance level of the proposed fascia signs compared to that of the existing fascia signs. The levels are stated as being 410 cd/m² and 520 cd/m² respectively. This revised and lower level of luminance is considered acceptable for the new fascia and appropriate for the location.

5.5 Following comments from a neighbour the agent has indicated that the display boards within the shop are on a timer which has not been working recently and is being repaired. It has subsequently, been confirmed that both these display signs and the fascia signs would only be switched on between the hours of 8am to 8pm, which it is understood is standard for other branches of Connells across the country. These proposed hours are considered to be acceptable and would not have an unacceptable impact on the residential amenity of closest neighbours.

5.6 Highway Safety

The proposed signage has been assessed with regard to impact on public safety and the highway in general. It is acknowledged that the site is set back off the main road with an expanse of pavement and parking to the front. It is therefore considered that there would be no undue impact on highway safety resulting from the proposal.

5.7 Cumulative Impact

The signage relates to an existing business positioned within an existing rank of shops and businesses. It is therefore considered to be appropriate to its setting and overall the size, scale, writing and luminance level proposed are considered acceptable.

6. RECOMMENDATION

6.1 That advertisement consent is **GRANTED**

Contact Officer: Anne Joseph
Tel. No. 01454 863788