



**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. 41/16

Date to Members: 14/09/2016

Member's Deadline: 20/10/2016 (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.

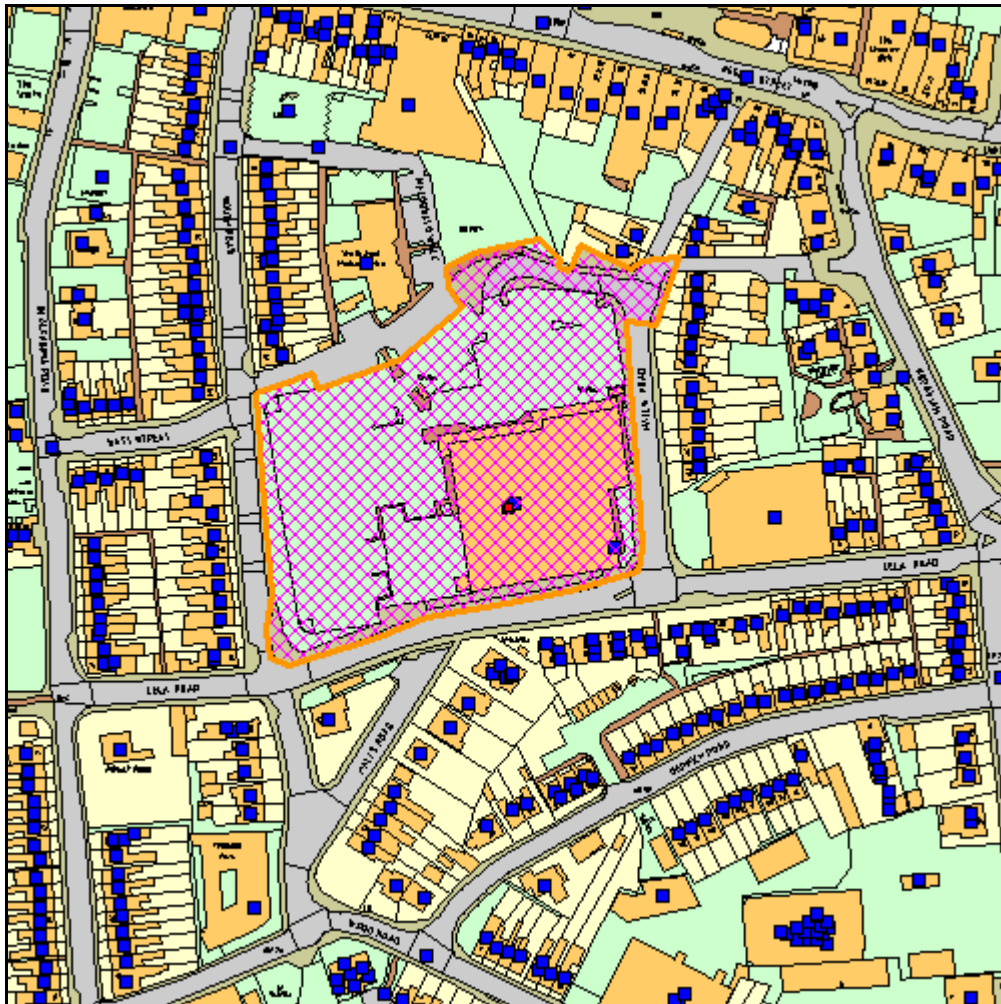
CIRCULATED SCHEDULE 14 October 2016

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK15/5213/F	Approve with Conditions	Former Co-op Foodstore Halls Road Kingswood South Gloucestershire BS15 8JD	Woodstock	None
2	PK16/1490/F	Refusal	School House The British Yate South Gloucestershire BS37 7LH	Ladden Brook	Iron Acton Parish Council
3	PK16/2566/F	Approved Subject to	Rawlings And Sons Bristol Ltd Cecil Road Kingswood South Gloucestershire BS15 8NA	Woodstock	None
4	PK16/3759/F	Approve with Conditions	Land At London Road Wick South Gloucestershire BS30 5SJ	Boyd Valley	Wick And Abson Parish Council
5	PK16/4735/F	Approve with Conditions	8 Church Road Hanham South Gloucestershire BS15 3AB	Hanham	Hanham Parish Council
6	PK16/5088/F	Approve with Conditions	16 Cleeve Park Road Downend South Gloucestershire BS16 6DN	Downend	Downend And Bromley Heath Parish Council
7	PT16/2446/ADV	Approve with Conditions	14 High Street Thornbury South Gloucestershire BS35 2AQ	Thornbury North	Thornbury Town Council
8	PT16/2821/LB	Approve with Conditions	14 High Street Thornbury South Gloucestershire BS35 2AQ	Thornbury North	Thornbury Town Council
9	PT16/4547/F	Approve with Conditions	Lodge Farm Church Road Rudge Way South Gloucestershire BS35 3SH	Thornbury South And	Alveston Parish Council
10	PT16/4655/F	Approve with Conditions	30 Burrough Way Winterbourne South Gloucestershire BS36 1LE	Winterbourne	Winterbourne Parish Council
11	PT16/4660/F	Approve with Conditions	Turnpike House Station Road Iron Acton South Gloucestershire BS37 9TA	Frampton Cotterell	Iron Acton Parish Council
12	PT16/4787/F	Approve with Conditions	1 Couzens Place Stoke Gifford South Gloucestershire BS34 8PL	Stoke Gifford	Stoke Gifford Parish Council
13	PT16/4896/F	Approve with Conditions	Little Stoke Community Hall Little Stoke Lane Little Stoke South Gloucestershire BS34 6HR	Stoke Gifford	Stoke Gifford Parish Council
14	PT16/4899/OHL	Approve	East Of Old Gloucester Road Earthcott South Gloucestershire	Frampton Cotterell	Frampton Cotterell Parish Council
15	PT16/4978/F	Approve with Conditions	24 Grange Avenue Little Stoke South Gloucestershire BS34 6JY	Stoke Gifford	Stoke Gifford Parish Council
16	PT16/5001/F	Approve with Conditions	12 Brookmead Thornbury South Gloucestershire BS35 2XG	Thornbury South And	Thornbury Town Council

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PK15/5213/F	Applicant:	Lidl UK
Site:	Former Co-op Foodstore Halls Road Kingswood South Gloucestershire BS15 8JD	Date Reg:	8th December 2015
Proposal:	Demolition of existing building. Erection of foodstore with car parking, new access and associated works (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	None
Map Ref:	364667 173722	Ward:	Woodstock
Application Category:	Major	Target Date:	7th March 2016



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 100023410, 2015. N.T.S. PK15/5213/F

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application includes a proposal to demolish 2no. existing retail units (one building) in order to facilitate the erection of a larger singular retail unit - the applicant is Lidl UK. The existing site is composed of two attached units, one of which is still in operation, and the other, larger unit, has been vacant for some months.
- 1.2 The proposal will have 2,756 sq.m of gross internal area, compared to the existing retail building's 1,689 sq.m. The proposal will also have a small first floor which will provide ancillary facilities for staff such a canteen and office.
- 1.3 The application site is within the urban area of Kingswood, close to the High Street. To the south of the site is Cecil Road, with residential units on the opposite side of this road to the application site. To the west of the site is South Road, with Halls Road is to the east – these roads are both lined by residential units on the opposite side to the host site. The site is bounded to the north by a small car park, Orchard Medical Centre, a small number of residential units, and MacDonald Walk.
- 1.4 The existing site has two accesses, one through Cecil Road which provides heavy goods vehicles (known hereafter as HGVs); and one vehicular access for all other vehicles which is provided through Halls Road.
- 1.5 The existing store is positioned within the south eastern corner of the site, it is composed largely of a single storey scale, although at certain points the building rises up over such a scale. The building has a mixture of gable and hip-ends finished in mostly black tiles; the gable ends are finished in brick, as are the majority of the elevations. The majority of the side elevations of the existing store have no affirmation with the street scene of Halls Road or Cecil Road, as the shopfront of the store is orientated to the north (the car park).
- 1.6 Over the course of the application the Local Planning Authority (LPA) has been in extensive discussions with the applicant in order to overcome issues in a proactive manner. As such, a number of material amendments have been made to the proposed development over the course of the progress of this application, appropriate periods of consultation occurred in response to such amendments.

2. POLICY CONTEXT

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

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 & Heritage
- CS11 Distribution of Economic Development Land
- CS12 Safeguarded Areas for Economic Development Land
- CS13 Non-Safeguarded Economic Development Sites
- CS14 Town Centres and Retail
- CS29 Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- E3 Employment Development within the Urban Area
- L1 Landscape
- L9 Species Protection
- L11 Archaeology
- T6 Cycle Routes and Pedestrian Routes
- T7 Cycle Parking
- T8 Parkin Standards
- T10 Travel Plans
- T12 Transportation
- RT9 Development in Town Centres
- RT12 Residential Uses within Upper Floor Retail Uses
- LC12 Recreational Routes

South Gloucestershire Local Plan Proposed Submission Draft: Policies, Sites and Places Plan June 2016

- PSP1 Local Distinctiveness
- PSP2 Landscape
- PSP9 Health Impact Assessment
- PSP11 Development Related Transport Impact Management
- PSP19 Wider Biodiversity
- PSP21 Environmental Pollution and Impacts
- PSP31 Town Centre Uses
- PSP33 Shopping Frontages

The Proposed Submission Draft Policies Sites and Places Plan (PSP plan) is a further document that will eventually form part of the South Gloucestershire Local Plan. The PSP plan will set out new planning policies for South Gloucestershire. Submission and Examination of this plan is expected to take place in late 2016, with scheduled adoption in 2017. Accordingly, with regard to the assessment of this planning application limited weight is attached to the policies within the PSP plan at this time – weight grows as the plan progresses.

2.3 Supplementary Planning Guidance

- South Gloucestershire Design Checklist SPD (Adopted) August 2007
- CIL Charging Schedule and the CIL and s106 SPD (Adopted) March 2015
- Shopfronts and Advertisement Design Guidance SPD (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

3.1 There have been a number of planning applications and applications for advertisement consent at the site relating to alterations and additions to the existing retail unit(s) since the building was originally permitted. Such applications are not overly relevant to this planning application, and as such are not included within this section.

3.2 PK00/3057/RVC Refusal 22/01/2001
Variation of condition 10 of planning permission P97/4337 to allow extended hours of operation in service yard from 8am to 8pm Monday to Saturday and 9 am - 1 pm Sunday to 7am to 10 pm Monday to Saturday and 9 am - 1 pm Sunday.

Refusal Reason

The proposed increased operating of the service yard would result in an unacceptable level of noise and disturbance to adjoining residents which would be to the detriment of residential amenity. The proposal would also be contrary to Policy KLP.98 of the Kingswood Local Plan and RT1 of the South Gloucestershire Local Plan (Deposit draft).

3.3 P99/4508 Refusal of Full Planning 15/12/1999
Variation of condition 10 of planning permission P97/4337 to allow extended of operation in service yard (7.00 am – 10.00 pm Monday to Saturday and 9.00am – 1.00pm Sundays).

Refusal reason:

The proposed increased operating of the service yard would result in unacceptable level of noise and disturbance to adjoining residents which would be to the detriment of residential amenity. The proposal would also be contrary to Policy KLP.98 of the Kingswood Local Plan.

3.4 P97/4337 Approval Full Planning 30/04/1998
Demolition of existing buildings and erection of retail food store and associated car park.
Particularly relevant condition to this planning application:

Condition 9

The development hereby permitted shall not be open to the public other than between the hours of 8.00am and 10.00 pm Mondays to Saturdays and 10.00am and 4.00pm on Sundays.

Condition 10

Activities within the service yard permitted shall not be carried out other than between the hours of 8.00am and 8.00pm on Monday to Saturday and 9.00am to 1.00pm on Sundays. The term “activities” shall, for the purposes of clarification of this condition, mean deliveries to and from the service yard, the movement of vehicles within the service yard, and the use of maintenance of

plant or machinery (mechanical or other), but shall not include the entering and exiting of private motor vehicles of employees of the storey in the course of using staff parking spaces located within the service yard.

Reason

To safeguard the amenity of the adjoining residents.

Condition 11

A scheme of illumination of the development hereby authorised shall be submitted to and approved by the Local Authority prior to the occupation of the development. All forms of illumination shall only be used between the hours of 7.00am and 11.00pm Mondays to Saturdays and 9.00am to 5.00pm on Sundays unless otherwise agreed in writing by the Local Planning Authority.

Reason

To safeguard the amenity of the adjoining residents.

Condition 16

Noise from plant at the premises, assessed in accordance with BS4142:1990, shall not exceed a rating level of 35dB(A) between the hours of 11.00pm and 8.00am, measures at or beyond the boundary of any residential property.

4. CONSULTATION RESPONSES

4.1 Parish Council

No Parish.

4.2 Sustainable Transport

No objection subject to a number of conditions.

4.3 Economic Development

On review of the application presented it is the view of the Strategic Economic Development Team at South Gloucestershire Council that we strongly support this application.

4.4 Urban Design Officer

Although the officers considered the amendments made to the proposal are an improvement, however, the officer still objects to the proposal on the following grounds:

- Additional floor space should be provided for residential uses within upper floors;
- Active frontages should be employed within the proposal;
- Provide widened foot and cycle paths around the site and back to the high street;
- New improved public realm;
- Energy conservation and generation opportunities are missed;
- The design fails to enhance/contribute to the locality of the area;
- Landscape scheme could be improved - it is recommended that a landscape architect is employed.

4.5 Archaeological Officer

No objection. The area is not one where archaeological remains have been identified although there is 19th century development recorded nearby. Any archaeological remains would have been disturbed during construction of the existing building and associated car park. The potential for the survival of any archaeology on site is considered to be very low.

4.6 Landscape Officer

- Car park trees are spaces at 4 car park spaces as requested – still scope for further tree planting within the car park;
- There is an opportunity for tree planting either side of the front of the building;
- Landscape specification and tree pit detail required to ensure that tree planting and other soft landscaping thrives;
- Scope for formal tree planting along Halls Road and Cecil Road (southeast corner
- The planting on the southern elevation is encouraged, however, the species is not listed, a multi-stemmed *Amelanchier lamarckii* would be recommended;
- It is recommended that a landscape architect is employed.

4.7 Ecology Officer

No objections on ecological grounds to this application. An Ecological Enhancement Plan should be submitted to provide biodiversity enhancements. Such a plan could be obtained through condition. In addition to this, it is suggested that two informative are included on the decision notice.

4.8 Children and Young People

None received.

4.9 Wessex Water

Wessex Water agree in principle to the scheme which will reduce surface water disposal into existing Wessex Water apparatus. Wessex Water stated surface water discharge into Wessex Water sewers post development must equate to a reduction in existing positively proven connection to those sewers. As the onsite systems will be private, South Gloucestershire Council must be satisfied with the onsite system. Accordingly, Wessex Water agrees with the Lead Local Flood Authority that further detailed drainage strategy is required prior to final comments, such a system should include ownership and responsibility.

4.10 Highway Structures

No comment.

4.11 Avon Fire and Rescue

None received.

4.12 Police Community Safety

No objection, the design generally is in order and complies with the crime prevention measures through environmental design principles. However, there are a number of points to consider:

- The area has a high crime and anti-social behaviour record;
- The fire exit on the south of the proposed building in the customer toilets is vulnerable as a point of escape for offenders. This exit must be alarmed and should have a tamper identification label fitted;
- The application encourages pedestrian access to the site from the Kingswood Shopping Centre, this path is moderately lit and is not covered by CCTV, it is advised that the applicant consider the location in the design of their own CCTV system.

4.13 Arts and Development

No objection, public art has been considered within the development which is pleasing. If approved, public art should be fully integrated into the scheme and an artist appointed at the earliest opportunity.

4.14 Lead Local Flood Authority

No objection, subject to a condition relating to the surface water drainage of the site, importantly, confirmation of the agreed surface water discharge rate between Wessex Water and the applicant would be required prior to the commencement of development.

4.15 Tree Officer

No objection subject to a condition regarding a Tree Protection Plan and an Arboricultural Method Statement (in accordance with BS5837:2012) being submitted. In summary, the proposal will likely retain the better of existing trees on the site.

4.16 Environment Agency

None received.

4.17 Planning Enforcement

None received.

4.18 Public Rights of Way

No objection, however, the development may affect the footpath KW64 that runs along the border of the development area. The applicant must be aware of the limitations associated with public rights of way.

4.19 Open Space Society

None received.

4.20 Avon Wildlife Trust

None received.

4.21 Environmental Protection

No objection subject to a number of conditions.

Other Representations

4.22 Local Residents

Approximately 12 comments have been received from members of the public in response to this planning application: five in objection, three in support and four neither objecting nor supporting the application. It should be noted that often comments included objection and support comments. The received comments are summarised below.

Positive Comments

- The proposed store will boost the retail environment;
- Introduce competition for Sainsbury's and Iceland in Kingswood.

Mixed Comments

- Footpath between Halls Road and the Orchard Medical Centre must be retained;
- The utilisation of the car parking/pedestrian access for commercial vehicle deliveries to be most hazardous and possibly in breach of Health & Safety laws;
- The car park should be open to both Lidl customers and users of the wider area – a commenter suggested that this should be conditioned;
- Access via Cecil Road for deliveries will disturb residents of Cecil Road
- The existing site has facilities for public conveniences; the Lidl should retain this facility;
- Delivery hours should be limited;
- Lidl would bring much needed revenue to Kingswood.

Negative Comments

- The parking areas should be retained for the purposes of the wider high street;
- Public car parking was originally permitted free of charge for 2 hours, then 1.5 hours – this application should ensure free public car parking;
- The size of the supermarket is too large for Kingswood;
- The proposal would impact negatively on shops within the high street;
- There is already a Lidl in Hanham, Emersons Green and Fishponds;
- Job of the Poundstretcher will be lost;
- Sunday opening hours are concerning;
- The access may be impact negatively on pedestrian use;
- Noise occurring from the development/deliveries/retail unit;
- Lidl must retain facilities for disabled users, as well as baby changing facilities;
- Proposal would have a negative impact on the occupiers of Halls Road;
- Heavy goods vehicles should not use Halls Road;
- Congestion;
- Parking problems within the area could be exacerbated by the proposed development;
- Proposed delivery bay would be located in close proximity to houses on South Road – a health and safety review should be undertaken;
- Anti-social behaviour occurring in the car park after dark;
- Concerns regarding the retention of the public footpath between Halls Road and Orchard Medical Centre.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the demolition of an existing building in order to redevelop the site including the erection of a food store building, revised access arrangements, a revised car park arrangement, as well as associated works.
- 5.2 Principle of Development
Policy CS14 'Town Centres and Retail' aims to protect and enhance the vitality and viability of existing centres in South Gloucestershire in recognition of their retail, service and social functions. Kingswood is an identified town centre; with the role and function being identified as 'high street shopping and service centre'. Policy CS14 states that 'new investment in main town centre uses consistent with the NPPF will be directed into the town centres and district centres, reflecting the scale and function of the centre including making new provision for 34,000 sq.m. net of new comparison floorspace by 2026 to meet the needs of the communities in South Gloucestershire. The distribution of this floorspace will be through the Policies, Sites and Places Development Plan Document or a replacement Core Strategy/Local Plan'. The draft PSP DPD identifies the application site as being within a primary shopping area.
- 5.3 Section 2, paragraph 24 of the NPPF states LPA's '*should apply a sequential test to planning application 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 centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.*'
- 5.4 Policy CS14 is consistent with the NPPF in not requiring a sequential test for this proposed development as the application site is within a main town centre. As such policy CS14 is supportive of retail development in this area so long as it has a scale commensurate with the areas current or future retail uses. In addition to this, policy CS14 encourages development of this kind to be convenient and accessible to meet the day to day needs of residents and to contribute to social inclusion.
- 5.5 Importantly, policy CS14 should be read in conjunction with the saved policies within the adopted South Gloucestershire Local Plan, until these policies are replaced by the Policies, Sites and Places Development Plan Document. The emerging PSP Plan includes Policy PSP31 'Town Centre Uses'. This policy states that development proposals for main town centre uses will primarily be directed to town and district centres, it continues to state that large scale retail proposals will be expected to be located within Primary Shopping Areas. The emerging PSP Plan designates the primary shopping area within Kingswood to include the application site. With this in mind, the development is considered to be in accordance with emerging Policy PSP31.
- 5.6 Turning to the adopted Local Plan, Policy RT1 'Development in Town Centres' states that retail development appropriate to a town centre location will be permitted within the town centres such as Kingswood. This is provided the development has an acceptable scale and impact on the area.

- 5.7 Policy RT12 of the adopted Local Plan encourages residential uses within upper floors of new premises within town centres, the Council's Urban Design Officer also has encouraged such a feature within this development. Although requested, Lidl have not included first floor residential uses within this development. This is considered to attract neutral weight in the determination of this proposal.
- 5.8 Overall the proposal represents the development of a previously developed site within a retail use. The proposal will not change the use of the site, rather it would just increase the comparative size of gross retail floor space at the site. The site is within a town centre location and represents a form of development that is in principle appropriate for its location.
- 5.9 Vitality and Viability of the Centre
The existing building offers approximately 1,689 sq.m of gross internal area, whereas the proposed unit offers 2,756 sq.m of gross internal area. The increase in retail floor space at the application site is not considered to be problematic. Indeed the proposed development would revitalise a site which is predominantly occupied by a vacant former Co-op food store. With this in mind, the proposal is not considered to undermine the high street of Kingswood in any way. The proposal represents a retail use that would be open to the public throughout the day into the early evening in an area which the Authority wish to identify as a 'primary shopping area'. In this way positive weight should be attached to the fact that a larger retail unit is proposed to be situated within an area in which retail uses are encouraged by policy. Further to this, the proposal would have a positive economic impact on the High Street and wider town centre. Overall, the above weighs heavily in favour of approving a retail unit (A1 use class) within an appropriate location suitable for retail development.
- 5.10 Officers also note comments relating to the proposed development competing with other retail units within Kingswood, these comments have been in both a positive and negative context. Paragraph 7 of the NPPF sets out the three dimensions of sustainable development, one of these dimensions is an economic role. Paragraph 7 of the NPPF goes on to state that the planning system should encourage a competitive economy. Accordingly, the introduction of a new retail unit within Kingswood, which will likely compete with other retail units in the area, is not considered to be a reason to not grant planning permission.
- 5.11 Car Parking for the Public
Officers note the concerns of a number of members of the public with regard to users of High Street parking within the car park at the site. The planning permission for the original retail use at this site (planning ref. P97/4337) was subject to a Section 106 agreement. This agreement stated that the Authority and local highway authority wished to ensure that if the development (meaning development permitted under P97/4337) is commenced, '*...adequate arrangements are made for the flexible future management of the car park to benefit of the future of the town centre*'.
- 5.12 The Third Schedule 'Future covenants on Car Park Land' within this document states amongst a number of car park management commitments, that a

maximum permitted stay for two hours will be controlled/monitored within the car park by a car park attendant. The agreement goes onto state that a fine will be imposed for those who exceed the maximum stay of two hours.

5.13 Members of the public have requested that this car parking facility is conditioned within this development. The applicant proposes a maximum stay of 2 hours car parking for town centre users, as well as customers of the proposed retail unit. The applicant does however, wish to prohibit inappropriate long term parking, whilst ensuring a 2 hours stay. It is understood that currently the car park offers 1.5 hours of car parking for town centre users.

5.14 The applicant's proposal to provide 2 hours car parking for town centre users is commendable and encouraged. However, officers have considered if it is reasonable to require or condition that such a parking facility is provided. The NPPF provides guidance on the use of planning conditions and obligations. Paragraph 203 sets out that:

'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.'

5.15 It should therefore be considered if the act of not requiring the applicant to provide 2 hours of car parking for members of the public using the High Street is an unacceptable consequence of the proposed development. There are two key facets to this assessment, one being the impact on the High Street in terms of its vitality and success, and the other being the impact on highway safety and congestion within the area.

5.16 Kingswood is within the East Fringe of Bristol Urban Area. By nature of this, the area is highly sustainable, for example there a number of bus stops within the High Street, as well a one to the east of the application site on Cecil Road.

5.17 Given the sustainable location of the application site, it is unlikely that the loss of the car parking area to users of the High Street, would materially harm the vitality, function and role of the High Street and wider town centre. Members of the public have suggested that if public car parking within the application site is not retained, then on-street parking would occur in the area which would be to the detriment of the highway and its users. On-street car parking can be adequately controlled through measures other than the planning system, for example through on-street parking restrictions. Indeed the majority of the roads in the vicinity of the application site have double yellow lines which restricts on-street car parking. Accordingly, officers do not consider the potential loss of the car parking to users of the High Street to be an unacceptable impact of this proposal. Therefore, in-keeping with paragraph 203 of the NPPF, it would be unreasonable for the Authority to condition or legally obligate the applicant to provide 2 hours of public car parking at the site as part of this planning proposal. The intentions of the proposed occupant are noted as encouraging, and it is anticipated future occupants will participate in normal Town Centre Management activities, which are better suited to controlling public car parking when compared to the planning system.

5.18 Design and Site Planning

Policy CS1 'High Quality Design' of the adopted Core Strategy demands the highest possible standards of design and site planning. The policy goes on to state a number of factors which will contribute to achieving a high standard of design, factors which development of this scale should accord with.

5.19 *Energy Conservation and Generation*

Point 8 of Policy CS1 states that proposals should ensure that they are designed in such a way that encourages energy conservation, as well as the protection of environmental resources and assist the appropriate siting of renewable and/or low carbon energy installations. The proposal includes an air source heat pump which will provide heating, as a renewable source of energy this is encouraged. Further to this, information has been submitted that suggests that the design of the proposal will be highly efficient, for example the submitted Energy Statement suggests that the predicted annual CO₂ emissions achieved through the proposal will be 28.1% below the required target, once again this is a positive of the development proposed and attracts positive weight. Notwithstanding this, other forms of decentralised renewable/low carbon energy generation have not been explored by the applicant, for example the proposal has a large roof where photovoltaic cells would usually be expected. However, the submitted energy statement suggests that the roof 'would not be able to support additional weight'. No information has been submitted to confirm this, and it is considered a missed opportunity. Overall, however the proposed development is consistent with point 8 of Policy CS1.

5.20 *Integration with Walking, Cycling and Public Transport Links*

Point 2 and 5 of Policy CS1 states that layout must be well integrated with existing adjacent development and connected to the wider foot, cycle and public transport links. The proposal is no less integrated with the existing nearby development than the existing site. Similarly, the foot, cycle and public transport links with the nearby area and importantly the High Street are not improved or worsened when comparing the proposal to the existing site. This is a regrettable aspect of the design and site planning proposal, especially when considering that such cycle and pedestrian routes could easily have been improved through minor amendments to the widths of existing pathways. Given the existing situation at the site, this attracts neutral weight in the assessment of the proposal.

5.21 *Crime, Safety and Security*

Point 9 of Policy CS1 that developments should take account of personal safety, security and crime prevention. The Police Community Safety liaison officer has been consulted. The officer stated (in summary) that the proposal is generally acceptable, but the following should be taken into account:

- The area has a high crime and anti-social behaviour record;
- The fire exit on the south of the proposed building in the customer toilets is vulnerable as a point of escape for offenders. This exit must be alarmed and should have a tamper identification label fitted;
- The application encourages pedestrian access to the site from the Kingswood Shopping Centre, this path is moderately lit and is not

covered by CCTV, it is advised that the applicant consider the location in the design of their own CCTV system.

- 5.22 Officers find that the design of the proposal is largely in keeping with point 9 of Policy CS1. The points raised by the Policy Community Safety lesion officer have been taken into account, and such comments will be included within an informative note for the applicant to take into account. Anti-social behaviour within the existing car park has been suggested to be a problem in the area by a nearby resident. As stated, the design of the development has taken adequate account of personal safety, security and crime prevention. Further matters of anti-social behaviour are likely to be a matter for the management of the retail unit and the Police rather than the planning system.
- 5.23 *Public Art*
Point 7 of Policy CS1 states that where the scale, location and/or significance of the development proposal warrants it, embed public art within the public realm or in a location where it can be viewed from public areas should be included within proposals. Further to this, Policy CS23 'Community Infrastructure and Cultural Activity' also echoes the requirement for public art.
- 5.24 The elevation facing Cecil Road includes multiple opportunities for public art, the glazed sections as well as the section of the wall at the corner of Cecil Road and Halls Road offers a number of points at which public art can be displayed. Despite input from the Council's Public Art Team, the applicant has not yet started the process of designing any public art. However, a condition which ensures public art opportunities are taken is suggested to ensure policies CS1 and CS23 are satisfied.
- 5.25 *Landscape Consideration and Trees*
Policy CS1 states that developments will be required to 'ensure soft landscape proposals form an integral part of the design for the site and seek to make a net contribution to tree cover in the locality (particularly in urban areas), and prioritise biodiversity objectives and local food cultivation where possible'. The development should therefore include a landscaping scheme which is integral to the development as a whole and which also makes a net contribution to tree cover within the locality.
- 5.26 A number of existing trees will be removed from the site, mostly ones which are within the car parking and are not of an exceptional quality. This is considered acceptable when considering the proposed tree planting within the car park which appears to more than compensate for the loss of trees proposed. The tree officer has requested detail of tree protection measures at the site, these were requested from the applicant. However, the applicant requested that such information be secured through condition. Although not an ideal solution, measures for tree protection measures at the site can be required through condition.
- 5.27 Negotiations to improve the submitted landscaping schemes through suggesting various improvements to the applicant have met with mixed results in terms of the quality and level of detail returned. Accordingly, officers find it

necessary to suggest a condition be imposed requiring a further landscape scheme to be submitted.

5.28 *Waste and Storage*

Point 10 of Policy CS1 states that development proposals should include space provision for the sorting and storage of recyclable waste materials, as well as facilities to store general waste. Although recycling facilities are not provided, it is understood to be a feature within Lidl's waste process procedure. Further to this, the service area of the building and docking facility will provide sufficient waste storage facilities. Nonetheless, to ensure that waste and stock are not stored in the car park or other places which would cause offence to visual amenity, officers suggest a condition is imposed restricting the stacking and storing of waste/stock in the car park etc.

5.29 *Visual Amenity*

The existing building at the site has a rather uninspiring design, which the Council's Urban Design officers suggests would not achieve support today if it was brought forward as a new proposal. Indeed, the existing building does not represent a high quality of design, the elevations facing Cecil Road and Halls Road are both brick elevations containing no fenestration and limited landscaping. In this way, the building has a poor relationship with the street scene, in that its only active elevation faces a car park. The visual appearance of the existing unit is important and should be considered when assessing the proposal subject to this planning application.

5.30 The proposed development is fairly typical and reflective of larger scale retail development, in that it represents in simple terms a functional building orientated around a large car parking area. The proposal fails to escape this design-approach. The proposed building has a rectangular shape with its rear elevation facing Cecil Road, the roof profile is pitched in that it rises to the north.

5.31 The elevation facing the car park is mainly composed of render above a grey plinth which meets cladding panels which further rises to the eaves. There is also a shopfront aspect to this elevation on the corner with the eastern elevation. This section is mainly glazed, this then wraps around the corner onto the eastern elevation which is only composed of full height curtail wall glazing (understood to be a graphite colour). The western elevation is fairly unremarkable, it is composed largely of render, this is acceptable considering the fact it is where the service vehicles will dock and deliver. The southern elevation facing Cecil Road is composed of a render, high cladding and three sets of quadruple section glazed panels which will contain artwork and be 'backlit'. These glazing features were proposed in response to the Authority's request for a more active elevation. Whilst these glazing features represent an improvement, officers are still disappointed with this elevation given its active role and relationship with the street scene. The roof of the store will be finished in standing seam roof cladding, this is suggested to have a silver appearance. With regard to the elevation treatments, although the specification in terms of cladding/render colours have been submitted, no visual specification has been further than computer-produced plans. A condition is therefore required to ensure that all external facing materials are acceptable.

5.32 Overall, the proposed building's design could be improved, officers have pursued design improvements to limited results. It is clear that the time has come to assess the proposal on its merits as it seems the applicant is not prepared to make further changes.

5.33 *Summary*

The proposal's overall appearance and landscaping could definitely be improved. The suggested landscaping condition will achieve this in part, however, the general design of the proposed building lacks interest in the most part. Nonetheless, this must be assessed in the context of the overall design and balanced with the existing situation at the site. For the most part the development accords with Policy CS1, indeed the development proposed is a visual improvement on the existing store and site. Whilst an improvement in the design and visual appearance of the proposal would be appropriate, and has been requested, the overall proposal has an acceptable design in the context of the prevailing existing site conditions, as well as the majority of the requirements of Policy CS1. It is considered that some opportunities to make further improvements have been missed, but that these are not so significant when balanced against the other merits of the redevelopment to amount to a refusal.

5.34 Environmental/Noise Impacts from the Development and Residential Amenity

5.35 *Opening Hours of the Store*

The applicant has suggested the following opening hours for the food store:

Monday to Saturday: 08:00 – 22:00

Sunday: 10:00 – 18:00

Bank holidays: 08:00 – 22:00

5.36 These proposed opening hours are fairly typical of such uses, and are not considered to be unreasonable as the suggested opening times would not materially harm the residential amenity of the nearby occupiers. Officers suggest the opening hours proposed by the applicant are subject to a condition.

5.37 *Noise Impacts from: Plant Equipment, Delivery and Heavy Goods Vehicles* The applicant has commissioned a noise survey and an environmental noise assessment for the proposed development. This report addresses noise impacts of the proposed plant and deliveries associated with the development. The report assesses such noise-producing aspects of the development with regard to the nearby sensitive receivers around the development. The report concludes that in environmental noise terms (affecting the residential premises in the vicinity) the proposal is considered acceptable in terms of noise emission and that the effect of the noise from the development will have no significant adverse effects.

5.38 The Council's Environmental Protection Team have reviewed this report and the wider proposal and have commented on such issues. Overall, the officer accepts the conclusions of the submitted report. However, to ensure such conclusions are implemented in the development proposed, the Environmental Protection Officer has requested a number of conditions.

- 5.39 The officer from Environmental Protection Team has requested that the plant is operated in accordance with the submitted details included within the submitted plant noise assessment, and that certain plant is not operational during non-store-opening hours. Officers agree with such a condition(s) as it will ensure that nearby residential occupiers to the site are not detrimentally impacted as a result of the development proposed.
- 5.40 Currently delivery times for existing stores at the site are restricted through condition 10 of the original consent, attempts have been made to alter/remove such a condition in the past, but both attempts were refused. The condition essentially restricts delivery between 8am and 8pm (Monday to Saturday) and 9am and 1pm (Sunday). The important aspect to consider here is that this condition is considering the existing service yard, therefore when considering the proposal, simply re-applying this condition would not be reasonable as this proposal is materially different to the existing development.
- 5.41 The submitted noise report includes a section assessing the delivery operations proposed. Section 6 of this report states that a 24 hour delivery period, for every day of the week, is proposed by the applicant. Indeed the noise report assesses this as such. The report sums up the delivery operation succinctly, as such officers find it appropriate to include it below:
- “We understand that the deliveries are contained to an articulated vehicle with refrigeration. The vehicle includes a refrigerated section with condensing unit. This is turned off during the delivery operation. The vehicle arrives on site and reverses up to the enclosed loading bay dock. The engine is then turned off and the goods are moved internally from the trailer into the store. The goods are mostly on pallets and an electric pallet truck is used. The operation takes place internally and the vehicle departs after about one hour”.*
- 5.42 The noise report goes onto state that the impact of delivery noise will be mitigated through installation of a 2.5 metre high barrier on the western site boundary, and a 3 metre high barrier (at least 2 metres above dock levelling plate) along the length of the delivery bay.
- 5.43 Notwithstanding the proposed delivery times, the Environmental Protection Team largely agree with the conclusions of the submitted noise report with regard to delivery options. With this in mind, officers suggest a condition which requires the deliveries at the site to accord with the measures included within the delivery operation summary above are complied with in future. Further to this, mitigation measures relating to the construction acoustic barriers should also be implemented at the development should planning permission be granted. As such officers recommend that such measures are conditioned.
- 5.44 The report acknowledges that the delivery noise will have an adverse impact, however, the report goes onto state that *“...once all pertinent factors (i.e. context) are taken into account it is an indication that unloading activities associated with the deliveries will be acceptable during the night-time period”.* Hence this is the justification that there should be no restrictions on the delivery times for the development proposed.

- 5.45 The Environmental Protection Team disagree stating that delivery times should be restricted as follows:

Monday – Saturday: 07:00 – 22:00 (to allow delivery until 22:00 but offsite by 23:00).

Sunday: 08:00 – 17:00.

- 5.46 Firstly, the suggested store opening hours on a Sunday are accepted at 08:00 – 18:00, as such it would be unreasonable to condition different delivery times. With this in mind, were the Authority to impose restricted delivery times, officers would increase Sunday delivery times in the following way: 08:00 – 18:00.

- 5.47 Notwithstanding this, officers must consider the conflict between the proposed delivery times and the suggestion of the Environmental Protection Team. The submitted report states that the noise associated with deliveries at the proposed development would be 'acceptable during the night time period'. The Environmental Protection Team effectively disagree with this as they effectively suggest that the night time period should have no deliveries. The Environmental Protection Team state that the noise resulting from the delivery vehicles entering and exiting the site during night time hours would be unacceptable. Officers agree with this assertion, especially given the sensitive nature of the application site with residential occupiers in the close vicinity. Accordingly, officers suggest a condition that restricts night time deliveries is imposed.

- 5.48 *Site Illumination*

The applicant has submitted lighting statement which includes little details with regard to the illumination of the site. As such a condition would be required to ensure the lighting proposal was acceptable. Indeed, condition 11 of the original store consent aimed to control the illumination of the application site to just the opening hours of the store. Further to this, the hours of illumination will be conditioned to ensure minimal disturbance to the nearby residential occupiers – the submitted lighting statement states that the lighting at the site would close down within 10 minutes of the intruder alarm being set at the site, with this in mind, the controlling of illumination hours should not be a problem to the applicant.

- 5.49 *Construction Process*

The proposal is within an area in close proximity to residential occupiers, as such the construction period of the proposal is likely to cause disruption. Officers therefore recommend a condition which limits the times in which construction works can occur on site.

- 5.50 *Physical Presence of the Proposed Development*

The proposed unit will not have a materially overbearing or oppressive impact on the nearby residents in the area due to its appropriate scale and location within the application site. Similarly, due to the position and scale of the proposal, the development is unlikely to result in a materially harmful impact to the outlook or levels of light residential occupiers in the area currently enjoy.

5.51 *Summary*

Overall, subject to the suggested conditions, the development is considered have an acceptable impact on the wider environment and importantly the residential occupiers within the vicinity.

5.52 Transportation and Highway Safety Impact of the Proposed Development

The gross floor area of the proposed building is 2,756m², which is a slightly larger than the existing store with floor area of 2,601m².

5.53 The site is located off Halls Road on the edge of Kingswood Town Centre. It is within a highly sustainable location with a wealth of town centre amenities within easy walking distance and good access to public transport facilities. The proposal is to replace one food store with another (i.e. redevelopment of a 'Brownfield' site) –as such, there is no highway objection to the principle of this development.

5.54 A 'Transport statement' (TA) has been submitted with this application and this has been fully assessed by the officer. In traffic terms, officers considers that the traffic generation would not be significantly different to the existing use at the site, the applicant forecasts that traffic associated with Lidl store will be lower than the former store on the site. A 'travel plan' has also been produced and submitted as a separate document, looking to promote sustainable modes of travel and to reduce reliance on single occupancy car journey. A condition is recommended to ensure implementation of the approved 'travel plan'.

5.55 With regard to parking – local parking standards indicate that in relation to food retail developments a maximum of 1 parking space per 14 m² should be provided plus disabled parking equal to 5% of the maximum permitted. Based upon the proposed 2,756m² food store, standards require provision of 197 standard size parking spaces plus 10 disable parking. The plan submitted with this application shows total of 200 parking spaces, consisting of 180 standard, 10 disable and 10 parent and toddler spaces. Having reviewed the parking demand associated with the proposed Lidl food store based upon potential vehicular trip generation, officers are satisfied that the proposed level of parking provision is appropriate to meet the operational requirements of the proposed food store with spare capacity to accommodate town centre shoppers. The maximum stay in this car park would be limited to 2 hours and this is in line with the original parking restrictions on the site and as such it is considered acceptable. To ensure the car parking arrangement are implemented accordingly, officers suggest a condition to ensure that the parking arrangements are implemented in accordance with the submitted plans.

5.56 In terms of access, the initial plans submitted with this application included a 'shared' access for both the customers and delivery vehicles from Halls Road. However, following discussion with the applicant, the access arrangements have been amended. The revised plan now shows that customers and town centre shoppers accessing the site by car will continue to do so via Halls Road whilst larger delivery/service vehicles will access the site via Cecil Road.

5.57 With regard to the Halls Road access, it is proposed that the existing access carriageway into the site from Halls Road is amended. The amendment

- includes straightening of the access together with increasing the width of carriageway to 9 metres. The existing pedestrian crossing point will be retained at this location.
- 5.58 With regard to the Cecil Road access, existing service vehicle access will be stopped up but an alternative new access would be constructed from Cecil Road. This new access from Cecil Road will be constructed with appropriate signage, gate/barrier and procedures in place to restrict its use by delivery/service vehicles only. Indeed, officers recommend that a condition is imposed that restricts the use of the access from Halls Road in such a way that no heavy goods vehicles required for the servicing of the retail aspect of the proposed store are permitted to use this access. As stated the existing access on Cecil Road shall be stopped up, officers suggest a condition that will ensure this access is stopped up to an acceptable standard prior to the occupation of the permitted store. Further to this, the Council's Sustainable Transport officer has requested a condition that requires construction details of the access to be submitted, this is considered appropriate given the nature of the proposed access and its location.
- 5.59 The internal arrangement of the site includes some changes when compared to the existing situation. It is proposed to increase aisle widths of 6.6 metres or more, and this improves vehicle movement and access to parking spaces with the site. Within the site, pedestrian routes will also be marginally improved. Crossing facilities will be provided to facilitate pedestrian movements to/from the store entrance, which is encouraged. Officers suggest a condition that requires the development to be carried out in accordance with the submitted site plan meaning the car parking spaces, cycle parking spaces, vehicular turning areas etc. are implemented correctly and prior to the occupation of the retail store.
- 5.60 The demolition of the existing store at the site, combined with the erection of a new store and the associated works is a large development. As such officers would require a construction management plan which required details pertinent to highway safety be submitted prior to the commencement of the development. As such measures have not been submitted, officers suggest a construction management plan/method statement is required by condition.
- 5.61 The Sustainable Transport officer has also requested a condition that requires a banksman to be present when deliveries occur. This is not a reasonable condition, it would also be a condition that would be difficult to enforce. Ultimately, the banksman is suggested as delivery vehicles will be circulating within the proposed car park, and the officer has safety concerns. Although officers note such concerns, the safety within the site is the responsibility of the operators of the store. As such, officers suggest that an informative is imposed suggesting that a banksman is utilised when a service vehicle is performing a reversing manoeuvre in the car park in order to access the loading area.
- 5.62 Overall, the proposal is considered to be acceptable in transportation and highway safety terms subject to the conditions suggested within this section.

5.63 Site Drainage

The site must be able to effectively deal with surface water drainage in order for the development to be acceptable. Both the Lead Local Flood Authority (LLFA) and Wessex Water have commented on the application.

5.64 Minimal information has been submitted in support of the development with regard to drainage, hence the LLFA have requested that should this information not be provided, it is secured through condition. Specifically, the LLFA have suggested that prior to the commencement of development, details of surface water drainage details, including SUDS, for flood prevention; pollution control and environmental protection are submitted to the Authority for approval. The LLFA would expect to see the following details included:

- Confirmation of the agreed Surface Water discharge rate with Wessex Water.
- Updated drainage calculations of the Surface Water Network to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus 30% climate change storm event.
- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus 30% climate change storm event.
- Resubmission of the drainage layout plan showing exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- The plan should also show any pipe node numbers referred to within the drainage calculations.
- Pipe sizes with indicative gradients to be shown within the plan.
- Site Levels to be indicated within the plan.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Ownership and/or responsibility along with typical maintenance regimes in relation to the Surface Water components such as the Attenuation Tanks and Flow Control Devices.

5.65 A key requirement which is integral to the drainage of the site is the fact that Wessex Water will not allow the site to drain into the public sewer (which is in the ownership of Wessex Water) if Wessex Water does not agree the discharge rate with the applicant. If such confirmation is not provided by Wessex Water, this drainage condition could not be discharged, and the development would not be able to commence lawfully. Nonetheless, the applicant is aware of this, and has agreed to such a condition, officers have also put the applicant in contact with Wessex Water to try and progress this situation.

- 5.66 With this in mind, subject to the aforementioned condition, the drainage at the site is acceptable.
- 5.67 Ecology
The Council's Ecologist has commented on the application stating there is no objection to the proposal on ecological grounds, the officer did suggest two informative notes should be included regarding bat and bird protection should planning permission be granted – the will be included. The officer also requested a condition regarding a biodiversity enhancement plan. Policy CS9 'Managing the Environment and Heritage' states that new development will be expected to 'conserve and enhance the natural environment, avoiding or minimising impacts on the biodiversity and geodiversity'. Further to this, paragraph 118 of the NPPF states that local planning authorities should conserve and enhance biodiversity through encouraging opportunities to incorporate biodiversity in and around developments. As there is a clear policy requirement for the Authority to encourage biodiversity enhancement measures, officers find it reasonable to advise that a biodiversity enhancement condition is included.
- 5.68 Public Rights of Way
Officers note concerns with regard to the retention of a footpath connecting Halls Road and the Orchard Medical Centre, part of the footpath is within the application site, the proposal aims to retain this footpath.
- 5.69 It has been confirmed that no development is proposed within the footpath KW64 that runs along the border of the development area. The public rights of way team have suggested that the applicant should be aware of a number of limitations associated with public rights of way. With this in mind, an informative note will be attached to the decision notice informing the applicant of such limitations.
- 5.70 Other Matters
A comment received from a member of the public has suggested that the delivery area requires a health and safety assessment. The delivery area has been assessed with regard to highway safety and its impact on the nearby residential occupiers. These assessments have found the delivery area to be acceptable, and further to this it will not be open to the public. Accordingly, a further specific health and safety assessment is not required as part of the planning process.
- 5.71 The Authority has received a comment questioning the retention of retaining walls at the site. The existing site has a number of retaining walls around the border of the application site. The majority of such walls will be retained, where the Cecil Road access is proposed, a section of the retaining wall will need to be removed.
- 5.72 The first floor of the proposed unit will function in an ancillary manner to the remaining store.
- 5.73 Comments received from members of the public have raised the issue that the proposed development does not include any public toilets. This is indeed the

case, due to the nature of the applicant, public toilets are not proposed within the unit. The existing application site does not offer public convenience toilets currently as the larger unit is vacant, however, the potential for the application site to do so is noted. The Council's website states that there are two Council maintained public toilets within Kingswood: Kingswood Park and Moravian Road. Further to this, there are understood to be other privately maintained toilets within the High Street which the public could use. Accordingly, the fact that the proposed development does not include public toilets is not considered to attract negative weight to the proposal, and would be something the occupant would need to consider in terms of the level of customer service they offer.

5.74 The disabled facilities within the store have been questioned by members of the public. The requirements in terms of access is covered by the Building Regulations; consideration of toilet facilities is considered above.

5.75 Planning Balance

The proposal has been assessed against all relevant policies and material considerations. The proposed development will develop an existing brownfield site, of which the largest unit is vacant and the promotion of A1 retail units is supported by policy. Further to this, the development is considered represent an economic benefit to town centre which is significant material consideration. Accordingly, the proposal is considered to have a positive impact on the High Street and wider town centre, and as such will enhance the vibrancy and vitality of the town centre. This benefit is considered to represent significant positive weight in favour of approving this development.

5.76 Whilst the development's design could be improved, it has been found to be an improvement when compared to the existing situation at the site. Further to this, the associated environmental impact of the development has been assessed with specific regard to residential occupiers within the vicinity, subject to conditions the development will have an acceptable environmental impact which will not materially harm the residential enjoyment of any nearby residents. The original proposal had an unacceptable access arrangement with regard to highway safety. However, this has now been amended, meaning the development is considered to be acceptable in highway safety terms subject to conditions. Although little details have been submitted with regard to site drainage, officers consider the development to be acceptable in principle subject to further information being submitted, such information can be achieved through condition. The development will not materially harm any protected species, and a condition is suggested to ensure biodiversity enhancement at the site.

5.77 Overall, in the planning balance the positives associated with this development significantly outweigh any associated negatives.

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 and on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CONDITIONS

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

Reason

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

2. Prior to the first opening of the foodstore to the public, 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. The public art shall be located in positions in accordance with the submitted 'Proposed Rear Elevation with Planting Overlay (dwg no. 14072 AD 122 Rev B). 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

In the interests of the public realm and community and to accord with Policies CS1 and CS23 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. Prior to the commencement of development hereby approved, a Tree Protection Plan and an Arboricultural Method Statement (in accordance with BS5837:2012) shall be submitted to the Local Planning Authority for determination. The development shall then be carried out in accordance with the agreed details.

Reason 1

In the interests of the health of the trees within the application site and the visual amenity of the area, and to accord with Policy 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.

Reason 2

It is necessary for this condition to require details be submitted prior to the commencement of development, as any development within the application site has the potential to harm the existing on-site trees.

4. Prior to the relevant stage of development, but before the first opening to the public, a comprehensive landscaping scheme will be submitted to the Local Planning Authority for determination. The development will then be carried out in strict accordance with the agreed details. For the avoidance of doubt the landscaping scheme shall include a timetable of implementation and maintenance.

Reason

In the interests of the visual amenity of the area, and to accord with Policy 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.

5. Waste and stock shall at no times be stored within the parking areas of the development hereby approved.

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 hours of the working for the retail store hereby approved shall be restricted to the following time periods:
Monday to Saturday: 08:00 - 22:00
Sunday: 10:00 - 18:00
Bank holidays: 08:00 - 22:00 (unless on a Sunday).

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

7. Prior to the first use of the retail unit hereby approved, the plant required for the development shall be implemented in strict accordance with the details listed within Section 5 'Plant Noise Assessment' of the submitted Environmental Noise Report prepared by 'Acoustic Consultants Limited' (Ref: 6153/PP/BL/pw, dated June 2016). For the avoidance of doubt the rating level of noise emitted from the plant must be no greater than 0dB above background noise when measures from the nearest property.

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

8. Notwithstanding the details included within condition 7 the VRF Mistubusi FDC250VS Plant and heat pumps must only operate during the following time periods 07:00 and 23:00 on any given opening day.

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

9. During all delivery operations, delivery vehicle engines must be turned off as goods are moved internally from the vehicle to the store or vice versa.

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

10. No deliveries pursuant to the retail function of the development hereby approved shall occur at the site outside of the following hours:
Monday - Saturday: 07:00 - 23:00
Sunday: 08:00 - 18:00

For the avoidance of doubt this means all delivery's must be completed with this time frame.

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

11. Prior to any goods being delivered in association with the retail function of the approved development, details (full scaled plans) of the acoustic fencing required on the western boundary and delivery bay must be submitted to the Local Planning Authority for approval. The development must then be implemented and completed in strict accordance with the agreed details prior to the any goods being delivered in association with the retail function of the approved development.

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

12. Prior to the first use of the retail unit hereby approved, a scheme of illumination of the development hereby authorised shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in strict accordance with the approved details. All forms of illumination, other than those within the store building itself, shall only be between the hours of 07:00 and 23:00 Mondays to Saturdays and 09:00 to 18:00 on Sundays.

Reason

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

13. The hours of working on site during the period of construction shall be restricted to Monday - Friday 7.30 - 18.00 and Saturday 8.00 - 13.00 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

In the interests of the amenity of nearby residential occupiers and the wider Town Centre and to accord with Policy RT1 of the South Gloucestershire Local Plan (Adopted) January 2006; and Policies CS9 and CS14 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

14. The Approved 'Travel Plan' (dated December 2015 prepared by Mayer Brown) shall be implemented in accordance with the timescales specified therein, to include those parts identified as being implemented prior to occupation and following occupation.

Reason

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

15. Prior to the first use of the retail unit hereby approved, the parking areas, vehicular manoeuvring areas and accesses within the site must be implemented and completed in strict accordance with the Proposed Site Plan (dwg no. AD 012 Rev D). The application site shall then be retained as such.

Reason

In the interests of highway safety and parking provision, and to accord with saved Policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policy CS8 of the South Gloucestershire Core Strategy (Adopted) December 2013.

16. The Cecil Road access shall be the sole means of service/delivery access to the store hereby approved, meaning there shall be no access to this site by service/ delivery vehicles from Halls Road.

Reason

In the interests of highway safety and good site planning, and to accord with saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policies CS1 and CS8 of the South Gloucestershire Core Strategy (Adopted) December 2013.

17. Prior to the first use of the retail unit hereby permitted, details of the stopping up of the vehicular access from Cecil Road, along with details of the footway reinstatement, shall be submitted to the Local Planning Authority for written approval. For the

avoidance of doubt the access subject to this condition must be stopped up and the footway reinstated in accordance with the approved details prior the first use of the retail unit.

Reason

In the interests of highway safety and good site planning, and to accord with saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policies CS1 and CS8 of the South Gloucestershire Core Strategy (Adopted) December 2013.

18. Prior to the commencement of development a construction management plan or construction method statement must be submitted to the Local Planning Authority for approval. The approved plan/statement shall be adhered to throughout the construction period. The statement shall provide for i) Parking of vehicle of site operatives and visitors, ii) routes for construction traffic and this should exclude use of Halls Road, iii) method of prevention of mud being carried onto highway, iv) pedestrian and cyclist protection, v) proposed temporary traffic restrictions, vi) arrangements for turning vehicles, vii) a dilapidation and repair survey at the interface between the public and private highway at Halls Road.

Reason 1

In the interests of highway safety and the general amenity of the area, and to accord with saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policies CS8, CS9 and CS14 of the South Gloucestershire Core Strategy (Adopted) December 2013.

Reason 2

This condition is a prior to commencement condition as the subject matter of the condition is required to inform how the development will be undertaken, as such the information is required prior to the commencement of any construction works.

19. Prior to the commencement of development, surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection must be submitted to the Local Planning Authority for approval. The development shall then be implemented in strict accordance with the agreed details. For the avoidance of doubt, this condition requires the following details to be included:
- Confirmation of the agreed Surface Water discharge rate with Wessex Water.
 - A detailed development layout showing surface water and SUDS proposals is required as part of this submission.
 - Updated drainage calculations of the Surface Water Network to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus 30% climate change storm event.
 - Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus 30% climate change storm event.

- Resubmission of the drainage layout plan showing exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- The plan should also show any pipe node numbers referred to within the drainage calculations.
- Pipe sizes with indicative gradients to be shown within the plan.
- Site Levels to be indicated within the plan.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Ownership and/or responsibility along with typical maintenance regimes in relation to the Surface Water components such as the Attenuation Tanks and Flow Control Devices.

Reason 1

In the interests of site drainage, and to comply with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework 2012.

Reason 2

It is necessary for this condition to require details to be submitted prior to any development commencing as the drainage details are integral to the proposed development. The details are integral as if the development occurred with an unacceptable drainage scheme in place, remedial works would be required which would likely be costly to the developer and also disruptive to the area.

20. Prior to the first use of the retail unit hereby approved, an ecological enhancement plan based on recommendations provided by a suitably qualified ecologist will be submitted to the Local Planning Authority for approval. The plan will include recommendations for built-in bat roost features or boxes, and built-in features and bird boxes to include provision for swifts. The plan will show feature types, numbers and locations. The development will then be carried out in strict accordance with the approved details prior to the first use of the retail unit hereby approved.

Reason

In the interests of enhancing biodiversity, and to comply with Policies CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework 2012.

21. Without prejudice to the conditions listed within this decision notice, the development hereby approved shall be implemented in accordance with the following approved plans:
 The following plans/statements were received by the Council on the 03/12/2015:
 Existing Block Plan (AD101 Rev B);
 Topographic survey (14993/T/01-01);
 The following plans/statements were received by the Council on the 15/06/2016:
 Existing Building Plan (AD102);
 Existing Elevations (AD103);

Existing Site Plan (AD101 Rev C);
Illustrative Surface and Foul Water Drainage Strategy (LK1 Rev B);
Location Plan (AD100 REV C);
Proposed Building Plan (AD111-REV C);
Proposed Roof Plan (AD112 Rev A).

The following plans/statements were received by the Council on the 15/07/2016:

Proposed Landscape Scheme (AS116 Rev F);
Proposed Elevations (AD113 Rev E);
Proposed Planting Specification (AD117 K);
Proposed Site Section - Sheet 2 of 2 (AD120 Rev B);
Proposed Boundary Treatments (AD114 Rev F);
Proposed Site Finishes (AD115 Rev E);
Proposed Site Section - Sheet 1 of 2 (AD119 Rev D);
Proposed Rear Elevation with Planting Overlay (AD122 Rev B).

The following plans/statements were received by the Council on the 07/09/2016:

Proposed Site Plan (AD012 Rev D).

Reason

For the avoidance of doubt.

22. Prior to the relevant stage of development, all external facing materials to be used in the retail unit must be submitted to the Local Planning Authority for written approval. The development shall then be carried out in strict 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.

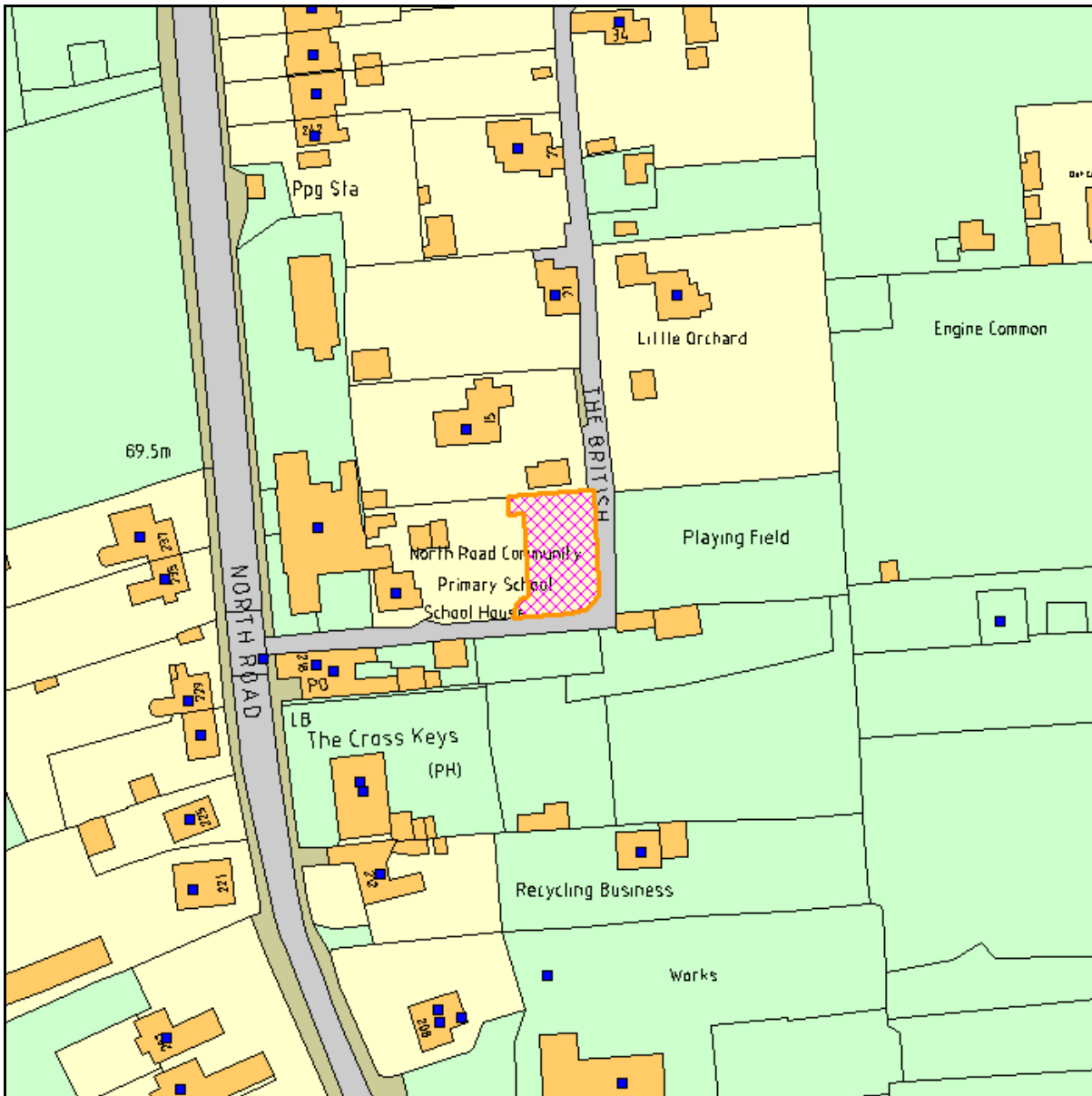
23. Prior to the first use of the retail unit hereby approved, details of the proposed Cecil Road access for delivery and service vehicles shall be submitted to the Local Planning Authority for written approval. The development shall then be carried out in strict accordance with the approved details prior to the first use of the retail unit hereby approved.

Reason

In the interests of highway safety and good site planning, and to accord with saved Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006, and Policies CS1 and CS8 of the South Gloucestershire Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PK16/1490/F	Applicant:	Mr And Mrs G Weaver
Site:	School House The British Yate Bristol South Gloucestershire BS37 7LH	Date Reg:	7th April 2016
Proposal:	Erection of 1no. detached dwelling with access and associated works.	Parish:	Iron Acton Parish Council
Map Ref:	369922 183747	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	31st May 2016



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule as comments contrary to the officer recommendation have been received.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a detached 2-bedroom bungalow within the grounds of School House, The British, Engine Common. The proposed bungalow would be located to the eastern side of the plot, adjacent to the sharp turn in The British.
- 1.2 The application site is within the defined settlement boundary for Engine Common. The site is also covered by an area wide tree preservation order.
- 1.3 At present, the site is used as part of the domestic garden of School House. School House, as the name suggests, was once part of the adjoining primary school to the west and north. Access to both School House and the application site is provided from The British. This part of The British is used as the route between the school buildings to the west of the school's playing field to the east of the site.
- 1.4 Revised plans have been received which make a minor amendment to the layout of the site. This is not considered to be significant in the overall assessment of the application and therefore has not been subject to public consultation. However, it is on the revised plans that this recommendation is made.

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
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

P89/3169 Refused 07/03/1990
Erection of detached dwelling house (outline)

P87/1833 Refused 02/11/1987
Erection of detached dwellinghouse.

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
Objection: substandard access; increase in traffic; adjacent to primary school and playing field
- 4.2 Ecology Officer
Ecological survey is required prior to determination
- 4.3 Highway Structures
No comment
- 4.4 Highways Officer
Objection: development will lead to the intensified use of a substandard access where there is poor visibility to the detriment of highway safety.
- 4.5 Lead Local Flood Authority
No objection; request SUDS be provided by condition
- 4.6 Tree Officer
No objection

Other Representations

- 4.7 Local Residents: Objection
7 comments of objection have been received which raise the following points:
- Impact on visibility
 - Proximity to school and its playing field
 - Impact on highway safety
 - Lane is difficult for service vehicles to use
 - Additional traffic
 - Located on a blind bend
 - Recent permission for a bed and breakfast and new dwelling on The British
 - No passing places between application site and bend/junction; passing place should be provided
 - Layout is not in keeping with the area
 - Parking issues on North Road, not The British
 - Development may lead to the use of horns at the blind bend
- 4.8 Local Residents: Support
3 comments of support have been received which raise the following points:
- Concerns over visibility can be overcome
 - No accidents in vicinity, even when post office was operational

- Increased traffic has been caused by other residential development which has not been harmful
- The British is regularly used by large service vehicles
- Development would enable applicants to continue to live in the area
- Applicants require a bungalow for health reasons
- Building works would have a minimum impact on access to the school's playing field

5. **ANALYSIS OF PROPOSAL**

5.1 This application seeks planning permission for the erection of a 2-bedroom bungalow at a site on The British, Engine Common.

5.2 Principle of Development

The site is located within the settlement boundary where, under policies CS5 and CS34, development is directed in the first place. However, at present the local planning authority is unable to demonstrate a 5-year supply of deliverable housing land. Therefore the policies in the development plan insofar as they relate to housing are out of date and applications should be assessed against the presumption in favour of sustainable development.

5.3 The presumption in favour of sustainable development states that where the development plan is out of date, proposals should be approved unless the adverse impacts of doing so *significantly and demonstrably* outweigh the benefits of the proposal when assessed against guidance in the NPPF (or extant policies in the development plan). Therefore whilst there is no in principle objection to the proposed development in terms of its location, this application must be assessed against the analysis set out below.

Highways Impacts

5.4 Policy T12 is the starting point for assessing the highways impact of the development. Whilst this policy is aging, the principle of the policy is to provide: safe, convenient, attractive and secure access for pedestrians, cyclists, and people with disabilities; safe access for motorised traffic; and, the safe operation of the highway network (amongst other things). As policy T12 is aging it should be assessed for its compliance with the NPPF. The key section of the NPPF is paragraph 32. This paragraph states that 'safe and suitable access to the site [should] be achieved for all people'; to this extent policy T12 is broadly consistent with the NPPF and the policy can be given weight. Where there is a difference is that paragraph 32 goes on to state that development should only be prevented or refused on transport grounds where the residual cumulative impacts are severe. This sets a higher threshold to find development harmful than policy T12. Therefore whilst the principles of policy T12 can be given full weight, the overall test must be whether or not the impact of the development is severe.

5.5 The junction of North Road and The British, which is a cul-de-sac, is narrow, and tightly constrained on either side. At its mouth The British measures 3.8 metres wide. To the south immediately adjacent to the carriageway stands 218 North Road. The flank wall of this building forms the edge of The British. To

the north is the primary school. This is separated from The British by a low fence. A telegraph pole is also located to the north of the junction. There are no splays the intersection of The British and North Road. Visibility at the junction is therefore seriously hampered. North Road is subject to a 30 miles per hour speed limit and therefore under the Manual for Streets it would be expected that the junction has visibility for 43 metres from a setback of 2.4 metres. Whilst it is beyond the scope of this application to make improvements to the junction itself, it is a significant material consideration with regard to the acceptability of the proposed development.

- 5.6 At 3.8 metres wide with development on or close to the boundaries of the carriageway, The British fails to provide a dedicated pedestrian footway. The British is the only means of access between the primary school on North Road and its playing field on The British. Whilst lightly trafficked The British does serve as a significant pedestrian route for pupils at the school. The school children are considered to be a more vulnerable user of the highway. Furthermore, the narrow width of the highway does not provide sufficient space for two vehicles to pass one another and therefore conflicts in traffic movements lead to undesirable manoeuvres, such as reversing on to North Road or reversing around the blind bend.
- 5.7 The proposed development includes a new access onto The British between the existing access to School House and the blind bend (on which the playing field is located). It is considered that an access in this location is unlikely to be able to provide sufficient visibility to drivers along The British. Whilst traffic speeds may be low, it is not possible to see what is coming around the corner and therefore the new access may also lead to undesirable manoeuvres.
- 5.8 Given the above, The British is not considered suitable as an access route for further development. The proposal would lead to an increase in traffic using The British which is only accessible from the poor junction with North Road. It would also lead to an increase in traffic over the short section of the road which is used by pedestrians to access the school playing field where there is no dedicated footway or opportunities for vehicles to pass one another. The lack of visibility means that the development would lead to a direct increase in the potential for undesirable vehicular movements such as reversing onto North Road or around the blind bend on The British. Whilst The British may be lightly trafficked, taking all of these factors into consideration the development would have a detrimental impact on highway safety. It is considered that the level of harm resulting from the development amounts to a severe impact on highway safety. Therefore, the proposal is contrary to paragraph 32 – which is a reason for refusal in its own right. With regard to the presumption in favour of sustainable development, the proposal would lead to the increase of 1 dwelling towards housing supply in the district. The minor benefit in terms of housing provision does not outweigh the harm identified above; therefore planning permission should be refused.
- 5.9 The parking at the proposed property would comply with the Residential Parking Standard SPD and is therefore acceptable.

- 5.10 The agent has indicated that there are a number of sites along The British where planning permission has been granted recently which are material considerations in determining this application. These are listed in the planning history section above.
- 5.11 A dwellinghouse has been granted permission at Clinker Cottage. The highways comments at the time raised an objection on similar grounds to that raised in this application. However, at Clinker Cottage, the highways officer acknowledges the planning history for the siting of a residential caravan. Replacing the caravan with a dwelling was considered, on balance, not to lead to a severe impact on highway safety as any increase in traffic would not be 'material'.
- 5.12 Similar argument was run by the highways office with regard to the operation of a bed and breakfast from Little Orchard was objected to on highways grounds initially. However, it was concluded that the bed and breakfast would not lead to the formation of a new planning unit and that the traffic associated with this use would not be materially greater than the potential traffic that could be generated by the planning unit in use as a single dwellinghouse.
- 5.13 Whilst these sites are noted, they are not considered to be material considerations of such weight that they tip the balance (with regard to highway concerns) towards the approval of this application.

Design

- 5.14 Policy CS1 sets the design criteria that new development in the district must reach. As this is not a policy directly related to housing supply it can be afforded full weight in determining this application. This policy requires new development to be of the 'highest possible' standard of site planning and design.
- 5.15 A fairly mundane building is proposed. The proposed bungalow is simple in appearance. Whilst not architecturally exciting, the proposed building is not considered to be of poor design; it would not result in a harm to the visual amenity of the locality.
- 5.16 Amendments have been made to the layout of the proposal so that the proposed bungalow exhibits a street frontage. This is an improvement as it results in a better relationship between The British and the proposed property.
- 5.17 Subject to the approval of materials, the proposed design is acceptable.

Residential Amenity

- 5.18 Development should not be permitted that has a prejudicial impact on residential amenity. In this instance it is not considered that the development would have a detrimental impact on the amenities of nearby occupiers or provide poor quality living conditions for the future occupants. There is sufficient space between School House and the proposed dwelling to avoid an undesirable relationship. The proposed dwelling would also benefit from private amenity space, parking and turning areas.

5.19 Ecology

The ecology officer has stated that an ecological survey is required because the site provides potential for protected species (particularly reptiles and nesting birds). The site has been used as a residential garden, with vegetable plot. There is a hedge which bounds the site.

5.20 Whilst officers do not dispute that the site has some potential to provide habitat, it is not considered reasonable to request ecological information for two reasons. Firstly, there is an in principle objection to the intensified use of The British and therefore it is not considered reasonable to cause greater expense to the applicant when the application would ultimately retain a reason for refusal. Secondly, the potential for the site to provide habitat must also be weighed up against its existing use.

5.21 The site is well maintained and in use as part of the residential garden of School House. The likelihood of it being impossible to mitigate any ecology on the site is considered to be low. Therefore, in this instance it is considered that ecological matters could be satisfactorily addressed by condition.

5.22 Drainage

A SUDS condition has been requested. However, for development of this scale site drainage is adequately addressed through the Building Regulations and therefore this condition would not be carried forward had the application had a recommendation for approval.

5.23 Other Matters

Some matters raised in the public consultation responses have not been addressed above. These will be covered here for clarity.

5.24 The use of horns on vehicles must comply with the Highway Code and therefore is given little weight in determining this application. It is not considered necessary to refer to the accident record in this location; the concern is about the intensification of a substandard access. The purpose of the development, to allow the applicant to remain the area and the applicant's personal health concerns are not given weight in determining this application.

5.25 Conditions could be used to control building hours and seek to minimise the disruption to The British or the route to the planning field.

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 refuse 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 REFUSED for the reason listed below.

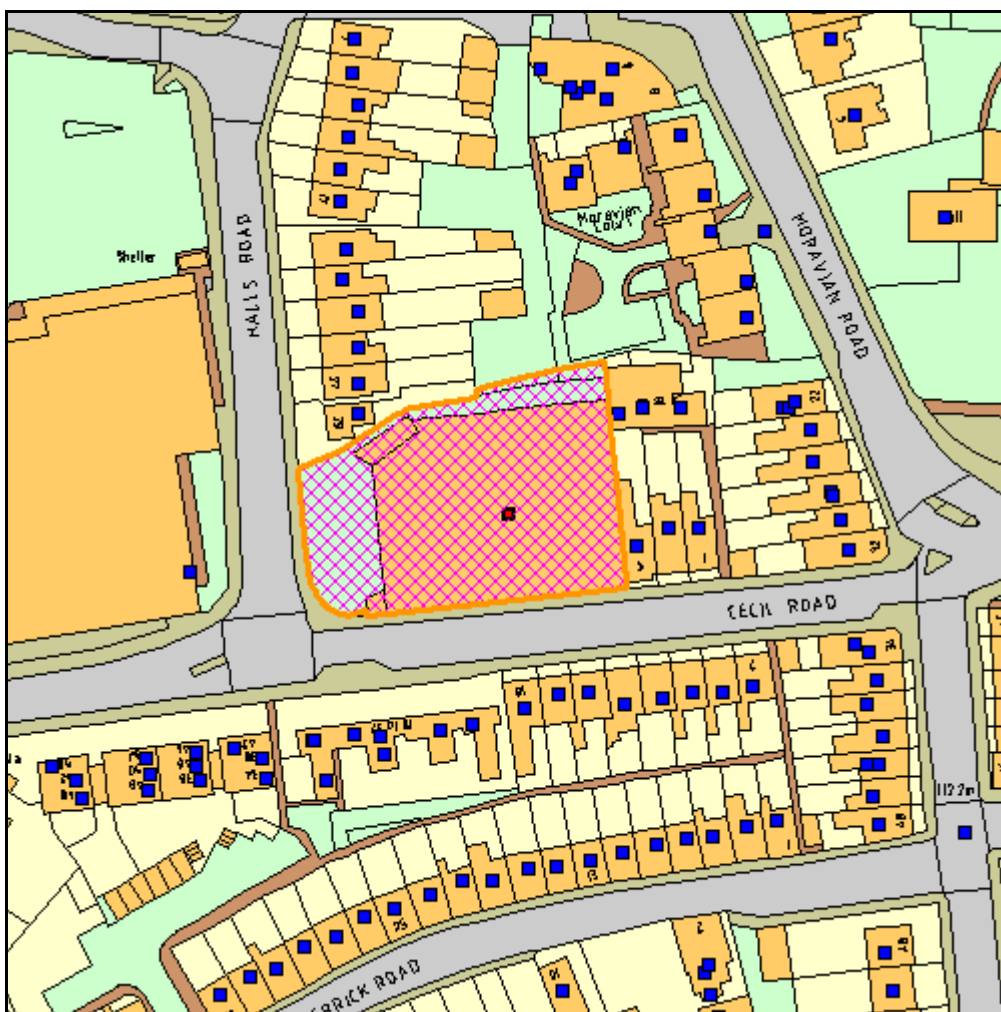
Contact Officer: Griff Bunce
Tel. No. 01454 863438

REFUSAL REASON

The British is a narrow, single track, road mainly without passing places and is unsuitable for two-way traffic. The junction of The British and North Road is substandard as it lacks sufficient visibility; there is also insufficient visibility at the location of the proposed access to the development. The British is used as a route for school pupils between the main school building and the playing field; there is no dedicated pedestrian footway. The proposed development would lead to the intensified use of The British and the road is not considered to be adequate to safely accommodate the additional traffic when considered cumulatively with the other uses of The British, particularly with regard to more vulnerable road users. The development would lead to the increased potential for conflict between road users and lead to undesirable vehicular movements along the stretch of The British between the blind bend and the junction with North Road. The development would lead to a harmful impact to highway safety and this harm has been identified as being severe. The proposed development is therefore contrary to the National Planning Policy Framework and policy CS1 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006 (Saved Policies).

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PK16/2566/F	Applicant:	Sovereign Housing Association
Site:	Rawlings And Sons Bristol Ltd Cecil Road Kingswood South Gloucestershire BS15 8NA	Date Reg:	1st June 2016
Proposal:	Demolition of existing building and erection of 29 no flats with associated parking and landscaping.	Parish:	None
Map Ref:	364755 173718	Ward:	Woodstock
Application Category:	Major	Target Date:	22nd August 2016



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REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application appears on the circulated schedule as there is a requirement to secure planning obligations via a S106 legal agreement.

1. THE PROPOSAL

- 1.1 The application site is within the East Bristol Urban Area and the locality is a designated 'Priority Neighbourhood'. The site is currently occupied by an industrial building and yard (Use Class B8) associated with Rawlings and Sons Ltd at the junction of Cecil Road and Halls Road in Kingswood. Access to the site is currently from Halls Road.
- 1.2 The proposed development consists of the demolition of the existing building and its replacement with a new 4 storey building facing onto Cecil Road (with a 2 storey wing to the rear). The development would provide 29 flats consisting of 10 x 1 bed units and 19 x 2 bed units (29 flats in total). The applicant is a Housing Association and proposes that all of the units will be Affordable Housing.
- 1.3 Vehicular access to the proposed development is from Halls Road. The development would provide 30 car parking spaces (including one visitor space), secure cycle parking for 32 bicycles, secure bin storage and a further 6 visitor cycle spaces.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Presumption in favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS13 Non-safeguarded Economic Development Sites

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

CS18 Affordable Housing

CS29 Communities of the East Fringe of Bristol Urban Area

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

T12 Transportation Development Control Policy for New Development.

LC1 Provision for Built Sports, Leisure and Community Facilities (Site Allocations and Developer Contributions).

South Gloucestershire Local Plan Policies, Sites and Places Plan (Proposed Submission June 2016)

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP36	Telecommunications Infrastructure
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP43	Private Amenity Space Standards
PSP44	Open Space, Sport and Recreation.

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (August 2007)

South Gloucestershire Residential Parking Standards (December 2013)

Waste Collection: Guidance for New Developments (January 2015)

Affordable Housing and Extra Care (November 2014)

2.4 Other Material Documents

South Gloucestershire Housing Strategy 2013 to 2018

Kingswood Priority Neighbourhood – Proxy indicator Profile (December 2013)

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Parish/Town Council

The site is located within an un-parished area.

4.2 Highway Authority

No objection subject to condition requiring that;

Access and parking arrangements as shown upon the submitted plans are provided prior to the first occupation of the development.

The development is to be occupied in accordance with the submitted and agreed Travel Plan.

An informative advising the applicant/developer of obligations under the Highways Act in relation to works affecting the public highway is also suggested.

4.3 Environmental Protection (Land Contamination)

No objection in principle. Ground investigations have been carried out that demonstrate that there are no significant pollution requiring remediation within the site. A condition is suggested that requires the developer to monitor the site during construction and provide appropriate mitigation in the event that contamination is uncovered during the construction phase.

4.4 Housing Enabling Team

No Objection subject to the following provision;

Affordable Housing Requirements

35% of dwellings to be delivered as affordable housing, as defined by the NPPF. Based on a scheme of 29 units the Council requires 10 units.

As this is a 100% affordable housing scheme there will be no requirement to deliver 35% affordable housing without public subsidy. This is on the proviso that all 29 dwellings are delivered as affordable housing as defined by the NPPF and agreed affordability outputs.

All of the flats are proposed to be for shared ownership. This will allow Homes and Communities Agency (HCA) grant into the scheme and achieve viability. A financial appraisal will need to be submitted demonstrating that it is not viable to deliver 35% nil subsidy, tenure compliant S106 units on this site.

As part of pre-application discussions it was established that the 35% S106 affordable housing mix would consist of 10 x 1 bed flats (plots 6, 14, 15 and 24-29). This is based on the SHMA 2009 which demonstrated that for shared ownership 1 bed flats were the greatest need in South Gloucestershire (the SHMA 2009, was in use at the time of the pre-application submission). The 1 bed flats should achieve a minimum floor area of 47 m².

4.5 New Communities Team

Request that the development makes a financial contribution of £67,477.54 towards the provision of and/or enhancement of off-site public open-space and £60,617.43 towards the maintenance of this provision. A total financial contribution of £128094.97 is requested.

4.6 Lead Local Flood Authority

No Objection in principle. Connection to the existing drainage system in Halls Road would require specific agreement from Wessex Water.

4.7 Waste Engineer

Initial comments highlighted potential problems with the space available for bins and recycling collection. However, following the submission of revised layout drawings, the Waste Engineer has confirmed that the proposed development is acceptable in this regard.

4.8 Crime Prevention Officer (Avon and Somerset Police)

No Objection

4.9 Arts Co-ordinator

No Comment

4.10 Wessex Water

No Objection. Sufficient capacity is available in the local area. Connection to the public sewer will require the consent of Wessex Water.

4.11 Economic Development Officer (EDU)

The EDU was involved with this proposal at the pre-application stage. Whilst the EDU would support a continued use of the site for economic development purposes, it is acknowledged that the viability of the site for this purpose is limited. The EDU understands that the benefits of the proposed development should be weighed against the loss of the economic development site and in this instance has not raised objection.

Other Representations

4.12 Local Residents

No comments have been received.

5. ANALYSIS OF PROPOSAL

5.1 The application details new residential development within the Bristol East Fringe Urban Area.

5.2 Principle of Development

At this time the South Gloucestershire Authority Monitoring Report (AMR) indicates that South Gloucestershire Council cannot demonstrate that it has a 5 year supply of deliverable housing land. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes on to suggest that if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date. This stance applies equally to policies that restrict the development of housing in favour of other forms of development. Accordingly, paragraph 49 of the National Planning Policy Framework is engaged.

5.3 In respect of this planning application, policies CS5 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 is relevant. The policy sets out that most new development will take place within the urban areas associated with the East and North Fringes of Bristol. The redevelopment of this site in general is consistent with this policy position.

5.4 Notwithstanding the above, the site is an existing economic development site for the purposes of Policy CS13 of the South Gloucestershire Core Strategy (adopted) December 2013. The policy makes a presumption in favour of retaining existing, but non-safeguarded economic development sites such as this. Nonetheless, where planning policies restrict the provision of housing in preference of other types of development (such as employment generating uses) within the urban area, they are considered to be out of date for the purposes of paragraph 49 of the National Planning Policy Framework.

5.5 Paragraph 14 of the National Planning Policy Framework makes a presumption in favour of sustainable development, and sets out that proposals for development that accord with the development plan should be approved without delay; and, where relevant policies are out-of-date planning 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 National Planning Policy Framework.
- 5.6 On this basis, this application for new housing must be assessed in the context of paragraph 14 of the National Planning Policy Framework. Essentially, there is a presumption in favour of granting planning permission for this development unless any identified adverse impacts resulting from such an approval would *significantly and demonstrably* out-weigh the benefits. The impacts of the development proposal are assessed below.
- 5.7 Provision of New Residential Development
This application proposes the provision of 29 flats on the basis of 100% affordable units. The mechanism for securing affordable residential units in accordance with Policy CS18 is considered later in this report. However, officers consider that the provision of new housing would represent a positive benefit by way of addressing the current shortfall in respect of the 5 year supply of deliverable housing land. Indeed, the development proposed under this application is subject to grant funding. The grant funding is subject to a very tight timescale meaning that the development is very likely to be delivered well within the next five years and as such its contribution significant.
- 5.8 The Strategic Housing Market Assessment, 2015 (SHMA) identifies a significant demand for affordable housing across South Gloucestershire. In particular, the SHMA identifies a demand for in excess of 450 affordable units. In broad terms, the Council recognises that the delivery of affordable housing through s106 agreements alone is unlikely to respond fully to the projected need. The delivery of affordable housing units as part of 100% affordable housing developments such as this proposal (provided by registered social landlords) is a key contributor to the wider demand for affordable housing across South Gloucestershire. The availability of such sites is limited and as such this development represents a significant positive benefit in relation to meeting the demand for affordable housing in South Gloucestershire.
- 5.9 The site is located within Kingswood Priority Neighbourhood. The South Gloucestershire Housing Strategy 2013 to 2018 recognises the benefit of providing affordable housing brings to the economy. Whilst the South Gloucestershire Priority Neighbourhoods are not intended to specifically tackle affordable housing need, the objectives of designating Priority Neighbourhood is to improve local economy, employment, education and training prospects, improvements to health and reduce crime. There is a strong correlation between the benefit of an affordable place to live and an improved economy, health and well-being of local areas and communities. The Housing Strategy acknowledges that these benefits are particularly beneficial in Priority Neighbourhoods. On this basis, officers consider that the provision of affordable housing on a 100% basis would generate a positive impact in respect of the Kingswood Priority Neighbourhood.
- 5.10 Having regards to the above, officers attribute substantial weight to the identified benefits of the proposed development for 100% affordable housing on this site.

5.11 Loss of Existing an Economic Development Site

- The existing development on this site is made up of a warehouse associated with Rawlings and Sons Ltd. It is a B8 Storage and Distribution type use. The existing occupiers have secured new premises and as such the existing site is surplus to their requirements.
- 5.12 The site is not included on the list of safe-guarded economic development sites as defined in Policy CS12 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013. Accordingly, Policy CS13 is relevant. The policy makes a presumption against the change of use of non-safeguarded economic development land unless it can be clearly demonstrated that all reasonable attempts have failed to secure a suitable economic development re-use. Where this is demonstrated, the policy requires that alternative uses are such that sequentially, priority is given to a mixed use development over the development of a pure residential development.
- 5.13 As set out earlier in this report, whilst the Council cannot demonstrate that it has a five year supply of deliverable housing land, policy CS13 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013 is out of date in that it restricts the provision of housing on the site. On this basis, limited weight is afforded to the policy. Accordingly, officer consider that it is not necessary to demonstrate that that all reasonable attempts have failed to secure a suitable economic development re-use and that due consideration of residential only development is given in the balance of the impact of the loss of economic development land against the established presumption in favour of the proposed residential development.
- 5.14 Notwithstanding the above, the applicant has submitted information highlighting that the marketing of this site for alternative economic uses did not result in a viable demand for the site either in its current position or as an economic redevelopment opportunity. This has been based upon a 5 month marketing period, and the applicant sets out that only three bids were received and these did not bring viable offers on the basis of a continued use of the site for a business use.
- 5.15 The applicant acknowledges previous 'economic development' advice that there may be some demand in the local area for start-up and flexible business/workspaces. However the applicant argues that the premises would not be capable of providing accommodation for this type of enterprise due to costs of adapting the current building and the ongoing maintenance costs meaning that its use would not be viable for businesses in the early stages of growth. It is also argued that businesses in the early stages of growth prefer to take accommodation in close proximity to other small businesses to gain benefits of clustering. Officers note that this site is relatively isolated from other business uses, being close to retail (associated with Kingswood Centre) and surrounded by residential uses.
- 5.16 Officers note that the business has been located on this site for a considerable length of time. By modern standards, the building itself is likely to be antiquated and the cost of modernisation likely to be unviable. As alluded to above, the site is also located very close to residential dwellings, where an industrial

business use such as this would be regarded as non-compatible with the neighbouring land uses. The impact of the proposed development upon residential amenity is discussed later in this report. However, officers are satisfied that the prospect of finding a viable business re-use for the site is limited. A mixed use for the site has not been proposed by the applicant. However, given the characteristics and limited size of the site, it is considered that a mixed use is unlikely to be viable.

5.17 As referred to earlier in this report, the site is located within the Kingswood Priority Neighbourhood and officers acknowledge that the objectives of a Priority Neighbourhood includes the encouragement of economic improvements in the locality. Clearly, the proposed development would result in the loss of an employment generating use. However, given the above conclusion it is not considered that the loss of the existing use would undermine the objectives of the Priority Neighbourhood. Furthermore, it is understood that the existing business has relocated within the Bristol East Fringe Urban Area with no overall reduction in employment level.

5.18 Having regards to the above, officers are satisfied that there is very limited prospect of a viable business re-use for the application site; and its change of use to a residential only use is acceptable in principle. It is considered that the loss of the business unit would have a limited economic impact against the positive benefit of removing a use that is not generally considered to be compatible with the surrounding land uses. Accordingly, limited weight is afforded to the impact of the loss of the existing economic use.

5.19 Housing Density

The proposed development would result in a density of approximately 170 dwellings per hectare. This is relatively high, but is a result of the type of units proposed which includes 10 x one bed flats out of the 29 flats proposed. The site area is also relatively small, however the location of the site on a corner plot means that it is possible to increase the ratio of units to the size of the site.

5.20 The site is located very close to Kingswood Town Centre and is in a highly sustainable location where it is appropriate to increase the density of dwellings to make the most efficient use of the site. The surrounding area is dominated by residential uses. This includes Victorian terracing and more modern purpose built flats. Accordingly, the locality is generally characterised by higher density residential development typical of this town centre location. Accordingly, the housing density related to the proposed development is considered to be consistent with the character of the area and acceptable on that basis. The impact of the development in density terms is considered to be a neutral impact.

5.21 Design and Layout

The existing site contains a large two storey building fronting onto Cecil Road and forms the back edge of the highway in this location. The building is the earliest building on the site and dates from the early 20th Century and is constructed in brick. It has relatively tall floor to ceiling heights and as such is higher than adjacent dwellings and dominates this area of Cecil Road.

- 5.22 The building is functional in appearance and includes some architectural features such as a projected brick string course, parapet, brick arched widow and door reveals. The building is not included on the local or statutory list of buildings of heritage or architectural importance. Despite this, officers consider that the building does have some limited heritage value and architectural merit informing the character of the street scene in this locality.
- 5.23 The site includes a yard to the West and North of the original building. The majority of this yard has been covered by a modern warehouse associated with the occupying business. A smaller area of the yard exists to the West and this provides parking and access from Halls Road. Notwithstanding the character of the original building associated with this site, it is considered that the relationship of the existing development with the junction of Cecil Road and Halls Road is such that the quality of the street scene is somewhat degraded. The opportunity to improve this situation is welcomed as part of this planning application.
- 5.24 It is proposed to demolish the existing building and associated structures on this site and construct a new building to provide 29 residential flats with associated car parking, cycle storage and bin storage and associated landscaping. The proposed building is four storeys in height and would front onto Cecil Road, taking up the full distance from number 5 Cecil Road to the junction with Halls Road. The building would then turn the corner of the junction enclosing the majority of the perimeter of the site. A two storey wing is also proposed to the rear of main building that forms the Eastern boundary of the site. Access to the site is from Halls Road at the Northern boundary with number 29 Halls Road.
- 5.25 The design of the proposed development is the result of pre-application discussions between the Local Planning Authority and the applicant (Sovereign Housing). Given the context of the site and the existing character of the street scene, officers consider that new development should provide a strong frontage with Cecil Road with a vertical (rather than horizontal) emphasis. The use of good quality modern materials is important in order to reflect the existing characteristics of the site and its relationship with Cecil Road.
- 5.26 The submission proposes a building that is modern in character. It uses dark coloured brick to the majority of the elevation facing onto Cecil Road. This reflects the position of the existing building on the site. Rendered sections of the building frame this feature whilst the third floor is provided within a zinc clad feature that is set back from the front elevation of the building to reduce the perceived height of the building when viewed from Cecil Road and Halls Road. It is considered that the design of the building reflects the urban character of the site and the surrounding location. It is considered that the proposed building is of a high quality and one which would offset the loss of the existing building and its limited value as a heritage asset.
- 5.27 The proposed building would generally enclose the remainder of the site. Views into the car parking area would be from Halls Road through the access to the site. This area of the site includes landscaping that would enclose the rear area of the site and assist to soften the car parking. The area of the site is relatively

- constrained, however it is considered that the level of landscaping is acceptable. Given the nature of the existing site, where there is not currently any landscaping provided officers are satisfied that the development would facilitate considerable improvements in this regard. Similarly, it is proposed to include some landscaping to the frontage of the development with Cecil Road and Halls Road which is considered to offer considerable benefit over the existing situation.
- 5.28 Officers consider that the proposed development is well designed and would act to enhance the general character of the locality. In particular, the development would act to significantly improve the existing degraded nature of the area around the junction with Cecil Road and Halls Road. This is a positive impact.
- 5.29 Residential Amenity
Future Residents of the Development - As set out above, the housing density of the proposed development is high. The site area is relatively small and as such there is very limited area to provide private amenity. The orientation of the building is such that the attractiveness of the communal areas to provide private or shared amenity space is very limited. As such no private or shared amenity space is proposed with the development. The shared spaces would be occupied by car parking facilities and associated landscaping as described above.
- 5.30 It is acknowledge that Policy PSP43 of the South Gloucestershire local Plan, Policies Sites and Places Plan (Proposed Submission June 2016) (the PSP) provides 'Private Amenity Space Standards' and provides guidance in respect of a minimum area of space. In the case of one and two bed flats, this is 5 square metres (with access to private shared space for two bed flats). Clearly, this proposal would not meet the standards referred to in the policy. At this stage, the PSP is in its consultation stage and is not part of the adopted development plan. Accordingly, the policy carries limited weight in respect of the assessment of this application. Nonetheless, it is appropriate to consider the impact of the development in the context of the amenity that it offers for the future residents of the proposed dwellings. Officers consider that the lack of private amenity space is an issue that would result in an adverse impact. However, the site is located close to Kingswood Town Centre where there are a number of open spaces in close proximity. This includes Kingswood Park and Orchard Road allotments. These facilities are easily accessible from Cecil Road and officers consider that this provides adequate mitigation against the lack of private amenity space on the development site. Accordingly, the identified impact is given limited weight in the assessment of this application.
- 5.31 *Physical Relationship of the proposed development with the Surrounding Residential Dwellings* – Dwelling houses (predominantly terraced dwellings) are located adjacent to the site to the North and to the East. Modern residential flats and more terraced dwellings are located to the South across Cecil Road. The existing buildings are relatively large in scale. They abut the existing dwelling to the East (number 5 Cecil Road) and extend the full length of the Western Boundary of the residential curtilage associated with that dwelling. The existing arrangement is such that substantial buildings enclose this boundary.

- The proposed development would effectively reduce the height of development against the rear garden of the dwelling at 5 Cecil Road. Whilst it is appreciated that the proposed building fronting onto Cecil Road would be taller than the existing building, there would be limited material change from the existing relationship. The applicant has provided a 'shadow assessment' which analyses the existing shadowing against the shadowing that would occur as a result of the proposed building being constructed. This shows that there would be an improvement, principally as a result of the reduction in the scale of the development against the rear garden associated with 5 Cecil Road and as such it is considered that the proposed development is acceptable in that regard.
- 5.32 The proposed development would result in a wholesale reduction in the amount of development on the northern part of the site and this would result in a significant improvement to the dwellings due North of the site as there would be a substantial increase in the open nature of the site so improving 'shadowing' effects considerably. It is acknowledged that the development would introduce new residential development that would include windows facing in a Northerly direction. These windows would allow views out across existing residential curtilages. However, officers are satisfied that this would be consistent with typical residential relationships seen in the Urban Area.
- 5.33 The proposed development would introduce residential development that would face towards existing residential dwellings due South of the site. Whilst the proposed building would have a similar relationship to the existing building in that both contain windows facing onto Cecil Road, the character of the use would change. In this instance, it is acknowledged that the nature of the occupants of the proposed building is residential and there would be an increased tendency to take in views from these windows across Cecil Road. However, as set out above, this relationship would not be unusual in an urban area. Given that an element of overlooking already exists, it is considered that the impact of the proposed development is not of such a degree that the proposed development should otherwise be refused.
- 5.34 Having regards to the above assessment, it is considered that the proposed development is acceptable in residential amenity terms and results in a neutral impact.
- 5.35 Affordable Housing
The applicant is a registered social landlord and is developing the site to provide 100% affordable housing. The entire site is to be provided on an 'intermediate' (shared ownership) basis.
- 5.36 Notwithstanding this, it is necessary to secure 35% affordable units on the site in order to comply with Policy CS18 of the South Gloucestershire Local Plan Core Strategy. The remaining 65% of the dwellings would be 'extra affordable' units provided as part of the development carried out by Sovereign housing as a registered provider (RP). Of the 29 dwellings proposed, 10 are required to be secured as affordable units as part of a section 106 legal agreement in order to comply with Policy CS18. In this instance the Housing Enabling Officer requests that ten, single bed units are secured from the development. These flats will comply with the minimum floor space standard of 47 m². This would

- respond specifically to the greatest dwelling type need in the locality. The applicant has agreed to secure this requirement through a legal agreement in principle. However officers stress that this does not alter the position of the developer who is committed to providing 29 affordable units (100%) on the development.
- 5.37 On this basis, officers are satisfied that the development complies with the South Gloucestershire affordable housing policy. Indeed, the development goes beyond the requirements of the policy.
- 5.38 Community Infrastructure (Public Open Space Provision)
The New Communities team have calculated that the development would generate specific requirements for the provision of improvements to open spaces in the local area. This is on the basis that it is not possible to provide functional public open space on the development site.
- 5.39 This is requested on a financial basis and is for the sums of £67,477.54 (enhancement works) and £60,617.43 (maintenance) for public open space. The total contribution requested is **£128,094.97**
- 5.40 In this instance, the developer has indicated that the development is technically unviable and this is the case even before the additional financial implications for providing contributions to public open space. Accordingly, the developer has declined the request for financial obligations. Following the request from officers in relation to the obligations for public open space, the applicant agreed to provide a viability report for independent assessment by the District Valuer. The findings of the District Valuer have shown that the proposed development is not viable from the off-set. Indeed, the provision of 100% affordable housing can only be achieved with grant funding Homes and Communities Agency (HCA). Accordingly, the District Valuer has confirmed that the development may be judge non-deliverable with a requirement for further contributions.
- 5.41 With this conclusion about the viability of the development in mind, it is necessary to weigh the benefit of providing 100% affordable against the lack of financial contributions towards improvements and associated maintenance of local public open space.
- 5.42 Whilst it is acknowledged that the provision of improvements to public open space would assist in the objectives of the Kingswood Priority Neighbourhood, the overall scale of the development (resulting in 29 new households) should be considered in the context of the wider population of Kingswood. The requested financial contribution towards open-space provision is relatively modest. However, as set out above, officers recognise the positive economic and health impact that the provision of new affordable housing would have in the context of the Priority Neighbourhood. Furthermore, there is an identified need for the provision of affordable housing to meet local housing need (which is also recognised as being a positive contributor to the objectives of the South Gloucestershire Priority Neighbourhoods). However, notwithstanding the request for financial contributions towards local public open space, this area of Kingswood is relatively well catered for in this respect and the development has good access to these facilities.

- 5.43 Accordingly, officers apply greater weight to the provision of new affordable units than the lack of open-space contributions. As such, it is considered that, in this instance, there is reasonable justification for releasing the obligation to provide open-space contributions as part of this development proposal. Nonetheless, this conclusion draws on the fact that the development would provide 100% affordable housing. In the event that the development reverts to 35% affordable housing (as the minimum required by planning policy) then the development would most likely be expected to contribute to open-space requirements on a proportionate basis. This requirement can be secured through the use of a specific 'claw-back' clause in the s106 legal agreement. However, officers would again stress that Sovereign Housing is committed to provide 100% affordable units on the site and it is unlikely that the development would deliver less.
- 5.44 Environmental Considerations
Drainage - The site is located in an area with adequate drainage facilities. The Lead Local Flood Authority are satisfied that the development can connect appropriately to existing systems and do not raise objection. The provision of adequate drainage within the site and the connection to existing systems is a matter for Building control Regulations and Wessex Water (as the operator of those systems) and this is not specifically a matter for Planning Legislation to address.
- 5.45 Ground Contamination -
The Environmental Health Officer has confirmed that information submitted with this application demonstrates that there is not likely to be ground contamination present on this site that requires mitigation prior to development commencing. However, the Environmental Health Officer suggests that as a precaution, a condition is applied so that mitigation is required should contaminants be found during the construction phase of the development.
- 5.46 Accordingly, subject to the above suggested condition, officers are satisfied that there are no environmental constraints to this development proposal.
- 5.47 Parking and Highway Impact
Paragraph 32 of the National Planning Policy Framework (NPPF) sets out that developments which generate a significant amount of vehicular movement should be supported by a Transport Statement or Assessment. Officers do not consider that this proposal would generate a significant amount of vehicular movement in the town centre context of the site. However, it is of note that the application is supported by a Transport Assessment which has clarified this point. The NPPF goes on to set out that in making decisions, the LPA should take account of whether opportunities for sustainable transport modes have been taken up, whether safe and suitable access to the site can be achieved for all people; and whether improvements can be undertaken that effectively limit the significant impacts of the development. Of particular note is that the NPPF makes it clear that development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

- 5.48 For the reasons set out below, officers are satisfied that the development would not result in a severe impact in transport terms and that the site will benefit from sustainable forms of development and will be fully accessible to them; and as such is fully compliant with the objectives of the National Planning Policy Framework.
- 5.49 Officers acknowledge that the site is in a highly sustainable location with good walking and cycling links to local employment, retail, education, health and leisure facilities and public transport services which provide sustainable transport to higher level facilities in Bristol city centre.
- 5.50 The Planning Application is supported by a comprehensive Transport Assessment and a Travel Plan. Officers are satisfied that this demonstrates that the number of vehicle trips generated by the existing commercial use on the site and the proposed residential development are very similar in terms of numbers. The main difference is that the heavy goods vehicle trips associated with the existing warehouse storage use will be removed from this part of the highway network and this would be of benefit to local residents.
- 5.51 The proposed development includes a slight realignment of the kerb line either side of the existing access which would increase the footway width by about 400mm and reduce the carriageway width by the same amount. This would be an improvement to the existing access visibility and is easily achievable within the site. Furthermore, the proposed access is 6m wide which includes a pedestrian corridor around 1.2m wide and as such is suitable for all users.
- 5.52 The proposed development makes provision for 30 on-site car parking spaces of which 5 are suitable for disabled use. This equates to one space per flat plus 1 extra for visitors. The Council's residential car parking standard for the South Gloucestershire area as a whole equates to a requirement for 41 spaces including visitor spaces for the 10 1 x bed flats and 19 x 2 bed flats. Any reduction in this figure needs to be supported by evidence of a lesser demand provided in the form of a Transport Assessment and promoted by a Travel Plan.
- 5.53 The transport assessment submitted in support of this planning application includes car ownership/availability data from the Office of National Statistics (ONS) 2011 census. The submitted information states that 26% of dwellings in the Kingswood area do not have access to a car or van. Officers have reviewed the 2011 ONS data for Kingswood. This shows that the car ownership for flats, apartments and maisonettes is actually 0.59 cars per flat with 1 resident over 17 years of age and 1.15 cars per flat with 2 or more residents over 17 years. 35% of flats in Kingswood do not have access to a car or van. Assuming that the proposed 1 bed flats are occupied by 1 resident over the age of 17 and all the 2 bed flats are occupied by 2 residents over 17 then parking demand for the proposed development is likely to be 28 spaces.
- 5.54 Having regards to the above, officers are satisfied that adequate car parking is proposed and as such the proposal would not conflict with or undermine the objectives of the South Gloucestershire residential car parking standards.

5.55 A development of this size would not normally require a Travel Plan. However the applicant acknowledges that the development proposes to provide parking at a lower level than what is required against the South Gloucestershire Residential Parking Standards. Accordingly the applicant has submitted a Travel Plan to address this shortfall. This includes a number of measures and incentives including a welcome pack with sustainable travel information and vouchers for bus tickets and cycle purchases. Officers consider that this would provide appropriate measures to mitigate the impact of the proposed development in terms of parking provision. Such measures can be secured by way of appropriately worded condition in the event that this application is approved. It is recommended that implementation of the travel plan is secured by a suitable condition.

5.56 Planning Obligations

The Community Infrastructure Levy Regulations 2010 set out the limitations of the use of Planning Obligations (CIL). Essentially the regulations (regulation 122) provide 3 statutory tests to be applied to Planning Obligations and sets out that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is;

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

5.57 In this instance, it is considered that the planning obligations required to secure affordable housing in accordance with Policy CS18 of the South Gloucestershire Local Plan, Core Strategy is consistent with the CIL Regulations (Regulation 122).

5.58 The Planning Balance

As set out above, the starting point for the assessment of this planning application is set out in paragraph 14 of the National Planning Policy Framework. At this time, policies related to the provision of housing and those which specifically restrict housing development in preference to other land uses are out of date. On this basis, there is a presumption in favour of granting planning permission for this development unless any identified adverse impacts resulting from such an approval would *significantly and demonstrably* out-weigh the benefits.

5.59 There are clear benefits to this proposal. The development would make a positive contribution to the Council's 5 year supply of deliverable housing land. The delivery of the housing would provide 100% affordable units which would make a positive contribution to the identified need for affordable housing in South Gloucestershire and the local area. These very positive factors are given substantial weight in the assessment of this application.

5.60 The proposed development is well designed and would provide the opportunity to improve the character and visual amenity of the site and act to regenerate a relatively degraded part of Kingswood Town Centre. The development would

also make a positive contribution to the objectives of the Kingswood Priority Neighbourhood.

- 5.61 It is acknowledged that the development would not achieve the levels of on-site parking required in principle under the Council's Residential Parking Standards. However, the impact of this is limited and (in accordance with parking standards policy) it is demonstrated that the highly sustainable location of the site means that the impact of the development in transportation terms is not significant; and any adverse impact resulting from the development in this regard is minimal.
- 5.62 Officers have found that there would be some impact resulting from the development in respect of the residential amenity of neighbouring dwellings. However, this impact is reduced further when offset against the reduction in HGV movements to and from this site under its current authorised use. The proposed development would not provide private or shared-private amenity space. This will result in some adverse impact, however officers are satisfied that the sustainable location of the site, close to existing public open spaces would adequately mitigate this impact.
- 5.63 The development would result in the loss of an existing economic development site. However, as set out in this assessment, the practicalities of continuing this use from a viability perspective and in the context of compatible neighbouring land uses is very limited. Accordingly, the impact of this loss is not significant.
- 5.64 As set out in the main body of this report, the proposed development of 100% affordable housing units is not viable and relies upon grant funding. This means that obligations to provide financial contributions towards public open-space cannot be met by the development and this has been confirmed by the District Valuer as an independent assessor of the viability of the development. This would result in some adverse impact. However, as set out in this report, this impact is not considered to be significant. Officers consider that the provision of new affordable housing should be given priority and as such find that the benefit of providing affordable housing outweighs the lack of financial contribution towards public open space.
- 5.65 In drawing the limited adverse impacts resulting from the proposed development against the positive benefits of the proposal, officers consider that the benefits of the development far exceed any adverse impact. In accordance with paragraph 14 of the National Planning Policy Framework, officer consider that the proposed development should be approved

6. CONCLUSION

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

January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

i) Affordable Housing

Ten, single bedroom dwelling flats delivered as affordable housing on the tenure basis of 'shared ownership as follows;

10 x 1 Bed Flats made up of plots 6, 14, 15 and 24 to 29 inclusive.

The minimum floor space achieved for the flats is to be 47m²; and, in all other respects the development shall comply with the requirements of the Housing Enabling Officer as set out in the Memorandum dated 9th June 2016.

Reason

In order to secure the appropriate level of affordable housing and to comply with Policy CS18 of the South Gloucestershire Local Plan, Core Strategy (Adopted) December 2013.

7.2 That the Head of Legal and Democratic Services be authorised to prepare and seal the Section 106 Legal Agreement.

7.3 Should the agreement not be completed within 6 months of the date of the committee resolution that delegated authority be given to the Director of Environment and Community Services to refuse the application.

Contact Officer: Simon Penketh
Tel. No. 01454 863433

CONDITIONS

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

Reason

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

2. On Site Car Parking

Prior to the first occupation of the development hereby approved, the on-site car parking shall be provided in accordance with the details shown upon drawing

numbered 1813-P100 Revision A as received by the Local Planning Authority on 18th July 2016. Thereafter the development shall be retained as such.

Reason

In the interests of the safety and amenity of the public highway and to accord 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; and the South Gloucestershire Residential Parking Standards Supplementary Planning Document (December 2013)

3. Bin Storage

Prior to the first occupation of the development hereby approved, the on-site bin storage and recycling facilities shall be provided in accordance with the details shown upon drawing numbered 1813-P100 Revision A as received by the Local Planning Authority on 18th July 2016. Thereafter the development shall be retained as such.

Reason

In the interests of visual amenity and the residential amenity of the occupants of the development hereby approved and the surrounding locality and to accord with Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

4. Cycle Parking

Prior to the first occupation of the development hereby approved, the on-site cycle parking and storage facilities (including the visitor cycle parking facilities) shall be provided in accordance with the details shown upon drawing numbered 1813-P100 Revision A as received by the Local Planning Authority on 18th July 2016. Thereafter the development shall be retained as such.

Reason

To encourage the use of sustainable, non car borne modes of travel and to accord with Policy CS8 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

5. Landscaping

The landscaping shall be provided in accordance with the details as shown drawing number 770-01c (as received by the Local Planning Authority on 26th May 2016) in the next available planting season following the first occupation of the development hereby approved. In the event that plants die, become deceased or otherwise removed from the site within the first five years of the of planting, those plants will be replaced on a like for like basis within the next available planting season.

Reason

In the interests of the character and visual amenity of the site and the surrounding locality and to accord with Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

6. Travel Plan

The development hereby approved shall be occupied in accordance with the Travel Plan Measures as detailed in the Travel Plan (prepared by E.G. Carter and Co. Ltd) as received by the Local Planning Authority on 26th May 2016; and the South Gloucestershire Residential Parking Standards Supplementary Planning Document (December 2013)

Reason

To encourage the use of sustainable, non car bourne modes of travel and to accord with Policy CS8 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

7. Land Contamination

In the event that 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.

Reason

In order to protect the occupants of the development from unacceptable pollution impact and to accord with Policy CS9 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

8. Construction Working Hours

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

Reason

In the interests of the residential amenity of the occupants of the development hereby approved and the surrounding locality and to accord with Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

9. Obscure Glazing

The North facing widows relating to the flats marked as Plot 8, Plot 16 and Plot 23 respectively shall be obscure glazed (to Level 3 or above) at all times.

Reason

In the interests of the residential amenity of the occupants of the development hereby approved and the surrounding locality and to accord with Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

10. Materials

Prior to the commencement of the relevant above ground works, samples of all external facing and roofing materials and metal railings shall be submitted to and agreed by the Local Planning Authority. thereafter the development shall be implemented in accordance with the agreed details and retained as such.

Reason

In the interests of the character and visual amenity of the site and the surrounding locality and to accord with Policy CS1 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013.

11. Approved Plans

The development shall be implemented strictly in accordance with the agreed drawings listed below;

1758-Loc (Site Location Plan)
1758-P101 (Block Plan)
1813-P104 (Proposed Roof Plan)
1813-P201 (Proposed Elevations)
1813-P400 (Elevation Details)
770-01C (Landscape Concept Plan)

as received by the Local Plan on 26th May 2016

1813-P100 (Proposed Site Layout)
1813-P102 Rev A (Proposed Ground and First Floor Plans)
1813-P103 Rev A (Proposed Second and Third Plans)
1813-P200 Rev A (Proposed Elevations)

as received by the Local Planning Authority on 18th July 2016

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PK16/3759/F	Applicant:	Mrs G Rawlings
Site:	Land At London Road Wick South Gloucestershire BS30 5SJ	Date Reg:	2nd September 2016
Proposal:	Erection of building to form tack room and feed store (retrospective)	Parish:	Wick And Abson Parish Council
Map Ref:	371297 172680	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	27th October 2016



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 100023410, 2015. **N.T.S.** **PK16/3759/F**

REASON FOR REPORTING TO CIRCULATED SCHEDULE

1. THE PROPOSAL

- 1.1 The application site comprises a parcel of land to the north side of London Road to the west of the petrol filling station Wick.
- 1.2 Retrospective planning permission is sought for the erection of a building to form a tack room and feed store. The wider parcel of land is already in use for the keeping of horses and there is a “yard” area adjacent to the road where stables and other equestrian paraphernalia is present.
- 1.3 The application site is adjacent to but outside any settlement boundary and is within the AONB and Green Belt.

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)

T12 Transportation Development Control Policy for New Development

L1 Landscape protection and Enhancement

E10 Horse related development

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS5 Location of Development

CS9 Managing the Environment and Heritage

CS34 Rural Areas

- 2.3 Supplementary Planning Guidance
Development in the Green Belt SPD

3. RELEVANT PLANNING HISTORY

- 3.1 P98/4759 – Retention of stable / tack room and use of land for keeping of horses – approved 11 March 1999.

4. CONSULTATION RESPONSES

Wick Abson Parish Council

- 4.1 Object due to size and location within greenbelt- we would like to ensure this is used only for Agricultural purpose.

Other Consultees

- 4.2 Landscape -The mobile tack room (mobile home) is fairly well screened in views for the surrounding area by existing buildings and vegetation. It can be glimpsed through the gateway from London Road and may be visible through the hedge during the winter months. It will be much less visible after it has been re-clad. There is no landscape objection with regards to Policies L1 and CS1 on the condition that it is re-clad.
- 4.3 Highway Structures – no comment
- 4.4 Sustainable Transport – no objection
- 4.5 Drainage and Flood Risk management – no objection

Other Representations

4.3 Local Residents

Two objections have been received. These objections state that the building not of the type you would expect in this locality and that there are already buildings present on site and disagree that a building is needed. The proposal would harm the Green Belt.

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 The NPPF sets a presumption in favour of sustainable development - development proposals that accord with the development plan should be approved and where relevant policies are absent, silent or 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 within the NPPF taken as a whole. Policy E10 of the Local plan deals with horse related development and identifies that such development will be permitted subject to an assessment of its impact on the environment, neighbours, vehicular access and parking; whether there is safe and convenient access to bridleways and riding ways; whether there are existing suitable underused buildings available and capable for conversion and where the design of buildings and site size and the number of horses has proper regard for the safety and comfort of horses. This site is located in the open countryside, AONB and the Green Belt so the proposals will therefore need to be assessed in their Green Belt context.

Green Belt

- 5.2 The NPPF states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this include:

'provision of appropriate facilities for outdoor sport, outdoor recreation and for

cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it'.

- 5.3 This application seeks retrospective permission to erect a building to form a tack room and feed store on land that is already in equestrian use. It is therefore considered that the building itself by reason of its relatively small scale and its simple form is considered to constitute an appropriate facility for outdoor sport and recreation. The area of land that already has the benefit of equestrian use comprises a field and stabling for 4 horses. The building subject of this permission is situated in what is considered the "yard" area seen in the context of the other development relating to the equestrian use of the site containing built form to one section of the site and not encouraging creep of development significantly further into the field.
- 5.4 The openness of the Green Belt is altered by virtue of the addition of any built development within it however given the location of the building within the non-commercial contained nature of the site it is considered that the openness of the Green Belt is preserved as a result of this application.

Design / Visual Amenity / Landscape Impact

- 5.4 The site is located in the Cotswold AONB. The proposed building comprises a mobile home to be clad in timber to appear more akin to a built structure. Once clad, this building will have an external appearance more appropriate to that you would expect in an equestrian context. It is considered necessary to apply a planning condition requiring that within one month of the date of this permission the cladding, which has begun already is complete as per the plans submitted as part of this application.
- 5.5 With regard to views of the development, the wider site is very well screened from the main road to the south and benefits from a high boundary treatment to the west adjacent to 33 London Road. No objection had been raised on landscape grounds.
- 5.6 Having had regard to the above it is considered that the proposal accords with saved policy L1 of the South Gloucestershire Local Plan and Policy CS1 of the Core Strategy.

Residential Amenity

- 5.7 Given the location of the tack room and feed store approximately 38 metres away from the nearest residential property (No.33 London Road) it is not considered that the building would have any detrimental impact upon neighbouring properties. It is considered that the proposal is in accordance with Policy CS1 of the Core Strategy.

Transportation

- 5.8 There would be no change of use at the site and no alteration to the access. There are no highway objections to the development. It is considered that the proposal accords with save Policy T12 of the Local Plan 2006.

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 Having had regard to the above it is considered that planning permission should be granted subject to a condition requiring the cladding to be applied within one month of the date of decision.

Contact Officer: Sarah Jones
Tel. No. 01454 864295

CONDITIONS

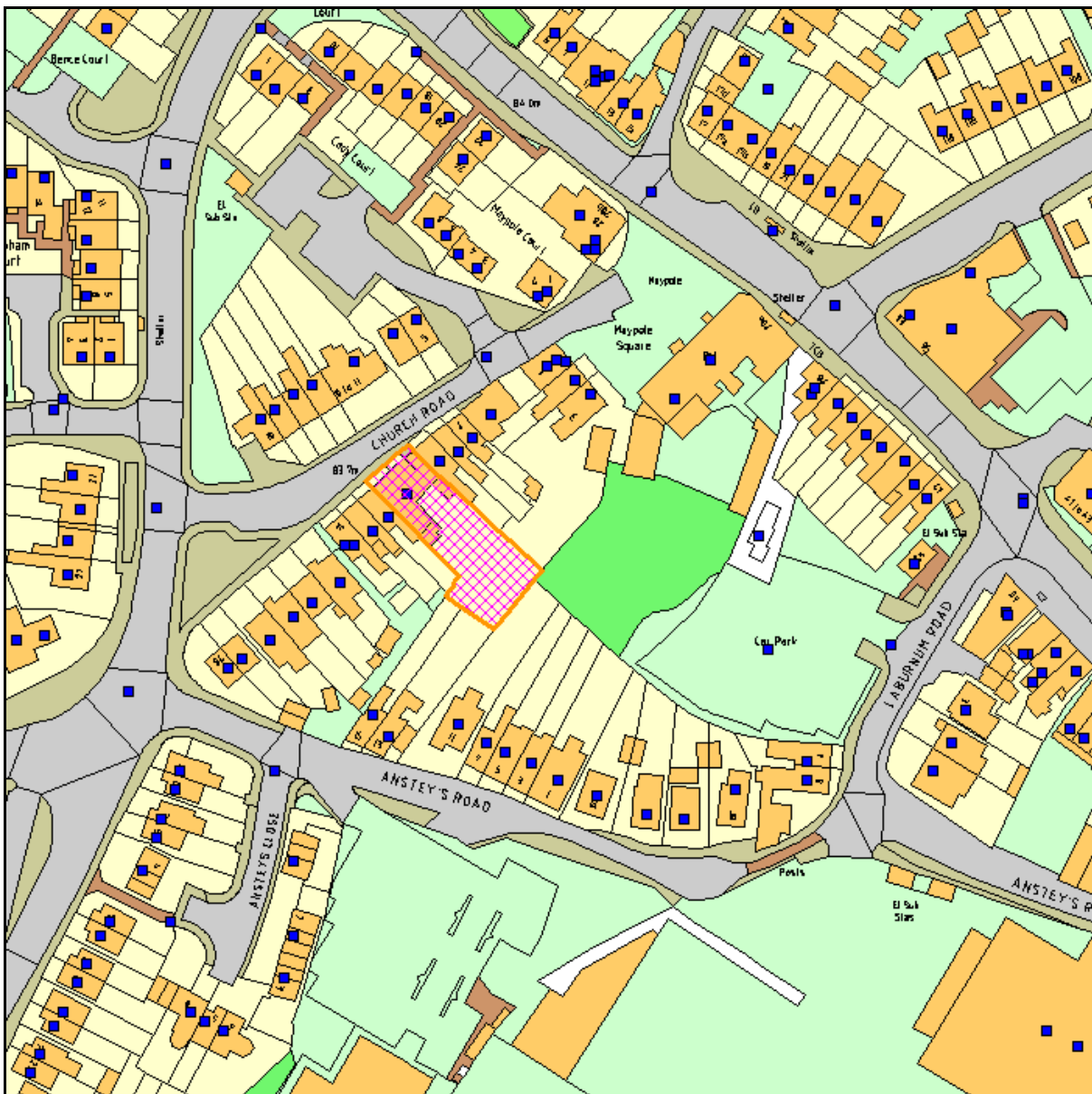
1. Within one month of the date of this permission, timber cladding shall be applied to the mobile structure hereby approved as per plan titled "Proposed Mobile Structure Design (Retrospective Application) submitted as part of this application.

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.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PK16/4735/F	Applicant:	Mr M Garrity
Site:	8 Church Road Hanham Bristol South Gloucestershire BS15 3AB	Date Reg:	26th August 2016
Proposal:	Erection of a single storey rear extension to form residential annexe. (Retrospective)	Parish:	Hanham Parish Council
Map Ref:	363978 172417	Ward:	Hanham
Application Category:	Householder	Target Date:	21st October 2016



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1. THE PROPOSAL

- 1.1 The application site comprises a mid-terrace double fronted property on the south side of Church Road, Hanham. The property has a large rear garden, only accessible through the house.
- 1.2 Retrospective planning permission is sought for the erection of a single storey rear extension to for a residential annex. The extension is partially built and a present comprises a flat roofed blockwork structure with uPVC windows and doors. It is proposed to render the outside. The extension is 11.6m long, 2.6m high and 4.6m wide.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

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

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council - Disappointment was expressed that planning consent had not been sought prior to building. Objection has been raised on the basis that there is no parking provision.

Highways - Concerns of the Parish Council about no parking provision on site are noted. However, if the extension is to remain as an annexe to the main residential dwelling and if it is conditioned accordingly then, I am reasonably satisfied that the demand for parking from this house would not be materially different with this extension and consequently the resulting parking situation from this property will not be changed when compared to the extant use. In this context therefore, the transportation officer does not think it is reasonable to pursue a highway objection to this application.

If the council is minded to approve this application, you may wish to consider the following planning conditions,

- The use of the new extension shall remain purely ancillary /annex to the main residential dwelling and there will no subdivision of the buildings in to separate units.
- Any Permitted Development (PD) Rights that may exist including in the rights to convert the house in to multi-occupancy property is removed unless written approval is granted by the planning Authority.

4.2 Archaeology – no comment

4.3 Conservation officer - By virtue of scale and siting, the setting of the adjacent designated and non-designated heritage assets would be preserved. No objection.

Other Representations

4.4 Local Residents – one letter of concern has been submitted regarding the lack of parking provision proposed and the pressure this may put on limited existing parking provision.

5. ANALYSIS OF PROPOSAL

Principle of Development

5.1 Saved policy H4 of the South Gloucestershire Local Plan 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 highways safety, the retention of an acceptable level of parking provision or prejudice the retention of an adequate amenity space. Policy CS1 of the Core Strategy 2013 states that all development will only be permitted where the highest possible standards of design and site planning are achieved. The proposal is considered to accord with the principle of development subject to the assessment below.

Design and Visual Amenity

5.2 The extension is located in the rear of the garden which is very large and predominantly level and laid to lawn. The extension is attached to the rear of the property alongside the boundary with No.10. The extension, whilst not particularly wide is considered to be long and the flat roof design does not reflect the roof profiles of the host dwellinghouse. However, given the enclosed nature of the site and the fact that no public views are afforded of the extension and by virtue of its modest height it does not overawe the host dwelling. It is proposed to render the property and it is considered appropriate to apply a planning condition requiring this to match the existing house so the design appears more cohesive.

- 5.3 On balance it is considered that the proposed design and location of the extension forming the annex are acceptable and comply with Policy CS1 of the adopted Core Strategy.

Impact on residential amenity

- 5.4 The extension is located to the rear of the property which shares a boundary with five properties located on Maypole Square, Church Road and Anstey's Road. 8 Church Road benefits from very high stone boundary walls. The boundary wall to the west, at the boundary with immediate neighbour 10 Church Road is high enough that it entirely screens the extension giving rise to no detrimental impact upon neighbouring amenity. Again to the east, the boundary with No.6 Church Road also comprises a high boundary wall. Considering this, combined with the extension being set 8 metres away from the boundary with No.6 means that it is also unlikely that there will be any detrimental impact upon neighbouring amenity. All other neighbouring properties are considered to be too far from the extension to be subject to any detrimental impacts upon neighbouring amenity.
- 5.5 Given the considerable size of the garden and the height of the boundary walls it is considered unlikely that the extension and its use as an annex would give rise to detrimental impacts upon the amenity of neighbouring properties.
- 5.6 As the garden is very large, it is considered that adequate private amenity space would remain to serve the dwelling. As such, the proposal is considered to accord with saved policy H4 of the Adopted local Plan.

Transportation

- 5.7 The proposed annex would create 1no. additional bedroom with a bathroom and living room. The existing dwelling does not benefit from any off street parking facilities however on street parking in the vicinity is not restricted and the house is in a sustainable location, close to Hanham high street and public transport links. Concern has been raised by the Parish Council and a nearby resident over lack of parking provision.
- 5.8 The Highways Officer is satisfied that the demand for parking from this house would not be materially different with this extension and consequently the resulting parking situation from this property will not be changed when compared to the extant use so long as the use remains as that of an annex. In this context therefore, the transportation officer does not think it is reasonable to pursue a highway objection to this application.
- 5.9 In light of the above, it is officer's opinion that in this instance the proposal would not have a harmful effect in terms of highways safety or transportation impact subject to a condition requiring the additional accommodation only to be used as ancillary to the main dwellinghouse. On this basis it is considered that the proposal is in accordance with saved policy T12 of the adopted Local Plan.

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 Having had regard to the above it is considered that planning permission should be granted subject to conditions.

Contact Officer: Sarah Jones
Tel. No. 01454 864295

CONDITIONS

1. The colour, type and texture of the rendered finish to the external walls of the proposed extension shall match that of the existing building.

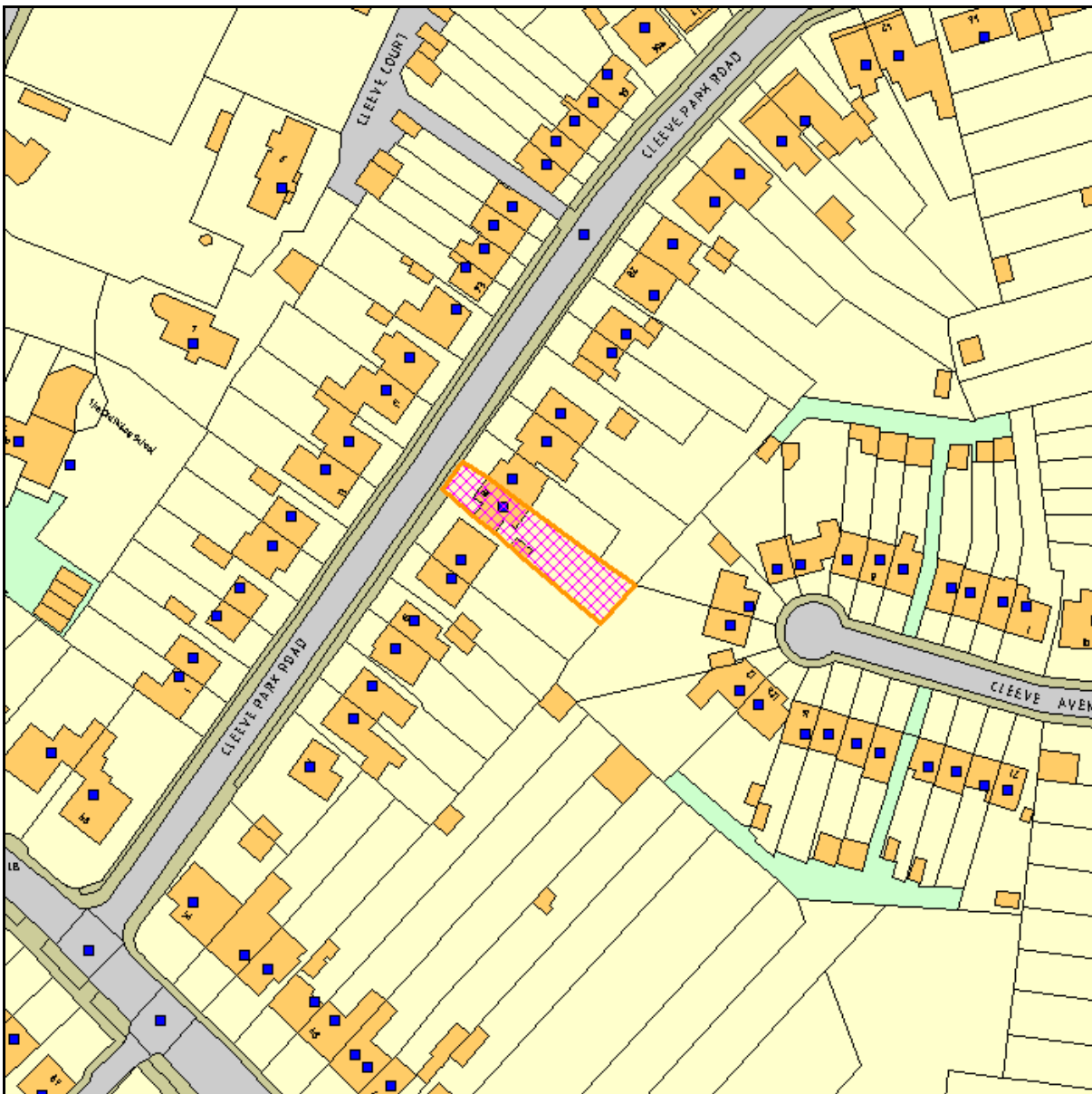
Reason
To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.
2. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 8 Church Road, Hanham.

Reason
The development has been permitted on the particular circumstances of the case and the development would be unsuitable for use as a separate residential dwelling.
3. 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 change of use as specified in Part 3 Class L (small HMOs to dwellinghouses and vice versa) shall be carried out without the prior written consent of the Local Planning Authority.

Reason
To prevent a detrimental impact upon parking provision to accord with policy T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PK16/5088/F	Applicant:	Mr And Mrs Singh And Kaur
Site:	16 Cleeve Park Road Downend Bristol South Gloucestershire BS16 6DN	Date Reg:	12th September 2016
Proposal:	Demolition of existing garage. Erection of a two storey side and single storey rear extension to provide additional living accommodation. Erection of outbuilding. Widening of existing driveway and vehicular access area.	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365013 177116	Ward:	Downend
Application Category:	Householder	Target Date:	2nd November 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The planning application has been referred to the Council's Circulated Schedule procedure due to an objection received from a neighbouring resident.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the demolition of existing garage and erection of a two storey side extension and single storey rear to provide additional living accommodation and the erection of an outbuilding and widening of the existing driveway at 16 Cleeve Park Road in Downend.
- 1.2 The host dwelling is a semi-detached two-storey dwelling in Downend. The character of the area consists of a mix of semi-detached properties and bungalows.
- 1.3 The proposed single storey rear extension would be permitted development and as such will not be assessed within this report.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Development Plans

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

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

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

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

Design Checklist Supplementary Planning Document (adopted) August 2007
Residential Parking Standards Supplementary Planning Document (adopted) December 2013

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council
No objection.

4.2 Sustainable Transport
No objection providing the driveway is widened to provide two off street parking spaces.

Other Representations

4.3 Local Residents
One letter of objection has been received from a local resident because part of the application falls on their land and they object until the applicant fulfils their commitment to build a new boundary to their satisfaction.

5. ANALYSIS OF PROPOSAL

5.1 The application seeks planning permission for the demolition of the existing garage and the erection of a two storey side and single storey rear extension, the erection of an outbuilding and the widening of the existing access and driveway at a property in Downend.

5.2 Principle of Development
Policies CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and Saved Policy H4 of the South Gloucestershire Local Plan (adopted January 2006) are both supportive in principle. Saved Policy H4 is supportive providing development is within the curtilage of existing dwellings, the design is acceptable with relation to policy CS1 of the Core Strategy, that there is safe and adequate parking, and also providing the development has no negative effects on transport.
Policy CS1 of the Core Strategy exists to make sure developments enhance and respect the character, distinctiveness and amenity of the site and its context. The proposal shall be determined against the analysis below.

5.3 Design and Visual Amenity
The applicant site is a two-storey semi-detached property in Downend. There is an existing small area of hardstanding at the front of the dwelling suitable for one vehicle, there is also a single storey attached garage. The application seeks full planning permission for the demolition of existing garage and the erection of a two storey side and single storey rear extension, the erection of an outbuilding and the widening of the existing driveway and vehicle access area.

5.4 The character of the area is mixed with a number of two-storey semi-detached dwellings and detached bungalows. The semi-detached buildings in the area predominantly have hipped roofs with the applicant site being no exception.

- The proposed two-storey side extension will continue this roof style and also match the materials used within the existing dwelling including rendered elevations and double roman roof tiles. The proposed two-storey side extension is similar to other properties nearby which have undertaken similar proposals and as such is not considered to detrimentally impact the dwelling or the character of the surrounding area.
- 5.5 The proposed single storey outbuilding will be located within the rear garden of the dwelling. The building will be used as a garden room and will include a woodburner with a flue. The proposed outbuilding will have a length of 10.2 metres, width of 4.5 metres and a maximum height of 3.2 metres, the out building will have a lean-to style roof. The materials proposed for the outbuilding include rendered elevations to match the existing, a grey single ply roof and white pvc for the windows and doors.
- 5.6 The application also seeks planning permission for the widening of the existing driveway and vehicular access area. There is currently an area of hardstanding to the front of the property suitable for one vehicle, with the rest of the frontage grass. The proposal will result in a larger area of concrete hardstanding. It is important that the parking area is constructed with permeable bound surface material as such it is considered appropriate to implement a condition to ensure this. The proposed widening of the existing driveway and vehicular access area are not considered to have a detrimental effect on the visual amenity or the character of the area.
- 5.7 Overall, it is considered that the proposal respects the character of the site and the wider context as well as being of an appropriate scale and proportion with the original dwelling and surrounding properties. Thus, the proposal satisfies policy CS1 of the adopted Core Strategy.
- 5.8 Residential Amenity
Saved policy H4 of the adopted Local Plan states that proposals for development within existing residential curtilages will only be permitted where they would not prejudice the amenity of nearby occupiers.
- 5.9 The applicant site is a two-storey semi-detached property situated on the residential road of Cleeve Park Road in Downend. At the front of the property the boundary treatments consist of small 0.5 metre walls and fences. The boundary treatments at the rear of the dwelling consist of 1.8 metre and 2 metre timber fences.
- 5.10 The application seeks planning permission for the demolition of existing garage and the erection of a two storey side and single storey rear extension, the erection of an outbuilding and the widening of the existing driveway and vehicle access area. Although the proposed single storey rear extension falls under the permitted development rights afforded to householders.
- 5.11 The proposed two-storey side extension will be located on the southern elevation, there are a number of new windows proposed within the two-storey extension.

The existing side elevation window will be replaced with a larger window which will be obscurely glazed to protect privacy, as well as this the existing and proposed first floor front elevation windows will also be obscurely glazed as they serve a bathroom and dressing room, it is not considered necessary to implement a condition ensuring obscure glazed. There will be one new first floor rear window, however, this is not considered to result in an adverse increase in overlooking. The proposed two-storey side extension is not considered to have an increased overbearing impact upon no.18 nor upon no.14, both neighbouring dwellings have similar two-storey side extensions.

- 5.12 The proposed outbuilding will have a window and two doors on the north-western elevation, the building is not considered to overlook the neighbouring dwellings because of the boundary treatments at the site. The boundary treatments also reduce any overbearing impacts of the proposal. It is considered that whilst the outbuilding will reduce the private amenity space for existing and future resident the resulting space is considered to be sufficient.
- 5.13 The widening of the existing driveway and vehicular area is not considered to detrimentally impact the residential amenity of neighbouring occupiers. The use of the frontage for parking is common within the residential area of Cleeve Park Road.
- 5.14 Overall the proposal would not result in any adverse impacts on the residential amenity of neighbouring occupiers or future occupiers. As such the proposal is considered acceptable in terms of saved policy H4 of the Local Plan (adopted) 2006.
- 5.15 Highways
The proposal shows that one further bedroom will be created as a result of the proposed extension, South Gloucestershire's Residential Parking Standards Supplementary Planning Document (adopted) December 2013 states that the minimum parking requirement for a four bed dwelling is two off street parking spaces. The existing garage is proposed to be demolished. The applicant proposes to widen the existing driveway to provide off street parking spaces. Subject to these spaces being provided there are no transportation objections, to ensure the spaces are provided a condition shall be implemented.
- 5.16 Other Matters
An objection comment has been received by a neighbouring resident objecting to the proposal until the applicant fulfils their commitment to build a new boundary to their satisfaction. This is not a planning consideration and is covered by the Party Walls Act 1996 and the Access of Neighbouring Land Act 1992.

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** with the following conditions.

Contact Officer: Fiona Martin
Tel. No. 01454 865119

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 extension shall not be occupied until the associated vehicle parking areas and manoeuvring areas have been drained and surfaced in a bound permeable surface in accordance with details previously approved in writing by the Local Planning Authority. The facilities so provided shall not be used, thereafter, for any purpose other than the parking and manoeuvring of vehicles.

Reason

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.

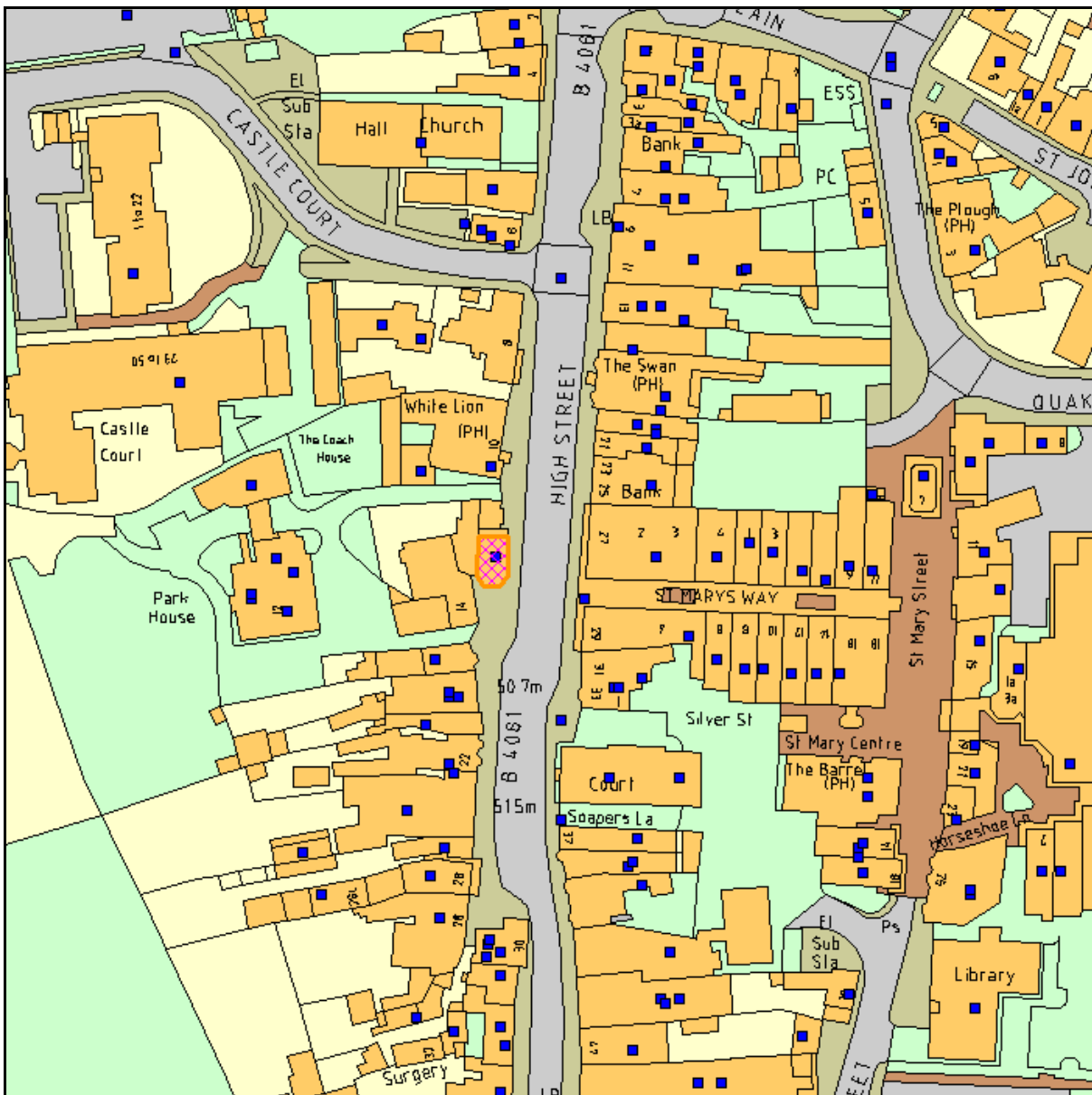
3. The development hereby permitted shall remain as part of the same planning unit as the dwelling known as 16 Cleeve Park Road, Downend, Bristol, South Gloucestershire, BS16 6DN and shall be used for purposes incidental to it.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policy T12 of the South Gloucestershire Local Plan (Adopted) 2006; Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/2446/ADV	Applicant:	Prezzo Limited
Site:	14 High Street Thornbury Bristol South Gloucestershire BS35 2AQ	Date Reg:	10th May 2016
Proposal:	Display of 2 no. halo illuminated signs, 1no. externally illuminated projection sign, 1no. internally illuminated fascia sign and menu sign.(Re submission of PT16/1024/ADV	Parish:	Thornbury Town Council
Map Ref:	363657 190051	Ward:	Thornbury North
Application Category:	Minor	Target Date:	1st July 2016



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N.T.S. PT16/2446/ADV

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application for advertisement consent regards "The Wildings" department store which is comprised of nos. 14 and 12 High Street and a former market hall, all of which are grade II listed buildings located within the Thornbury Conservation Area. This application however appears to only relate to works proposed for the former Market Hall rather than no. 14.
- 1.2 The application seeks advertisement consent of the installation of a sign on the eastern (street side) elevation of the Market Hall, the sign states 'PREZZO' and is proposed to be externally illuminated – a near identical sign is also proposed on the southern elevation of the Market Hall. Further to this, consent is also sought for the installation of an externally illuminated hanging sign, the sign will be largely black with the brand 'PREZZO' in white letters. An internally illuminated menu box is also proposed on the south eastern elevation.
- 1.3 Feature lines and painting are also proposed, this does not require advertisement consent, but as with the majority of the proposed signage, the feature lines and painting do require listed building consent. Accordingly, an application for listed building consent (planning ref. PT16/2821/LB) has been submitted in association with this application.
- 1.4 The following applications PT16/1580/F and PT16/1582/LB, are all pending determination and regard the change of use of the "Wildings" as well as internal and external alterations. These applications were submitted to Circulated Schedule 40/16, for which Members have a deadline of the 13th of October 2016 to act on such recommendations. As such, at the time of writing this report, officers are unaware of the outcome of Circulated Schedule 40/16. If the applications were referred to Development Control (West) Committee for determination, the applications will still be pending determination. If such applications were not referred, the applications will be determined in accordance with the recommendation from 5pm onwards on the 13th of October 2016.
- 1.5 Over the course of the application amendments were made to the proposal, such amendments were relatively minor, as such no further consultation was required.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
The Town and Country Planning (Control of Advertisements) (England) (Amendment) Regulations 2007

2.2 Development Plans

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

- T12 Transportation Development Control Policy for New Development
- L12 Conservation Areas
- L13 Listed Buildings

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage

2.3 Supplementary Planning Guidance

- South Gloucestershire Design Checklist SPD (Adopted) August 2007
- Shopfront and Advertisements Design Guidance SPD (Adopted) April 2012

3. **RELEVANT PLANNING HISTORY**

PT16/1054/LB Pending Determination
Display of 2no. sets of halo illuminated text, 1no. externally illuminated projection sign, 1no. internally illuminated window sign and 4no. LED light lines inside first floor window. Repainting of shop front and window frames.

PT16/1580/F Pending Determination
Subdivision of building and change of use of one unit from Retail (Class A1) to one Restaurant unit (Class A3) and one retail unit (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of plant/machinery on flat roof and external flue to rear elevation.

PT16/1582/LB Pending Determination
Internal and external alterations to facilitate subdivision of building and conversion of one unit from retail to restaurant.

PT00/3066/LB Approve with Conditions 04/01/2001
Fix bronze plaque to front elevation.

PT00/1154/ADV Approved 15/06/2000
Display of signs on awnings (to read 'Wildings Est 1874').

PT00/1153/LB Approve with Conditions 15/06/2000
Repositioning of an entrance door. Erection of replacement awnings.

PT00/1152/F Approve with Conditions 15/06/2000
Repositioning of an entrance door. Existing awnings to be removed and replaced with new style.

P89/2820/L Listed Building Consent 25/10/1989
Re-Rendering and re-painting exterior of building; replace tiles on roof.

P86/3009/L Listed Building Consent 11/02/1987
Erection of first floor rear extension to provide additional storage accommodation (in accordance with the amended plans received by the council on 26TH January 1987).

P86/2978 Approval Full Planning 11/02/1987
Erection of first floor rear extension to provide additional storage accommodation. (In accordance with the amended plans received by the council on the 26TH January 1987).

N56/LBC Approved 17/05/1977
Alterations to elevations of building by reinstatement of original shop entrance and closure of existing entrances.

N2448/2 Approve with Conditions 26/05/1983
Erection of single storey rear and side extension to existing retail premises to form approximately 80 sq. ms. (864 sq. ft.) of additional retail floor space.

N2448/1 Approve with Conditions 17/05/1977
(Comprising or including works for the alteration or extension of a Listed Building).
Reinstatement of original shop entrance and closure of existing entrance.

N2448 Approve with Conditions 18/08/1976
(Comprising or including works for the alteration or extension of a listed building).
Provision of new fascia to shop premises (as amended by letter received by the Council on 4th June, 1976).

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council
Objection, the proposed signage is considered out of keeping with the listed building in the Conservation Area.

4.2 Other Consultees

Listed Building and Conservation Officer

No objection, the revised plans, confirmation of specifications and paint colour scheme is considered to be acceptable. Concern is raised with regard to ensuring permissions are only granted for works proposed under description of development, rather than proposals included within other applications.

Sustainable Transport

None received.

Other Representations

4.3 Local Residents
None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state a local planning authority shall exercise its powers under these Regulations in the interests of amenity and public safety. The National Planning Policy Framework states control over outdoor advertisements should be efficient, effective and simple. The guidance goes onto reiterate the Regulations, stating advertisements should be controlled in the interests of amenity and public safety, taking account of cumulative impacts. This assessment threshold is heightened due to the fact that the building is listed and within a Conservation Area.

5.2 Design, Visual Amenity and the Conservation Area

The proposed signage is not considered to be excessive or overly complicated. Both main signs presenting the brand name have a slim design and are illuminated through strip lights above the proposed signage. Due to the slim scale of the signs and the thin strip lights above, the signs do not overly dominate the building, and are considered to be largely appropriate for the building and its context. The proposed hanging sign has appropriate detailing and is not overly larger, further to this it does not disrupt the features of the building. The internally illuminated menu box signage has a modest scale and will sit within the glazing panels. Sufficient details have been submitted with regard to the signage to allow officers to recommend that no conditions are required with regard to materials, colours or large scale details. Overall, the proposed signage is not excessive and does not dominate the elevations of the Market Hall meaning the listed building's historic and architectural features are not harmed. Further to this given its historic use, function and location within a High Street, the proposed signage are considered to not harm the setting of any nearby listed buildings or the wider setting of the Conservation Area.

5.3 Public Safety and Residential Amenity

The proposed signage will not materially impact on highway safety in the area. The levels of illumination area considered acceptable, however the times at which illumination is allowed to be operational at the site must be considered. There are no residential units within the first floor of the Market Hall, or the larger 'Wildings' unit. The unit to the north is not attached to the host unit meaning the proposed illumination is sufficiently distanced from the White Lion Public House. Further to this, there is not adjacent attached unit to the south. The units opposite the application site appear to be largely retail units, with no residential use above. Notwithstanding this, residential uses could occupy such space in the future. With this, and the wider High Street in mind, officers recommend a condition that limits the illumination to day time hours only: 07:00 – 23:00. Subject to the aforementioned condition, there are no objections to the proposed advertisement with regard to public safety and residential amenity.

5.4 Other Matters

Officers note the comments of the Conservation Officer with regard to further works falling outside of the realms of this application. However, after reviewing the plans against the existing store front, officers are assured that all development evident within the submitted plans have been assessed.

6. **RECOMMENDATION**

- 6.1 That the application is **APPROVED** subject to the conditions listed below/on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CONDITIONS

1. The illumination hereby permitted shall only be operational within the following time period:

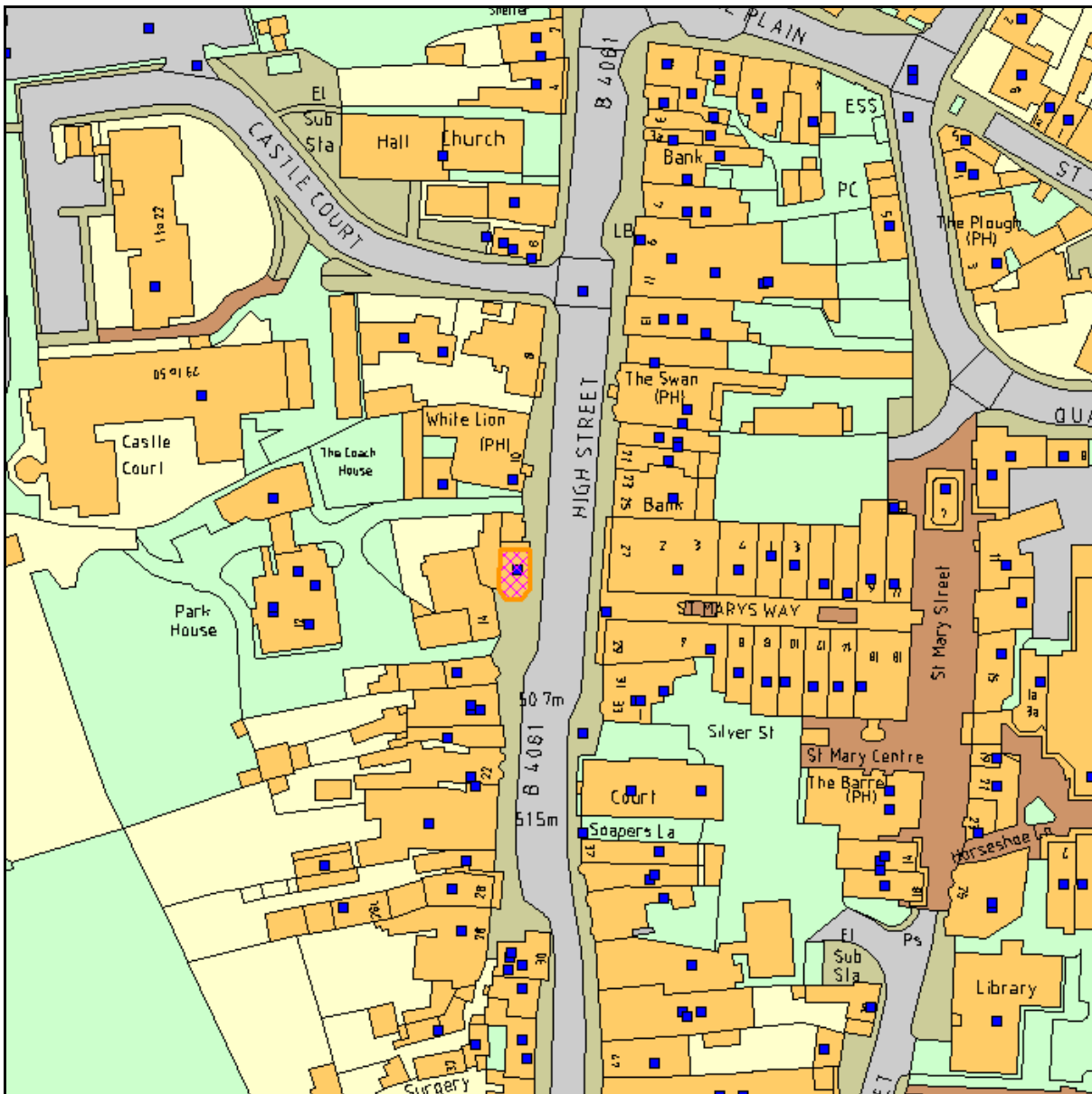
07:00 - 23:00 (Monday to Sunday).

Reason

In the interests of the amenity of the area and to accord with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/2821/LB	Applicant:	Prezzo Limited
Site:	14 High Street Thornbury Bristol South Gloucestershire BS35 2AQ	Date Reg:	20th May 2016
Proposal:	Display of various signage and repaint exterior of building.	Parish:	Thornbury Town Council
Map Ref:	363657 190051	Ward:	Thornbury North
Application Category:	Minor	Target Date:	15th July 2016



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 100023410, 2015. N.T.S. PT16/2821/LB

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application for listed building consent regards "The Wildings" department store which is comprised of nos. 14 and 12 High Street and a former market hall, all of which are grade II listed buildings located within the Thornbury Conservation Area. This application however appears to only relate to works proposed for the former Market Hall rather than no. 14.
- 1.2 The application seeks listed building consent of the installation of a sign on the eastern (street side) elevation of the Market Hall, the sign states 'PREZZO' and is proposed to be externally illuminated – a near identical sign is also proposed on the southern elevation of the Market Hall. Further to this, consent is also sought for the installation of an externally illuminated hanging sign, the sign will be largely black with the brand 'PREZZO' in white letters. An internally illuminated menu box is also proposed on the south eastern elevation. Feature lines are also proposed, as well as the painting of a number of elevations.
- 1.3 An application for advertisement consent for the signage (planning ref. PT16/2446/ADV) has been submitted in association with this application.
- 1.4 The following applications PT16/1580/F and PT16/1582/LB, are all pending determination and regard the change of use of the "Wildings" as well as internal and external alterations. These applications were submitted to Circulated Schedule 40/16, for which Members have a deadline of the 13th of October 2016 to act on such recommendations. As such, at the time of writing this report, officers are unaware of the outcome of Circulated Schedule 40/16. If the applications were referred to Development Control (West) Committee for determination, the applications will still be pending determination. If such applications were not referred, the applications will be determined in accordance with the recommendation from 5pm onwards on the 13th of October 2016.
- 1.5 Over the course of the application amendments were made to the proposal, such amendments were relatively minor, as such no further consultation was required.

2. POLICY CONTEXT

- 2.1 National Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990
NPPF National Planning Policy Framework March 2012
PPG National Planning Proactive Guidance

- 2.2 Development Plans

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

CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

L12 Conservation Areas

L13 Listed Buildings

South Gloucestershire Local Plan Proposed Submission Draft: Policies, Sites and Places Plan

PSP1 Local Distinctiveness

PSP17 Heritage Assets and the Historic Environment

The Proposed Submission Draft Policies Sites and Places Plan (PSP plan) is a further document that will eventually form part of the South Gloucestershire Local Plan. The PSP plan will set out new planning policies for South Gloucestershire. Submission and Examination of this plan is expected to take place in late 2016, with scheduled adoption in 2017. Accordingly, with regard to the assessment of this planning application limited weight is attached to the policies within the PSP plan at this time – weight grows as the plan progresses.

3. RELEVANT PLANNING HISTORY

PT16/2446/ADV Pending Determination
Display of 2 no. halo illuminated signs, 1no. externally illuminated projection sign, 1no. internally illuminated fascia sign and menu sign.(Re submission of PT16/1024/ADV.

PT16/1580/F Pending Determination
Subdivision of building and change of use of one unit from Retail (Class A1) to one Restaurant unit (Class A3) and one retail unit (Class A1) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). Installation of plant/machinery on flat roof and external flue to rear elevation.

PT16/1582/LB Pending Determination
Internal and external alterations to facilitate subdivision of building and conversion of one unit from retail to restaurant.

PT00/3066/LB Approve with Conditions 04/01/2001
Fix bronze plaque to front elevation.

PT00/1154/ADV Approved 15/06/2000
Display of signs on awnings (to read `Wildings Est 1874').

PT00/1153/LB Approve with Conditions 15/06/2000
Repositioning of an entrance door. Erection of replacement awnings.

PT00/1152/F Approve with Conditions 15/06/2000
Repositioning of an entrance door. Existing awnings to be removed and replaced with new style.

P89/2820/L Listed Building Consent 25/10/1989
Re-Rendering and re-painting exterior of building; replace tiles on roof.

P86/3009/L	Listed Building Consent	11/02/1987
Erection of first floor rear extension to provide additional storage accommodation (in accordance with the amended plans received by the council on 26TH January 1987).		
P86/2978	Approval Full Planning	11/02/1987
Erection of first floor rear extension to provide additional storage accommodation. (In accordance with the amended plans received by the council on the 26TH January 1987).		
N56/LBC	Approved	17/05/1977
Alterations to elevations of building by reinstatement of original shop entrance and closure of existing entrances.		
N2448/2	Approve with Conditions	26/05/1983
Erection of single storey rear and side extension to existing retail premises to form approximately 80 sq. ms. (864 sq. ft.) of additional retail floor space.		
N2448/1	Approve with Conditions	17/05/1977
(Comprising or including works for the alteration or extension of a Listed Building). Reinstatement of original shop entrance and closure of existing entrance.		
N2448	Approve with Conditions	18/08/1976
(Comprising or including works for the alteration or extension of a listed building). Provision of new fascia to shop premises (as amended by letter received by the Council on 4th June, 1976).		

4. **CONSULTATION RESPONSES**

4.1 Thornbury Town Council

Objection, the proposed signage is considered out of keeping with the listed building in the Conservation Area.

Listed Building and Conservation Officer

No objection, the revised plans, confirmation of specifications and paint colour scheme is considered to be acceptable. Concern is raised with regard to ensuring permissions are only granted for works proposed under description of development, rather than proposals included within other applications.

Other Representations

4.2 Local Residents

None received.

5. **ANALYSIS OF PROPOSAL**

5.1 This application seeks Listed Building Consent for works to a grade II listed building within a Conservation Area.

5.2 Principle of Development

This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the property in accordance with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Specifically, when considering whether to grant listed building consent for any works the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.3 Assessment of Impact on Heritage Asset

The proposed signage is not considered to be excessive or overly complicated. Both main signs presenting the brand name have a slim design and are illuminated through trough lights. Due to the slim scale of the signs and the thin strip lights above, the signs do not overly dominate the building, and are considered to be largely appropriate for the building and its context. The proposed hanging sign has appropriate detailing and is not overly large, further to this it does not disrupt the features of the building. The internally illuminated menu box signage has a modest scale and will sit within the glazing panels. Overall, proposed signage is at an appropriate scale and is designed sensitively meaning the historical and architectural significance of the host building is not materially harmed. Sufficient details have been submitted with regard to the signage to allow officers to recommend that no conditions are required with regard to materials, colours or large scale details.

5.4 The colour scheme is composed of white paint to the first floor, a black paint on the fascia and base, and the window frames will be painted in a grey colour. The colour of the paints/finishes are all acceptable and in-keeping with the both the application building and wider area, meaning the integrity of the listed building and Conservation Area are not harmed. Notwithstanding the colours proposed, the composition of the proposed paints originally caused concerns as officers were unsure as to whether the building had lime render remaining on the first floor. If the building had lime render elevations, a certain specification of paint would be required in order to not harm the render. After discussing with the agent and attending the site, officers can confirm that the elevations are finished in a concrete based render. Accordingly, the colour scheme is considered to be acceptable.

5.5 As stated the colours specified within the Design and Access Statement are considered acceptable, officers recommend a condition that ensures the paints to be used in the development are in accordance with the submitted Design and Access Statement.

5.6 The light strips proposed will sit above the painted black fascia, this will essentially be an illuminated white line pursuant to the 'Prezzo' brand, and this is considered to be acceptable in the context of the listed host and surrounding buildings.

6 CONCLUSION

- 6.1 The recommendation to **approve** listed building consent has been taken in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990. Specifically with regard to Section 16(2) which requires Local Planning Authorities to determine applications with special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7. RECOMMENDATION

- 7.1 It is recommended that Listed Building Consent be **GRANTED** subject to the conditions listed below:

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

CONDITIONS

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

Reason

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

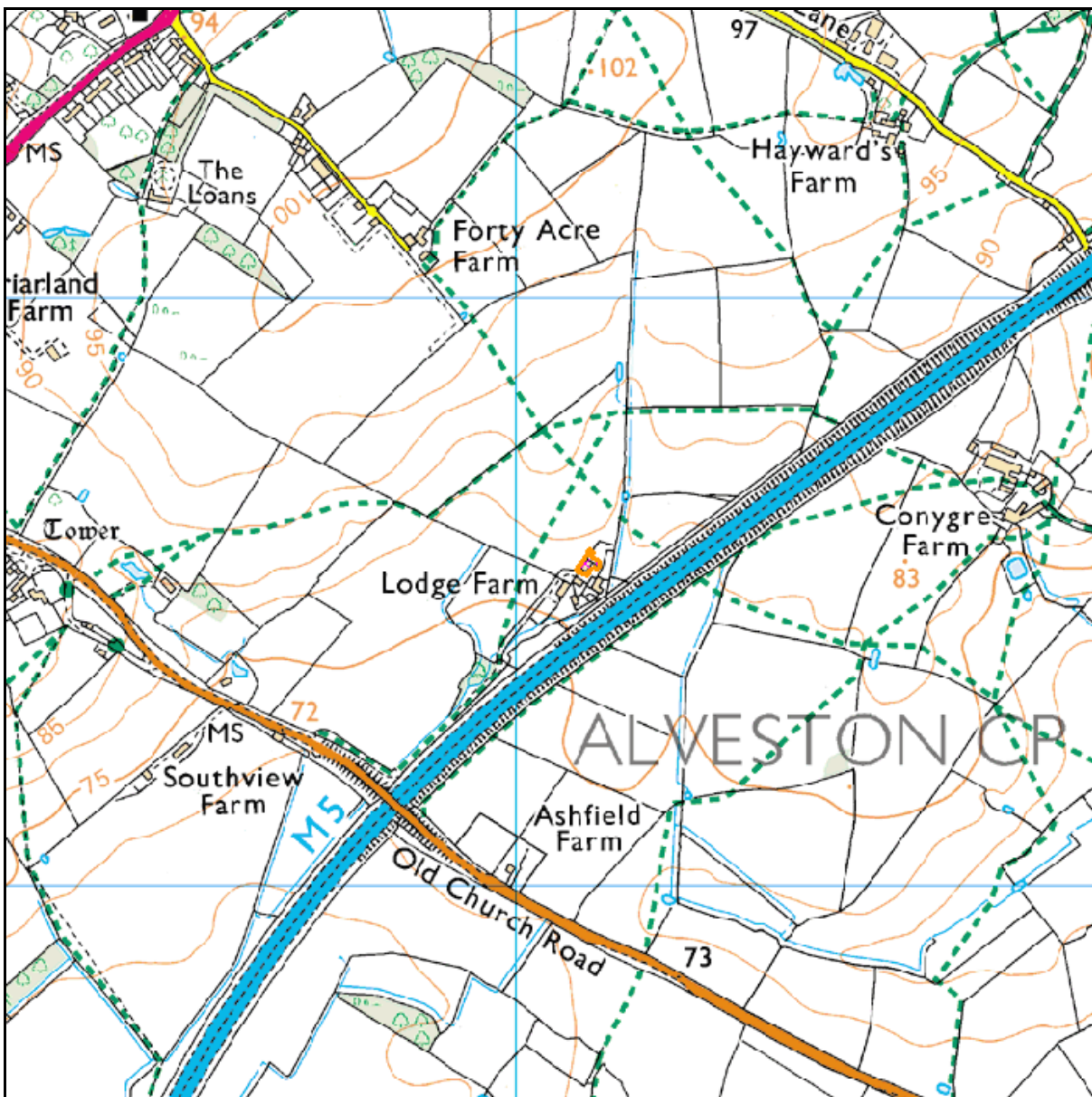
2. The colour scheme to be used in the development hereby approved shall utilise the paint specifications referenced within the submitted Design and Access Statement.

Reason

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

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4547/F	Applicant:	C G And D Heal Ltd
Site:	Lodge Farm Church Road Rudgeway South Gloucestershire BS35 3SH	Date Reg:	15th August 2016
Proposal:	Demolition of agricultural building. Conversion and extension of existing agricultural building to form 2no. dwellings with associated works.	Parish:	Alveston Parish Council
Map Ref:	364135 186520	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	7th October 2016



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REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of an adjoining timber pole barn, and the extension of an existing barn in order to facilitate the conversion of a barn into 2no. residential units.
- 1.2 The application site is Lodge Farm within Rudgeway, the site falls within the Bristol/Bath Green Belt and also the open countryside being located outside of any designated settlement boundary. The wider site is currently composed of the host barn buildings, a large farmhouse, a holiday let, and a number of agricultural buildings. The site is accessed from Church Road, via an established private road.
- 1.3 In May of 2014 an application the Local Planning Authority received notification from the applicant of their intention to change the use of the application barn to a residential use (Use Class C3) (planning ref. PT14/1650/PNC). This was subsequently granted prior approval under what is now Class Q of Part 3 to the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015. Although this development has not been implemented, the permission remains extant and exercisable.

2. POLICY CONTEXT

- 2.1 National Guidance
NPPF National Planning Policy Framework
PPG National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

- CS1 High Quality Design
- CS3 Renewable and Low Carbon Energy Generation
- CS4a Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS34 Rural Areas

South Gloucestershire Local Plan (SGLP) (Adopted) 2006 Saved Policies

- L1 Landscape Protection and Enhancement
- L9 Species Protection
- T12 Transport Development Control Policy for New Development
- H3 Residential Development in the Countryside
- H10 Conversion and Re-use of Rural Buildings for Residential Purposes
- H11 Replacement Dwellings in the Countryside

- 2.3 Supplementary Planning Guidance
Residential Parking Standard SPD (Adopted) December 2013
South Gloucestershire Design Checklist SPD (Adopted) August 2007
Development in the Green Belt SPD (Adopted) June 2007

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT15/4792/F Withdrawn 09/12/2015
Erection of extension to facilitate conversion of existing agricultural building to form 2no. dwellings with associated works.
- 3.2 PT15/3876/PNGR Withdrawn 05/10/2015 Prior notification of a change of use from Agricultural Building to 2no residential dwellings (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 3.3 PT14/1650/PNC No Objection 18/06/2014
Prior notification of a change of use from Agricultural Building to single residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 3.4 PT12/3659/F Approve with Conditions 11/02/2013
Erection of single storey lean-to structure to facilitate conversion of redundant barn to holiday accommodation with associated works.

4. **CONSULTATION RESPONSES**

- 4.1 Alveston Parish Council
Objection due to the extension extending beyond the original footprint and encroaching into undeveloped Green Belt.
- 4.2 Sustainable Transport
No transportation objection provided the development accords with Development Plan policies with regard to the conversion of agricultural buildings to residential.
- 4.3 Archaeology Officer
No objection.
- 4.4 Landscape Officer
Further consideration is required regarding the western boundary treatment and location. A condition requiring the submission and approval of a detailed landscape plan should be attached to any approval.
- 4.5 Ecology Officer
No objection subject to a condition regarding biodiversity enhancement measures, as well as informative regarding bats and birds.
- 4.6 Lead Local Flood Authority
No objection.

4.7 Highway Structures

No comment.

4.8 Environmental Protection

The application is required to submit an acoustic report detailing how noise from the M5 might affect the proposed development.

Other Representations

4.9 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the demolition of a pole barn structure, as well as the extension and conversion of an agricultural barn in order to provide 2no. residential units. The application site is within the open countryside and also the Green Belt.

5.2 Principle of Development

The Council cannot demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged. Paragraph 49 of the NPPF states that housing applications should be considered in the context of the presumption in favour of sustainable development. The paragraph goes on to suggest that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites then their relevant policies for the supply of housing should not be considered up-to-date.

5.3 Regardless of this, the starting point for any decision-taker is the adopted development plan, but the decision-taker is now also required to consider the guidance set out within paragraph 14 of the NPPF. Paragraph 14 states a presumption in favour of sustainable development, and states that proposals that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning 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 NPPF.

5.4 A recent judgement provided clarity to the interpretation of paragraph 49 of the NPPF (Richborough Estates Partnerships LLP v Cheshire East Borough Council and Secretary of State for Communities and Local Government). The key conclusion from the Court of Appeal is that Paragraph 49 should be interpreted widely and it applies to all policies which are restrictive of where housing development can go. With this in mind, for the purposes of this application with specific regard to permitting housing development, policies CS5 and CS34 of the Core Strategy are considered to be out-of-date, as well as saved policies H3 and H10 of the Local Plan.

5.5 The proposal should be assessed in terms of adopted up-to-date development plan policies and paragraph 14 of the NPPF. In keeping with the decision-taking approach set out within paragraph 14 of the NPPF, this proposal will be assessed in terms of whether the proposal's benefits would be outweighed by

any adverse impacts that would result from the development, such adverse impacts would have to be significant and demonstrable.

5.6 Principle of Development – Relevant Policies

Paragraph 55 of the NPPF is supportive of the re-use of redundant or disused buildings in rural areas, where the development would lead to an enhancement to the immediate setting. In a similar tone policy CS34 of the Core Strategy states that proposals must protect, conserve and enhance rural areas' distinctive character, beauty and landscape; including conserving the valuable setting provided by rural areas.

5.7 In addition to this, policy CS34 aims to protect the designated Green Belt from inappropriate development. The NPPF establishes that development within the Green Belt is by definition inappropriate and should not be approved except in very special circumstances. Paragraph 90 of the NPPF provides a number of categories where development within the Green Belt is considered acceptable so long as the proposal preserves the openness of the Green Belt and does not conflict with the purposes of including land in Green Belt. One of these categories is the 're-use of buildings provided that the buildings are of permanent and substantial construction'. Additionally, paragraph 89 of the NPPF also provides further exception categories where extensions to existing buildings are considered appropriate so long as the extension does not result in a disproportionate addition over and above the original building.

5.8 Principle of Development – Summary

The proposal appears to be acceptable in principle. As stated, the proposal will be assessed in the context of paragraph 14 of the NPPF, with regard to the whether the adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of the proposal

5.9 Green Belt

With regard to the Green Belt the starting point for the assessment of this proposal is paragraph 90 of the NPPF, specifically whether the proposal constitute the re-use of existing buildings, and if the existing buildings are of a permanent and substantial construction. Proposals must also preserve the openness of the Green Belt and conform to the purposes of including land in Green Belt.

5.10 The host barn to be converted is considered to be of a permanent and substantial construction meaning primary considerations of both paragraphs 55 and 90 of the NPPF are satisfied. Paragraph 90 also states that proposals must preserve the openness of the Green Belt and conform to the purposes of including land in Green Belt.

5.11 Further to the conversion of the barn, the proposal also includes associated land to the barn. The curtilage is largely to the north and north east of the host barn. The land to be converted is where officers would expect residential curtilage to be positioned, and it is clear a functional relationship is the motivation of the proposed curtilage's position and extent. The curtilage generally inhabits locations where either the existing pole barn is positioned, or where agricultural materials/vehicles have been stored as part of the more intensively used agricultural unit. To the north west of the application building, a small strip of curtilage is proposed, enough simply for the building to be maintained on this elevation, this is not excessive and purely has a functional

- purpose. The proposed curtilage is considered to be appropriate with regard to supporting the use of the barn as a residential unit. Accordingly, the proposed conversion with its associated curtilage is not considered to be materially harmful to the openness of the Green Belt, as well as this, the development complies with purposes of including land in Green Belt (paragraph 80).
- 5.12 Paragraph 90 of the NPPF does not permit extensions to existing buildings within the 'reuse of existing buildings'. However, paragraph 89 of the NPPF permits extensions to existing buildings within the Green Belt so long as the extensions do not result in a disproportionate addition over and above the original building.
- 5.13 Proportionate additions to buildings in the Green Belt are considered to be appropriate. In order to assess whether a proposal is disproportionate or not, officers usually utilise a number of tests involving volume calculations and the appearance of the proposal, all with the original building in mind.
- 5.14 In the interests of clarity the case officer has defined the 'original dwelling' from the provided definition within the Development in the Green Belt SPD which states:
- 'The term 'original dwelling' refers to the volume that a dwelling was when the original planning permission for its construction was given, or for older homes the volume that the dwelling was on July 1st 1948'.*
- 5.15 This definition is in keeping with the definition provided by the NPPF of an 'original building'. The original dwelling is therefore considered to be composed of the building in situ as of July 1st 1948. The submitted plans shows the remains of a former threshing barn to the south of the existing barn, remains of a such a barn was clear when officers visited the site. Indeed, historical maps available to the Authority from 1890 to 1921 show the outline of the host barn which formed part of the existing host barn. Unfortunately, maps around the period of late 1940's are not available to officers to confirm whether the 'original building' as defined within the SPD and NPPF included the ruined section of the barn. With this in mind, officers will continue this assessment assuming the original building did not include the ruined section of the threshing barn.
- 5.16 The proposed extension to the barn is limited to the ruins of the former threshing barn, meaning the development extends to the south west of the existing barn. This extension has a link section, which joins the existing host barn to the ruins of the former threshing barn. The existing barn, excluding the ruined former threshing barn, has a volume of approximately 649 m³, whereas the proposed extension has an approximate volume of 250.8 m³. The proposed barn also includes the demolition of the existing lean-to barn which has a volume of 34.98 m³. Accordingly, the proposal cumulative volume increase is 215.52 m³, meaning the proposal constitutes a volume increase of 33.2% above the volume of the original barn.
- 5.17 The Development in the Green SPD provides guidance with regard to extending dwellings within the Green Belt, such guidance is useful when determining if the proposed extension/additions is proportionate. The guidance states that where the volume increase of an extension exceeds 30%, but is less

- than 50%, officers should carefully assess the development with regard to the appearance of the proposal.
- 5.18 Officers find this guidance helpful in assessing the proposal's extension. The proposal's volume increase is 33.2% above that of the original barn. Guidance suggests this is likely to be acceptable provided the appearance of the proposal is suitable with specific regard to whether the proposal's scale and character is proportionate to the original building. The proposed extension scale is considered to be acceptable, a link section of the extension is set below the ridge height of the existing barn which enables the extension to read as an extension. The materials to be utilised all largely match those used in the existing barn, and the character of the original barn is respected by the proposal. The proposed extension is therefore considered to not represent inappropriate development, as it is considered to be proportionate to the original building.
- 5.19 In order to prevent any further extensions or alterations to the application site that may be harmful to the Green Belt, it is recommended that the permitted development rights for the application site are removed through condition.
- 5.20 The proposed development also includes the demolition of the existing pole barn(s) which are attached to the existing barn and extend to the north. Whilst the demolition of one building within the Green Belt rarely justifies further development in the Green Belt, the development will decrease the comparative built form in the Green Belt which should attract positive weight in this assessment. To ensure this element of the proposal is implemented, a condition is recommended requiring the pole barn to be demolished.
- 5.21 Overall, the proposal is considered to accord with the relevant Green Belt policy and guidance.
- 5.22 Character, Design, Setting and Landscape
Paragraph 55 of the NPPF permits residential conversions within the countryside subject of a number considerations, one being whether the proposal would lead to enhancement of the immediate setting.
- 5.23 The proposal includes the demolition of the existing pole barns to the north. These redundant attached barns are rather unsightly and fail to contribute positively to the setting of the area. As such positive weight is attached to the proposed demolition of the pole barns with regard to the setting of the area.
- 5.24 The proposal includes a number of new openings and a proposed extension within the parameters of the former threshing barn. The extension's scale and materials are largely in-keeping with the existing barn. The proposed extension also has a link section that is set down from the ridge height of both the existing barn and the main section of the proposed extension. This is a positive aspect of the proposal in that it aids the legibility of the proposal. Further weight is attracted to the proposal when considering it is retuning the barn to a similar footprint to which the barn inhabited in the late 19th century and early 20th century.

- 5.25 The proposed fenestration requires a number of new openings and could be suggested to be excessive. This criticism mainly related to the western gable elevation which has a number of glazing panels which dominate the elevation. Notwithstanding this, on the whole the fenestration is acceptable and retains an agricultural character, for example through utilising shutters and timber joinery. Further to this, the elevations will utilise timber cladding and also natural stone, both these materials are used within the existing barn. To ensure the propose materials utilised within the development are acceptable, officers recommend a condition which required such details to be submitted.
- 5.26 The proposed garden areas at the site are acceptable, subject to an appropriate boundary treatment being agrees on the western side of the host barn, a timber fence would likely have a 'suburbanising' impact which would be harmful. A condition could overcome this through requiring a details of such a boundary treatment be submitted.
- 5.27 Officers note concerns of the Landscape Officer with regard to further pressure on the western boundary treatment in future and the possible extension of residential curtilage into the western field. As express planning permission would be required the residential curtilage to expand to the west, officers do not consider this to be a reason to not grant planning permission.
- 5.28 The Landscape Officer has also requested that a landscaping scheme be submitted either prior to determination or secured through condition. Officers find the submitted proposed block plan to sufficiently present an acceptable landscape plan. Officers therefore suggest a condition that, notwithstanding the western boundary treatment, ensures the landscaping proposed within the submitted proposed block plan is implemented prior to the first occupation of the development.
- 5.29 Overall the proposal's design is considered acceptable, and cumulatively would marginally enhance the immediate setting of the existing barn.
- 5.30 Residential Amenity and Noise Concerns
The proposed development includes no fenestration that would materially harm the privacy of any nearby residential occupiers. Further to this, the proposed extension would not materially harm the outlook of the nearby residential occupiers, the proposal also has an acceptable scale meaning the development would not have a materially overbearing impact. Overall, the proposed extension and conversion would not materially harm the residential amenity of any nearby occupiers.
- 5.31 Officers note the Council's Environmental Protection Team's concerns with regard to noise from the M5 which is over 70 metres to the south east of the host barn. Specifically, the Council's Environmental Protection Team have requested that a noise survey is undertaken prior to the determination of the development. Whilst officers understand the motivations for the requested noise survey, officers do not find this to be a reasonable request. This is because the Authority have already accepted the residential development in this location under planning ref. PT14/1650/PNC where noise was a consideration. No noise report was required within this application. Further to

this, planning ref. PT12/3659/F accepted the conversion of a barn to a holiday accommodation at Lodge Farm, this has a residential aspect to the development, and no noise report was required. Accordingly, officers do not find it to be reasonable to request such a survey given the fact that the Authority has permitted two similar forms of development at Lodge Farm without requiring one.

5.32 The proposal offers acceptable levels of private amenity space for both dwellings.

5.33 Highway Safety

The proposal will be accessed from a concrete road which serves a holiday let and residential dwelling, the access is considered to be acceptable. Both proposed residential units have three bedrooms, meaning to accord with the Council's residential parking SPD, both units require two off-street car parking spaces, measuring 2.4 metres by 4.8 metres respectively. The submitted information enables officers to conclude this can be achieved at the site. To ensure such car parking facilities are implemented and retained, a condition is suggested. Further to this, to accord with policy T7 each dwelling must provide cycle parking, it is recommended that this is secured through condition. Overall, subject to the suggested condition, the development has an acceptable impact on highway safety.

5.34 Ecological Concerns

The applicant has submitted an ecological survey for the application site, the survey found extremely low bat activity at the site and no evidence of nesting owls, or owls using the barn for perching or resting. Small passerine birds were found to nest within the barn, such birds are protected by law and as such mitigation measures are suggested within the report which are considered satisfactory. The surrounding habitat was assessed to have a low to medium potential for reptile foraging and resting. In order to mitigate the impact of the development on such species, the same procedure recommended for passerine bird protection is suggested for reptiles within the report which is acceptable. To ensure these measures are undertaken, a condition is suggested that requires the development to accord within the submitted report.

5.35 The Council's Ecologist has suggested the following condition:

Enhancement recommendations for bats and birds, to include numbers, types and locations of boxes for attachment to the new buildings, will be submitted to the LPA for approval in writing.

5.36 Officers have to consider this condition in the context of paragraph 206 of the NPPF which sets out the requirements of planning conditions. The submitted report showed that passerine birds are occupying the site, the development would likely result in the loss of their habitat. As such the suggested condition is considered to be reasonable. Especially as paragraph 118 of the NPPF states that '*opportunities to incorporate biodiversity in and around development should be encouraged*'; and similarly policy CS9 of the Core Strategy states the new development will be expected to: '*conserve and enhance the natural*

environment, avoiding or minimising impacts on biodiversity'. The suggested condition should therefore be imposed in the event of approval.

5.37 Planning Balance

The proposal has been assessed in the context of paragraph 14 of the NPPF, with regard to the whether any adverse impacts of the proposal would significantly and demonstrably outweigh the benefits of the proposal.

5.38 The proposal has a number of benefits, primarily the introduction of 2 no. new residential units to the Council's five year housing land supply. A further benefit of the proposal is the fact that the development would result in a minor improvement in the setting of the application site.

5.39 Officers have assessed the development, and as this report demonstrates, the development will not result in any adverse impacts that would significantly and demonstrably outweigh the benefits associated with this 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 on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

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 the Second Schedule to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development in

Part 1 Class A, B, C, D, E, F, and G, other than such development or operations indicated on the plans hereby approved, shall be carried out at the application site.

Reason

In the interests of the Green Belt and the setting of the area; and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. Prior to first occupation of the development hereby approved the pole barn(s) to the north of the host barn shall be demolished and the land be developed in accordance with the submitted Proposed Block Plan contained within the 'Combined Proposed Drawing' (dwg no. 48231/53/101 Rev C).

Reason

In the interests of the Green Belt and the setting of the area; and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

4. Prior to the relevant stage of development, details of all external facing materials to be used in the development hereby approved shall be submitted to the Local Planning Authority for written approval. The development shall then be carried out in strict 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.

5. Notwithstanding the submitted plans, prior to the relevant stage of development, details of the boundary treatment to be utilised on the western boundary of the application shall be submitted to the Local Planning Authority for written approval. The development shall then be carried out in strict accordance with the approved details.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and L1 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

6. Notwithstanding Condition 5, prior to the first occupation of the development hereby approved, the landscaping proposed within Combined Proposed Drawing (dwg no. 48231/51/101 Rev C) shall be implemented.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and L1 of the South Gloucestershire Local Plan (Adopted) January 2006; and the National Planning Policy Framework.

7. Prior to the first occupation of the development hereby approved, at least 2 off street car parking spaces shall be implemented and thereafter retained within the residential

curtilage of both dwellings hereby permitted. For the avoidance of doubt each car parking space must measure a minimum of 2.4 metres by 4.8 metres.

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.

8. Prior to the first occupation of the hereby permitted residential units, undercover and safe cycle parking facilities for two bicycles shall be provided within the residential curtilage of each permitted unit and thereafter retained for that purpose.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

9. The development hereby permitted shall be undertaken in strict accordance with Section 7 'Discussion and Recommendations' of the submitted Ecological survey Report prepared by TRECS dated the 10th of August 2015 V1.

Reason

In the interests of encouraging biodiversity and species protection, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006, and the provisions of the National Planning Policy Framework.

10. Prior to the first occupation of development hereby approved, enhancement recommendations for bats and birds, to include numbers, types and locations of boxes for attachment to the new/existing building, shall be submitted to the Local Planning Authority for written approval. The approved details shall then be implemented prior to the first occupation of the development hereby approved.

Reason

In the interests of encouraging biodiversity and species protection, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and Policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006, and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4655/F	Applicant:	Mrs A Warren
Site:	30 Burrough Way Winterbourne South Gloucestershire BS36 1LE	Date Reg:	15th August 2016
Proposal:	Erection of 1.8 metre high boundary fence	Parish:	Winterbourne Parish Council
Map Ref:	365256 180500	Ward:	Winterbourne
Application Category:	Householder	Target Date:	6th October 2016



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REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to comments contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under circulated schedule as a result.

1. THE PROPOSAL

- 1.1 The proposal seeks to gain permission to erect a 1.8 metre high timber boundary fence.
- 1.2 The subject property is a two storey late-20th century linked semi-detached property with a gabled roof and tile covering. The elevations are a combination of brick and UPVC. The original boundary was set closer to the side elevation of the original dwelling and was of brick construction and set behind vegetation. The proposal seeks to introduce a boundary treatment closer to the boundary in order to provide additional private amenity space. The subject property has recently been granted permission to extend to the side and at the point of the site visit the approved application was under construction.
- 1.3 The site is located within the built up residential area of Winterbourne.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) August 2006

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/0036/F – Approval – 18/02/2016 – Erection of two storey side extension to form additional living accommodation.
- 3.2 PT14/3697/F – Approval – 27/10/2014 – Erection of 2m high boundary fence. (At 27 Burrough Way)

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection – intrusion of streetscene in an open plan area and would prefer an evergreen hedge.
- 4.2 Other Consultees
None Received

Other Representations

- 4.3 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 where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. Saved Policy H4 of the South Gloucestershire Local Plan (adopted 2006) is supportive in principle of development with the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal is subject to the consideration below.
- 5.2 Design and Visual Amenity
The proposal consists of the erection a boundary fence to the side of the property in order to provide additional private amenity space. The proposal seeks to erect a 1.8 metre timber closed panel fence to the side of the property where there is currently a grass verge. Objection has been received from the Parish council with regard to the impact on the streetscene and specifically the deterioration of the open plan nature of the area. Attention should be drawn to the fact that there are other examples of high boundaries nearby including at 27 Burrough way. This property was permitted to introduce a 2m high timber fence to a similar area at the side of the property. The dwelling is set on a similar prominent corner plot on the junction with Burrough Way and Flaxpits Lane on a busier section of highway.

- This boundary fence is higher than the proposed treatment and is located immediately on the boundary with the pavement, meaning there is no buffer provided. The boundary fence at 27 Burrough Way was given permission in 2014 and would have been assessed under the same policy context and was granted on the basis that it would replace a taller evergreen hedge. Weight is given to this consideration.
- 5.3 The majority of surrounding corner plots tend to have large hedges along the boundary. The Local Planning Authority cannot control the long term retention of such hedging. As a result of negotiation revised plans were submitted to show that the proposal would retain an area between the boundary fence and the limits of the applicant's ownership/edge of the pedestrian walkway. This area of around 0.8 metres is earmarked for the introduction of some planting. This would create a buffer and reduce the harmful impact of the proposal, and condition is suggested in relation to the implementation of this.
- 5.4 Whilst the timber treatment would differ in appearance to other boundary treatments and there are few other examples of timber fences nearby, it is not considered an unusual or uncommon material for such a use and would not look out of place in such a location. As mentioned earlier the majority of boundary treatments to corner plots nearby are large evergreen hedges. The majority of these hedges would exceed the height of the proposed fence and as a result the proposed height is seen as acceptable.
- 5.5 On balance, it is considered that the proposals would not harm the character or appearance of the area or the host property and as such is considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to be in accordance with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.6 Residential Amenity
Policy H4 of the adopted Local Plan gives the Council's view on new development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling. Dwellings in all directions are situated a reasonable distance from the proposed boundary fence and the proposal is not thought to have a negative impact on the amenity enjoyed by properties in any direction.
- 5.7 The subject property currently has a small area of private outdoor amenity space to the rear. The introduction of the boundary fence would result in additional private amenity space being provided and would improve the residential amenity enjoyed by the property.
- 5.8 The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in a detrimental impact on the residential amenity of its neighbouring occupiers, meaning the proposal is in accordance with saved policy H4 of the adopted Local Plan.

5.9 Sustainable Transport and Parking Provision

Given the proposal will not include any additional bedrooms it will not impact the number of spaces required. The existing arrangement satisfies the requirements of the Residential Parking Standards SPD (2013), meaning the proposal is in accordance with saved policy T12 of the Local Plan (2006). The council has no objection to the proposal in relation to highway safety or parking provision.

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 below.

Contact Officer: Hanni Osman

Tel. No. 01454 863787

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 hard and soft landscape works shall be carried out in accordance with the approved plans (Block Plan and Existing and Proposed Elevations (received 12th October 2016)) and in accordance with a planting schedule previously agreed in writing with the Local Planning Authority. The planting shall be carried out in the first planting season following the erection of the boundary fence hereby approved.

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.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4660/F	Applicant:	Mr And Mrs Healey
Site:	Turnpike House Station Road Iron Acton South Gloucestershire BS37 9TA	Date Reg:	17th August 2016
Proposal:	Demolition of existing extension. Erection of a single storey side extension to provide additional living accommodation. (Resubmission of PK15/1887/F)	Parish:	Iron Acton Parish Council
Map Ref:	367641 183424	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	12th October 2016



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REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's circulated schedule procedure as comments received have been contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of an existing extension, and the erection of a single storey side extension to provide additional living accommodation.
- 1.2 This application is a resubmission of a previously refused, and dismissed at appeal, proposal to erect a rear extension and first floor side extension at the application site (planning ref. PK15/1887/F).
- 1.3 Turnpike House, the host dwelling, is set back from Station Road and is situated outside of a designated settlement boundary within the Bristol/Bath Green Belt, accordingly, the application site is within the open countryside. The dwelling is also located within the south eastern boundary of the Iron Acton Conservation Area. The Permitted development rights for the property were removed under planning ref. PK00/3163/F.
- 1.4 The original dwelling would have been composed of just a two storey cottage with a small single storey side extension. Over the years a number of additions have occurred, involving a front porch, a two storey rear extension matching the existing dwelling in height, and also a single storey side extension. In addition to this, a large garage has been erected in the northern end of the plot.
- 1.5 To the south east of the dwelling sit Wisteria Cottage and Home Close, which are both grade II listed properties.

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

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- L12 Conservation Areas
- L13 Listed Buildings
- T12 Transportation
- H4 Development within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
 Residential Parking Standard SPD (Adopted) December 2013
 South Gloucestershire Design Checklist SPD (Adopted) August 2007
 Development in the Green Belt SPD (Adopted) June 2007
 Iron Acton Conservation Area SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 APP/P0119/W/15/3134587 Appeal Dismissed 19/02/2016
 Appeal of the Local Planning Authority's refusal of planning ref. PK15/1887/F.
 Inspector's refusal reasons summarised:
 1. *The proposal's side extension represents a poor quality of design;*
 2. *The proposal's side extension would have a harmful impact on the Conservation Area;*
 3. *The proposal would be inappropriate development in the Green Belt and detract from its openness, no very special circumstances to justify the proposal exist.*
- 3.2 PK15/1887/F Refusal 23/06/2015
 Erection of single storey rear and first floor side extension to form additional living accommodation.
 1. *The proposal constitutes a disproportionate addition to the original dwelling that is considered to be inappropriate development in the Green Belt. Inappropriate development is harmful to the openness of the Green belt. Very special circumstances have not been demonstrated that clearly outweigh the harm of the proposed development. The proposal is contrary to policy CS5 of the adopted South Gloucestershire Local Plan Core Strategy (adopted December 2013); the adopted South Gloucestershire Development in the Green Belt SPD and the National Planning Policy Framework.*
 2. *The proposal constitutes a disproportionate addition to the original dwelling. The proposal fails to respect the scale and proportions of the existing dwelling, meaning if permitted, the front elevation would appear incongruent with that of the existing. This is compounded through a poor choice of materials and unsatisfactory fenestration arrangement. This does not constitute the highest possible standard of design contrary to policy CS1 of the adopted South Gloucestershire Local Plan Core Strategy (adopted December 2013); saved policy H4 of the adopted South Gloucestershire Local Plan; and the adopted South Gloucestershire Design Checklist SPD.*
- 3.3 PK00/3163/F Approve with Conditions 29/01/2001
 Erection of front porch and two storey rear extension
- 3.4 PK00/2528/F Refusal 30/10/2000
 Erection of a two storey rear extension and detached garage and front porch.
- 3.5 P93/1229 Approval Full Planning 04/04/1993
 Erection of single storey side extension to provide kitchen

4. CONSULTATION RESPONSES

4.1 Iron Acton Parish Council

The Parish Council did not state whether they were in support or objection to this proposal. However, the Parish Council did state concern regarding the size addition to the cottage, in particular suggesting the proposal is in excess of the permitted percentage increase.

4.2 Sustainable Transport

No objection.

4.3 Lead Local Flood Authority

No objection.

4.4 Public Rights of Way

The proposed development is unlikely to affect the nearest public right of way reference LIA/29/10, which is to the north of this property. An informative must be attached to the decision notice regarding the limitations associated with public rights of way.

4.5 The Listed Building and Conservation Officer

No objection, subject to conditions requiring external materials to match those used in the existing dwelling.

4.6 Open Spaces Society

None received.

4.7 Archaeology

No objection.

Other Representations

4.8 Local Residents

None received.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the demolition of an existing extension and the erection of a single storey side existing in order to provide additional living accommodation within a residential dwelling outside of settlement boundary and within the Green Belt and Conservation Area.

5.2 Principle of Development

Paragraph 89 within the NPPF allows for extensions or alterations to buildings within the Green Belt, provided this does not result in disproportionate additions over and above the size of the original building. Development which is judged to be disproportionate with regard to the original building will be viewed as inappropriate development, harmful to the Green Belt and will not be permitted. Policy CS5 of the adopted Core Strategy is supportive of the NPPF and relevant local plan policies in the protection of the Green Belt.

- 5.3 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.
- 5.4 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.
- 5.5 Policy CS9 'Managing the Environment and Heritage' of the South Gloucestershire Core Strategy aims to ensure that heritage assets are conserved, respected and enhanced in a manner appropriated to their significance. Similarly, saved policy L13 of the adopted Local Plan aims to protect the setting of a listed building, and a saved policy L12 of the adopted Local Plan will only permit development within a conservation area where it would preserve or enhance the character or appearance of the conservation area.
- 5.6 Green Belt
As stated within the principle of development section, development which is disproportionate over and above the size of the original dwellinghouse will not be permitted. Accordingly, only limited additions will be permitted. The Development in the Green Belt SPD sets the disproportionate test which has three components, the volume increase of the original dwelling, the appearance of the proposal and the existing extensions and outbuildings within the curtilage.
- 5.7 The first component involves a volume calculation and concludes: an addition resulting in a volume increase less than 30% or more of the original dwelling would be likely to be acceptable, and a volume increase of 50% or more of the original dwelling would be likely to be considered in excess of a reasonable definition of limited extension.
- 5.8 In the interests of clarity the case officer has defined the 'original dwelling' from the provided definition within the Development in the Green Belt SPD which states:
- 5.8.1 *'The term 'original dwelling' refers to the volume that a dwelling was when the original planning permission for its construction was given, or for older homes the volume that the dwelling was on July 1st 1948'.*
- 5.9 This definition is in keeping with the definition provided by the NPPF of an 'original building'. The original dwelling is considered to be the two storey cottage as well as a small single storey extension, for clarity this extension is

- not the same as the existing single storey side extension, and the original was much smaller than the existing.
- 5.10 Once again for clarity, the Development in the Green Belt SPD states that:
- 5.10.1 *'any additions that have occurred since the original dwelling date will be considered cumulatively and will count against the overall increase in volume of the dwelling when new additions are being assessed'*.
- 5.11 Therefore the volume calculations for this proposal will include the existing two storey rear extension, the front porch, the existing garage and part of the existing single storey side extension as they are all non-original.
- 5.12 The original dwelling was considered to have a volume of 182m³. The subsequent additions not including the proposed extension and the original dwelling has a volume of 279.2 m³ representing a 153.3% volume addition above the original dwelling. This proposal would demolish an existing side extension which has a volume of 61.9 m³, this extension would then be replaced with an extension with a volume of 61.88 m³. The development, combined with the previous additions, would constitute a volume increase in excess of what officers would usually support. However, this proposed development has a neutral impact on the volume of the dwelling, as the proposed development would not constitute a volume increase at the application site. Officers therefore find the development to be in accordance with the first component of the disproportionate test.
- 5.13 The second component of the disproportionate test regards the appearance of the proposal: *'it should not be out of proportion with the scale and character of the original dwelling'*. The original dwelling was a modest two storey cottage-like house. The proposal would result in the demolition of an existing side extension which has an excessive width and a poor quality of fenestration. The proposed extension, although deeper, has a more appropriate width that respects the scale and character of the existing dwelling. Further to this, the proposed sash window is acceptable and considered to be an improvement on the existing situation at the site. Overall, the proposal represents a visual improvement that in keeps with the scale and character of the original dwelling. The proposal is therefore considered to accord with the second component of the disproportionate test.
- 5.14 The third component of the disproportionate test relates to the existing extensions and outbuildings within the curtilage. Such outbuildings have been included within the appropriate volume calculations as instructed by the Development within the Green Belt SPD.
- 5.15 Overall, the proposed extension is considered to accord with relevant Green Belt policy.
- 5.16 Design, Visual Amenity and Heritage
Turnpike House is unlisted but is located within the Iron Acton Conservation Area. It is also located within the setting of a grade II listed building which lies immediately to the south (Wisteria Cottage).

- 5.17 Although located immediately to the north of the listed building, Turnpike House does not make a significant contribution to the setting of the listed building. Consequently the proposed extension will not materially impact on the setting and in turn significance of the listed building – the Inspector for the aforementioned appeal agreed with this conclusions with regard to the previous appeal.
- 5.18 Saved policy H4 of the adopted Local Plan requires development within existing residential curtilages to respect the massing, scale, proportions, materials and overall design and character of the existing property and the character of the street scene and surrounding area. Policy CS1 of the Core Strategy only permits development 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.
- 5.19 As stated within the Green Belt section, the development represents a visual enhancement when compared to the existing side extension at the site, the proposal's design therefore attracts positive weight. Further to this, the proposed side extension is also considered to not materially harm the setting of the Iron Acton Conservation Area. Concerns have been raised by the Conservation Officer. Specifically the officer requested that the materials are conditioned to ensure that they match those used in the existing dwelling. The materials proposed all largely match those used in the existing dwelling, to ensure these materials are utilised in the development, a condition is suggested to ensure all material match the existing dwelling.
- 5.20 Overall the proposal represents a much improved development when compared to the previously refused development. The proposed development respects the existing dwelling's character and also the wider character of the Conservation Area. With this in mind, officers find the development to be in accordance with adopted policies CS1, CS9 and L12.
- 5.21 Residential Amenity
The proposal does not result in a materially overbearing impact on the nearby occupiers due to the position of the dwelling. In addition to this, the proposal introduces no new side elevation windows, meaning there will not be a material loss of privacy to the nearby occupiers. The proposal is located to the south of the existing dwelling meaning the proposed works will not result in material loss of light to any nearby dwellings. Overall, the proposal accords with the residential component of saved policy H4 of the adopted Local Plan.
- 5.22 Transport and Parking
There is sufficient parking provided at the site for a four bedroom dwelling, therefore there are no highway safety objections to this proposal.

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/on the decision notice.

Contact Officer: Matthew Bunt
Tel. No. 01454 863131

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).

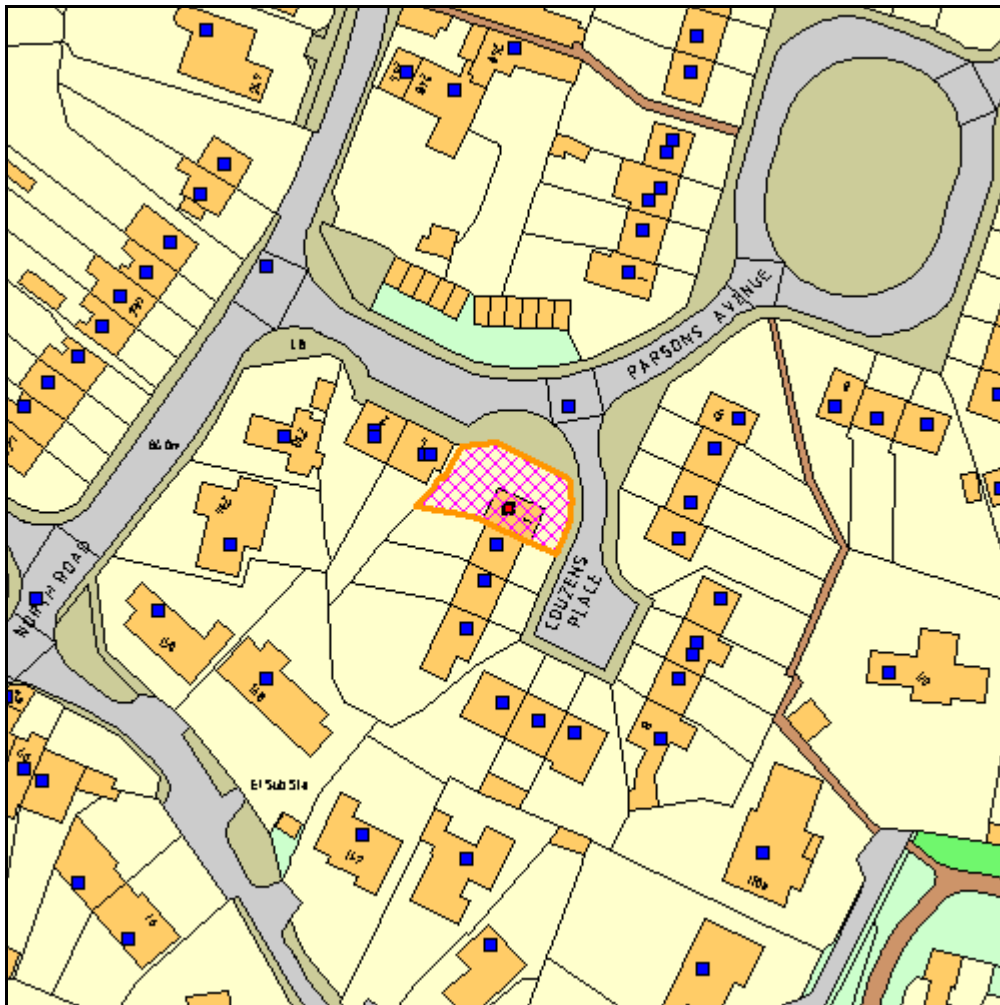
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

To ensure a satisfactory standard of external appearance in the Iron Acton Conservation Area, and to accord with and Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4787/F	Applicant:	Mr Ben Bennett
Site:	1 Couzens Place Stoke Gifford South Gloucestershire BS34 8PL	Date Reg:	18th August 2016
Proposal:	Erection of 1no attached dwelling, new access and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	362767 180192	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	12th October 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following objections received from local residents and the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of 1no. attached dwelling with new access and associated works.
- 1.2 The application site relates to No. 1 Couzens Place, a two-storey end of terrace property situated at the entrance of a small cul-de-sac in the established residential area of Stoke Gifford.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

National Planning Policy Guidance

Technical housing standards – nationally described space standard (THS) 2016

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 Environmental Resources and Built Heritage

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

CS18 Affordable Housing

CS25 Communities of the North Fringe of Bristol Urban Area

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

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

T12 Transportation Development Control

T7 Cycle Parking

2.3 South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP11 Development Related Transport Impact Management

PSP16 Parking Standards

PSP20 Flood Risk, Surface Water and Watercourse Management

PSP37 Internal Space and Accessibility Standards for Dwellings

PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

- 2.4 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Waste Collection SPD (Adopted) 2015

3. **RELEVANT PLANNING HISTORY**

- 3.1 No planning history

4. **CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council

Objection:

Council raised concerns about highway safety with regard to a doubling of the number of vehicles reversing across the pavement and onto the narrow junction of Couzens Place and Parsons Avenue, adjacent to the takeaway in an area populated by the young and elderly.

4.2 Other Consultees

Sustainable Transport

No objection subject to a condition requiring the parking to be provided prior to first occupation.

Highway Structures

If the application includes a boundary wall alongside the public highway or open space land, then the responsibility for maintenance for this structure will fall to the property owner.

Drainage and Flood Risk Management Team

Query method of surface water disposal to be utilised as there are no public surface water mains drainage in this location.

Updated comments:

Revised Block and Site Location Plan received 10/10/2016.

Confirmation Soakaway to be utilised, which providing ground conditions are suitable, is acceptable.

Informative to be attached.

Other Representations

4.3 Local Residents

Two letters of objection have been received from local residents. The points raised are summarised as:

Design

- Will the front boundary wall between Nos. 1 and 2 be retained?

Highway matters

- Lack of on-street parking
- New owners may kerb mount outside the application site and, given the narrowness of the entrance, block other road users accessing the cul-de-sac and force them to mount the pavement opposite.
- Four cars crossing the footway in order to park will cause danger to pedestrians.
- Increased traffic generation

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. It is acknowledged that South Gloucestershire Council does not have a five year land supply of housing. As such, paragraph 14 of the NPPF is engaged which 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.

5.2 Notwithstanding the above, the starting point for the assessment is the adopted development plan with which any new proposal must accord. Saved policy H4 of the South Gloucestershire Local Plan and policies CS1, CS5 and CS25 are relevant to this application. Policy T12 deals with highway impact and parking issues. 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'.

5.3 The proposal being the creation of a new dwelling within the established settlement boundary and the side garden of No. 1 is considered to accord with the principle of development This counts in its favour and whilst the provision is limited to only one dwelling, it would still make a contribution and weight is accordingly awarded. The proposal and its impact are discussed in more detail below.

5.4 Design and Layout

Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013 permits only new development where the highest standards of site planning and design are achieved. This policy requires that siting, overall layout, density, form, scale, height, massing, detailing, colour and materials, are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the locality.

5.5 The NPPF states that good design is a key aspect of sustainable development and should *positively contribute to making places better for people* and

- development should *always seeks to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.*
- 5.6 The emerging Policy Sites and Places DPF which is out for consultation supplements Policy CS1 and acknowledges that the policy does not seek to discourage innovative design, but development should *promote sustainability and health and wellbeing objectives.*
- 5.7 The application site is part of a small cul-de-sac in Stoke Gifford. Properties here comprise gabled terraces of two-storey dwellings, sometimes ending in front facing gabled properties. The uniformity of the rows of these properties is pleasant and attractive, however, the estate is not protected by any designated or non-designated status. Government planning policy strongly encourages development within built up areas and within residential curtilages and in these terms the proposal accords with general national policy aims. Weight in favour of the scheme must consequently be awarded for this reason.
- 5.8 Clearly, although the principle of development is acceptable, the scheme must meet other policy areas such as design, appearance and being in-keeping with the character of the area. It is recognised that the new dwelling added to the end of the terrace would be of a slightly different proportion to the other two-storey dwellings in this cul-de-sac, primarily being smaller in length. Typically the houses here achieve a length of about 6.6 metres whereas the proposed house would be about 6.2 metres long. The proposed new dwelling would be stepped back from the existing building, resulting in a new building line which would be different. However, it can be seen that the terraces block of which the application site is part, does not form one continuous building line, but are themselves already stepped back from the end terrace by about 0.76 metres. Given the location of the end of the block and its other slight design differences, it is considered acceptable for this new structure to also be stepped back, albeit by 1.75 metres, from the main front building line to accommodate parking to the front. In this way, the existing and proposed houses would also not have a front garden, but this is not an unusual situation. A neighbour is concerned that their front boundary wall with No. 1 will be affected by the creation of the parking spaces. To ensure their front garden remains defensible, retention of the existing boundary treatment will be conditioned to ensure this is the case. Planning is constantly assessing change whether that is to existing buildings in the form of extensions or conversions or the introduction of new buildings to areas. Development must be respectful of its surroundings in terms of appearance and scale and in this instance, despite the differences, it is considered that the new dwelling would be an appropriate addition to this terrace.
- 5.9 In design terms, particularly, with the proposed matching materials, the proposed new dwelling is considered acceptable in terms of its design, scale, massing and appearance.
- 5.10 Residential Amenity
With regards to overshadowing and overbearance, the proposed dwelling would be to the end of an existing terrace and as it would, for the most part, follow the

footprint of No.1, the impact on neighbours would be minimal and not sufficient to warrant the refusal of the application.

5.11 Openings in the proposed dwelling would be to the front and rear only. To the front, the property is front onto its closest neighbours across the road. Given the distance, it is considered there would be no adverse impact on these neighbours following the development. To the rear, the property backs onto the side of a semi-detached property comprising an Indian takeaway at ground floor. Given there are no windows in the opposing elevation and only a set of external stairs serving the first floor, the proposed dwelling would not adversely impact on the amenity of these neighbours.

5.12 It is noted that the garden of No. 1 will be split into two areas by means of 1.8 metre high close boarded fencing to form the respective gardens of the existing and proposed houses. The block plan clearly demonstrates that the private garden space for No. 1 would be about 66 sq metres and for the new dwelling about 50 sq metres. Emerging policy indicates that a three bed property should have 60 sq metres and a two bed property 50 sq metres. As such, this level of amenity space is considered acceptable.

5.13 Sustainable Transport

The existing and proposed, which require 2no. off-street parking spaces for these sized properties, would be able to accommodate this level of parking to the front. Neighbours' concerns in relation to accessing the front of their house are noted, however, the road frontage is public highway and as such they do not have rights to park in front of the property however much they desire it. The current proposal is no different to what the majority of home owners in Couzens Place have done in order to create a form of off-street car parking for themselves. The concerns of the Parish and neighbours are also noted regarding the proposed access arrangement, however, the distance to the rear of the proposed car parking spaces is sufficient to enable vehicles to manoeuvre into the parking spaces without the need to drive over the opposite kerb line, and as such is considered safe. The area is not so heavily trafficked such that the reversing into and out of the parking spaces will create or exacerbate a safety concern such that a severe highway safety objection would be raised. Highway Officers have, therefore, no objection to the scheme subject to a condition that requires the parking to be provide prior to first occupation. An informative will be added in relation to the need to apply to Streetcare to construct the necessary dropped kerbs.

5.14 Drainage

The South Gloucestershire Drainage Engineer queried the overall surface water set up for the proposed new dwelling given there was no public surface water mains drainage here. A revised block plan showing the location of a soakaway for the surface water drainage of the new dwelling was received on 10/10/2016. The Drainage Engineer confirmed this method of surface water disposal is acceptable, providing the ground conditions are suitable. No objections are, therefore, raised subject to an informative being attached to the decision notice.

5.15 Waste

The scheme makes provision for an open refuse/recycling storage area to the rear of the property. Refuse and recycling bins need to be kept within a store on the site. Without storage, these waste receptacles are likely to be displaced to other places of the site. The purpose of providing storage facilities is to encourage the appropriate storage of waste, minimise visual impact and screen containers from public view. The minimum recommended space for bin stores are 0.9 metres wide by 2 metres long and the gradient to the collection point should not exceed 1:20. Details of the bin storage will be secured through an appropriately worded condition.

5.16 Planning balance

The proposal is for a single attached dwelling to be located within an existing built up area. Given the lack of five year land supply, some weight can be given to the contribution that this one dwelling would bring. The above has shown that the existing garden is large enough to be successfully divided into two reasonable sized plots. It is, however, also recognised that the design has been sympathetic to the existing street scene, albeit not a complete copy or pastiche of the existing dwellings. Sufficient off-street parking can be achieved on site and this accords with adopted standards.

5.17 On balance, giving appropriate weighting to the positive versus the negatives of the scheme, the benefits of this new dwelling within the settlement boundary are considered to outweigh any perceived harm and the proposal is considered acceptable and 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: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

2. The hours of working on site during the period of construction shall be restricted to 7:30 to 18:00 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 saved 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.

3. The existing brick rendered wall on the shared southern boundary with No. 2 Couzens Place, Stoke Gifford, to the front shall be retained.

Reason

To ensure the provision of adequate private amenity space and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the provisions of the National Planning Policy Framework.

4. The development shall not be occupied until bin storage has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; the National Planning Policy Framework; and the Waste Collection Guidance for New Developments SPD (Adopted) January 2015.

5. The off-street parking facilities (for all vehicles, including cycles) shown on the plan Block and Site Location Plan (676-P4), received by the Council on 10/10/2016, hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy 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. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4896/F	Applicant:	Stoke Gifford Parish Council
Site:	Little Stoke Community Hall Little Stoke Lane Little Stoke South Gloucestershire BS34 6HR	Date Reg:	26th August 2016
Proposal:	Part demolition of existing community hall. Erection of single storey extension	Parish:	Stoke Gifford Parish Council
Map Ref:	361294 181047	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	19th October 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule in accordance with procedure as an objection has been received that is contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks consent for the partial demolition of the existing community hall and the erection of a single storey extension. The extension will provide new changing facilities, ancillary café, an office and meeting room.
- 1.2 It is proposed to extend this single storey building primarily on its northern side (building into an area used for external storage of machinery and involving the removal of a store building). The storage area will be replaced to the north-west of the building with a new fence zone to act as the machinery store. The single storey extension to the building will increase its size from 352.8 sqm to 551.7 sqm. New pathways will be put in place immediately adjoining the property to the north, east and west of the building.
- 1.3 In terms of heights the extension will follow the heights of the existing building with the existing ridgeline being carried through to the new roofs. The materials to be used are similar to those on the existing building using brown brick, white render and grey roof tiles.
- 1.4 The application site is an existing community hall (350sqm in area) that is located centrally on the southern edge of a 12 hectare recreational ground known as Little Stoke Park. To the north of the building are playing fields separated from the building by a detached external store. A large car park lies to the south-east while to the south beyond an area of land associated with the park lie the gardens of properties situated on the northern side of Rossall Avenue. The existing hall are used for hire to the community and parish meetings. The opening hours are 0830 to 2330 and this is not proposed to change through this application.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012
The National Planning Practice Guidance 2014

- 2.2 Development Plans

The South Gloucestershire Local Plan (Adopted) 6th January 2006 – saved policies

- L1 - Landscape Protection and Enhancement
- L5 - Open Areas within the Existing Urban Areas
- L9 - Species Protection
- EP2 - Flood Risk and Development
- T7 - Cycle Parking
- T8 - Parking Standards
- T12 - Highway Safety

LC4 - Proposals for Educational and Community Facilities Within the Existing Urban Area and Defined Settlement Boundaries

The South Gloucestershire Local Plan Core Strategy (Adopted) 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

CS24 - Green Infrastructure, Sport and Recreation Standards

CS25- Communities of the North Fringe of Bristol Urban Area

2.3 Supplementary Planning Guidance

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

2.4 Emerging Plan

Policies, Sites & Places Development Plan Document (Submission Draft) June 2016

PSP1 - Local Distinctiveness

PSP2 - Landscape

PSP3 - Trees and Woodland

PSP5 - Undesignated Open Spaces within Urban Areas and Settlements

PSP11 - Development Related Transport Impact Management

PSP16 - Parking Standards

3. RELEVANT PLANNING HISTORY

3.1 PT00/2330/F August 2000 Granted Community Hall: Demolition of toilet block and propane tank to facilitate construction of new hardcourts with the erection of associated fencing and lighting.

PT00/0494/F February 2000 Granted Changing/Workshop: Erection of single extension to link existing changing rooms and conversion of part of existing changing rooms to form vehicle store.

P94/1554 April 1994 Granted Community Hall: Erection of single storey extension to form enlarged hall, kitchen, office, cloakroom, store room and toilets

P93/2031 July 1993 Granted Changing/Workshop: Erection of single storey extension to form additional changing areas

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

No comment.

4.2 Other Consultees

Transportation D.C.

Initial comments from the Transportation Officer raised concerns regarding the potential use of the building and potential increase in the number of trips to it and whether the car parking provision would be adequate. As a result a full explanation of the intended uses of the hall was requested. Following the receipt of this information the Transportation Officer has commented as follows:

Following our initial review this planning application which seeks to extend the Little Stoke Community Hall, we raised some concerns about the future operation these facilities and their possible impact for travel demand associated with it.

To address these concerns we requested additional information about the intended future activities at the Hall. This has now been received. As result we now understand that it is not proposed to materially change the operation of the Hall from the current regime and as result it is likely that its travel demand will remain broadly unchanged.

Consequently, we consider that this proposal is unlikely to have any detrimental impact upon local transport networks and so have no further highway or transportation comments about this application.

Highway Structures

No comment

Avon and Somerset Police

No objection is raised to the proposed development.

NB. The consultation response includes detailed advice on the design of the building and suggested security measures. These have been passed onto the applicant.

Other Representations

4.3 Local Residents

One letter of objection has been received. The grounds of objection can be summarised as follows:

- Other existing buildings should be enhanced prior to the part demolition of this building and its extension
- Other improvement works should take place including improvements to the perimeter footpaths which will be affected in any case by construction traffic.
- The works proposed are out of proportion with its surroundings and ignore other necessary works and those using the park including runners were not consulted

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The National Planning Policy Framework (para 70) states that in order to deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision of among others, meeting places, sports venues and cultural buildings. At a strategic level Policy CS23 of the Core Strategy seeks to support additional, extended or enhanced community infrastructure provided it is accessible for all users.

In more detail Policy LC4 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006 permits proposals for the development, expansion or improvement of education and community facilities within the existing urban area and the boundaries of settlements provided that:

A. Proposals are located on sites which are, or will be, highly accessible on foot and by bicycle; and

The proposed extension to the existing building is located in a highly sustainable location at the heart of the community which is accessible by foot and by bike.

B. Development would not unacceptably prejudice residential amenities; and

The application site is situated approximately 30 metres from the nearest residential curtilage (50 metres to the nearest property). Whilst the proposal will enhance the existing facility, the existing hours of use will not change. It is not considered that either the built form, through overlooking or by appearing oppressive/overbearing (it is a single storey structure), or the use of the building will result in any significant impact upon the residential amenity of neighbouring occupiers.

C. Development would not have unacceptable environmental or transportation effects; and

It is not considered that the proposal will have any environmental effect given its location and the nature of its use. A full assessment of the transportation effect is set out in section 5.2 below.

D. Development would not give rise to unacceptable levels of on-street parking to the detriment of the amenities of the surrounding area and highway safety.

The transportation impact of the proposed development is considered in section 5.2 below.

Subject to consideration of the following issues the proposed development is considered acceptable in principle.

5.2 Transportation

The proposal will not have any impact on the number of car parking spaces that are available nor will there be any impact upon the access. The key consideration is whether the new building will give rise to a need for additional parking and to this end information has been sought from the applicant as to how the building is used.

The applicant has indicated that the Community Hall is open both week days and at weekends. It benefits from a number of regular hall users (ballet, dance groups, children and toddler groups, fitness groups, ladies groups, arts and crafts groups, martial arts, slimming world etc) which contribute towards filling the community hall diary, but enable the Parish Council to still accommodate occasional users on an ad hoc basis around the regular schedule. All bookings are closely managed by the Parish Council contributing towards restricting daily activity as required. The Parish Council have successfully managed a number of licensed activities within the park whereby no complaints or traffic issues have been identified. It should also be noted that the hall capacity will not be changing in the new scheme so the current uses should continue in to the future.

The number of sports pitches will not be changing so the demand on the building from that respect will not change.

It is not considered that the proposed development will give rise to any significant additional pressure on the car park and as a result there would be no overspill onto surrounding streets. The proposed development is considered acceptable in transportation terms.

5.3 Scale and Design

The design is considered appropriate for a community building and the materials and scale proposed would match those of those of the existing building. It is considered that the proposal would be a visual enhancement and a more coherent approach than at present. The extension will integrate well and provides a more obvious and welcoming entrance than the current building. The proposal is considered acceptable in terms of scale and design.

Landscape/Ecology Issues

- 5.4 Some limited flower planting is proposed. There will be no impact upon existing landscaping or trees. There will be a pathway around the building. It is considered that the proposal is acceptable in landscape terms. There would be no significant loss of habitat as the extension would take up a small area of cut grassland adjacent to the existing building.

5.5 Other Issues

Concern has been raised that Other existing buildings should be enhanced prior to the part demolition of this building, that the applicant should consider other priorities and that the applicant has not consulted the users of the park including runners of its choice to develop/finance the community building.

It is considered that these are matters that are not material to the determination of the planning application.

Concern has been raised that the development is out of proportion to the park. It is unclear to what this refers. If it refers to the need for the works then that is a matter for the applicant to determine and not material to the determination of the application. If this refers to the physical scale of the works then this is assessed above in para 5.3. The alterations are considered appropriate to the original building in terms of form and scale and the building itself (along with separate changing rooms) and must be seen within the context of a 12.5 hectare recreational site where as built form it is a very small part of the overall site area.

Concern has been raised that construction traffic may impact upon the users of the park, however given the scale of the proposal in relation to the overall size of the park it is not considered that this would happen. Although as set out above residential properties are not immediately next to the development, it is considered appropriate given properties in Rossall Avenue to restrict construction hours and a condition to this effect will be attached to the decision notice.

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 planning 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 set out below.

Contact Officer: David Stockdale
Tel. No. 01454 866622

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 0730 to 1800 hours Monday to Friday and 0800 to 1300 hours Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

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

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4899/OHL	Applicant:	Western Power Distribution
Site:	East Of Old Gloucester Road Earthcott South Gloucestershire	Date Reg:	26th August 2016
Proposal:	Application for consent under Section 37 of the Electricity Act 1989 for removal of existing, rotation of proposed replacement 132KV tower (DA46) and the set down of overhead termination down leads. The application is made under section 5(2) of The Overhead Lines (Exemption) (England and Wales) Regulations 2009-Planning Act 2008.	Parish:	Frampton Cotterell Parish Council
Map Ref:	364466 183775	Ward:	Frampton Cotterell
Application Category:		Target Date:	14th October 2016



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 100023410, 2015. N.T.S. PT16/4899/OHL

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following comments from a local resident and the Parish Council.

1. THE PROPOSAL

- 1.1 This is an application to consult with the Local Planning Authority under Section 37 of the Electricity Act 1989 for works to replace and rotate an existing 132kV tower (Da46) and to set down new overhead termination down leads.
- 1.2 The site is located in east of Old Gloucester Road, Earthcott and is situated within the Bristol/Bath Green Belt.
- 1.3 The scope of this application is limited, it is not a planning application. Rather the role of the Local Planning Authority here is as consultee under specific legislation relating to electricity infrastructure. The ultimate decision will be for the Secretary of State to make, who will need to take into account the views of Local Planning Authority.

2. POLICY CONTEXT

2.1 National Guidance

- i. National Planning Policy Framework March 2012
- ii. The Statutory Consents Regime for Overhead Power Lines in England and Wales Under Section 37 of the Electricity Act 1989, Department of Energy and Climate Change, July 2014
- iii. Town and Country Planning (General Permitted Development) Order 2015

- 2.2 Development Plans – these are listed as background information; this is not a planning application and so is not determined against Development Plan policy.

South Gloucestershire Local Plan Core Strategy Adopted December 2013

- CS1 High Quality Design
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS34 Rural Areas

South Gloucestershire Local Plan Adopted January 2006 Saved Policies

- L1 Landscape
- L9 Protected Species
- T12 Transportation

- 2.3 Emerging policy: South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

- PSP1 Local Distinctiveness
- PSP7 Green Belt

- 2.4 Supplementary Planning Guidance Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 There is no relevant planning history at the site.

Relevant application for new substation:

3.2 PT15/4685/F Construction of a new 132kV electricity substation, static compensator, harmonic suppression, access tract, switchgear building, transformer, cable trench, CCTV, palisade fencing, landscaping and other associated ancillary infrastructure.
Approved 4.4.16

4. CONSULTATION RESPONSES

4.1 Frampton Cotterell Parish Council

The Parish Council has no objection subject to (i) conditions matching those contained in the original planning decision. (ii) the removal of redundant ground anchors, if any, at the time the works are carried out.

4.2 Other Consultees

Landscape architecture

No objection

Ecology

No comment

Other Representations

4.3 Local Residents

One letter of objection have been received from a local resident. The points raised are summarised as:

- Pylon will be larger than existing
- Will Western Power be using the new, less obtrusive T Pylon?
- T Pylons can be seen on the National Grid at Eakring Newark

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This is a consultation with the Local Planning Authority under the consents regime of Section 37 of the Electricity Act 1989. The Local Planning Authority does not determine the application; instead the Authority is consulted and representations made to the Secretary of State.

5.2 Applications for consent of overhead lines that fall within Section 37 of the Electricity Act 1989 are made to the Secretary of State. The consent regime requires the applicant to gather views of a proposed development prior to submission to the Secretary of State. Therefore, the purpose of this analysis is to confirm the view of the Local Planning Authority to be put forward as the consultation response.

- 5.3 It is not a requirement to assess the proposed development for planning permission. Should planning permission be required, the Secretary of State may give a direction for permission to be granted under Section 90(2) of the Town and Country Planning Act 1990.
- 5.4 In assessing the proposal, the Local Planning Authority should take into account normal planning considerations. Particular attention should be paid to –
- (a) the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historical or archaeological interest; and,
 - (b) reasonable mitigation any effect which the proposals would have on the natural beauty of the countryside or an any such flora, fauna, features, sites, buildings or objects.
- 5.5 Assessment
The development would provide a connection to a new wind generation farm for which planning permission has been granted. It is proposed to rotate the existing 132 kV tower and connect it to two sets of down leads (overhead termination lines) from the tower to two new termination structures. The termination structures would be within the compound for which planning permission has been granted. It is stated that the position of the down leads is 10 metres either side, and the height of the termination structures would be approximately 9.5 metres.
- 5.6 Comments have been received from a concerned local resident and the Parish and therefore additional information has been sought from the applicant. It is confirmed that the proposed pylon will be the same size, colour and fabric as the one it replaces save for it and being rotated 45° and including an extra arm to facilitate a new connection. It is furthermore stated that Western Power do not use T Pylons. With regards to comments by the Parish, the old footings of the pylon will be removed and replaced to a working agricultural depth i.e. one which allows the field to be ploughed unhindered. There are no previous planning records at this site.
- 5.7 It is noted that the site lies within the Green Belt where certain forms of development are acceptable. This includes engineering operations provided they would not conflict with the purposes of the Green Belt which in general terms includes preserving its openness. The proposal would entail in effect the replacement of an existing pylon and so is considered to accord with Green Belt policy aims. No ecological or nature conservation designations cover the site location and consequently, there are no objections in these terms.
- 5.8 Having considered the above, it is considered that the proposed replacement of the pylon and associated works would not have an adverse impact on the character or amenity of the locality.

6. **CONCLUSION**

6.1 The recommendation to raise no objection has been taken having regard to the Development Plan, but with specific consideration of the scope of this consent regime.

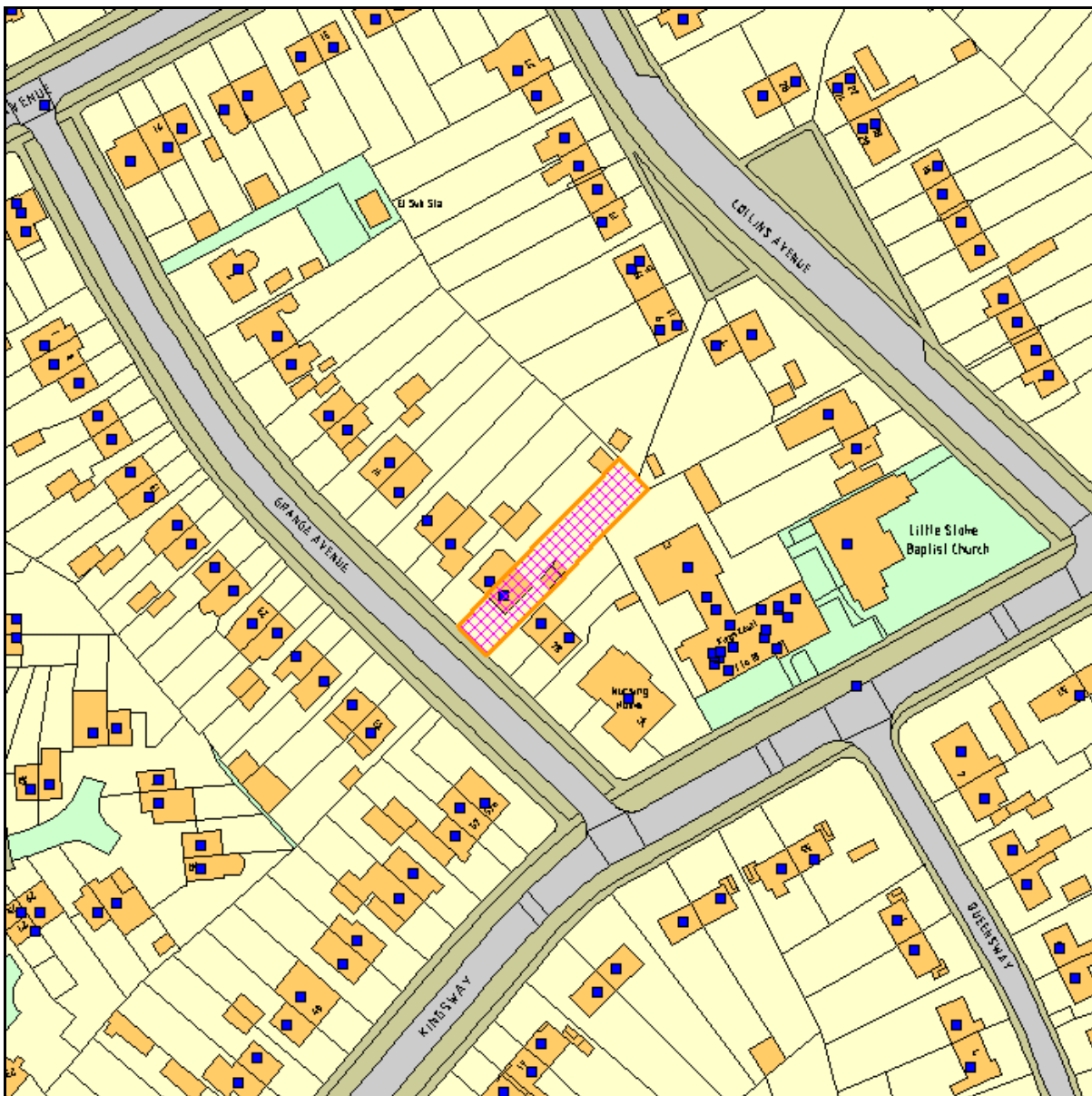
7. **RECOMMENDATION**

7.1 The recommendation is that the Local Planning Authority raise **NO OBJECTION.**

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

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/4978/F	Applicant:	Mr Martin Strong
Site:	24 Grange Avenue Little Stoke Bristol South Gloucestershire BS34 6JY	Date Reg:	5th September 2016
Proposal:	Erection of single storey rear and two storey side extension and two rear dormer windows to provide additional living accommodation.	Parish:	Stoke Gifford Parish Council
Map Ref:	361375 180836	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	27th October 2016



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1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey rear and two storey side extension with addition of two rear dormer windows to provide additional living accommodation.
- 1.2 The proposed dormer window located on the north-western portion of the rear facing side of the roof meets the criteria set out in the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1, Class B, B.1, (c) and (d), (i), and therefore constitutes permitted development. This dormer window will therefore not be assessed against Development Plan policies or other material considerations. The proposed dormer window located on the south-eastern portion of the rear facing side of the roof will be located on an extended section of the roof, and will therefore be situated to the side of the original dwelling. The merits of this dormer window will therefore be assessed against Local Plan policies and other material considerations.
- 1.3 The application site relates to a post-war, semi-detached property situated within the urban fringe area of Little Stoke. The existing dwelling is finished in cream render with red brickwork to the ground floor front elevation.
- 1.4 During the course of the application, plans were requested and received to indicate the number of bedrooms proposed, as well as to show that two off-street parking spaces could be achieved on site. Subsequent amendments were also made to include dormer windows as part of the proposal.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance (2014)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages
T12 Transportation

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

- 3.1 The application site has no planning history. However approval has been previously granted for similar proposals at nearby properties.
- 3.2 P86/2924 *6 Grange Avenue*
Erection of two storey side extension to form garage and utility room with two bedrooms over.
Approved: 21.01.1987
- 3.3 PT15/2013/F *27 Grange Avenue*
Erection of single storey rear extension to form additional living accommodation.
Approved: 21.07.2015

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council
Objection - Insufficient parking and overdevelopment.

4.2 Other Consultees

Sustainable Transport

No objection - Revised plans now show that 2 off street parking spaces can be provided. South Gloucestershire Council minimum parking standards state that both a 3 bed and a 4 bed dwelling require 2 off street parking spaces. As such the required level of off street parking is the same for both the existing and proposed property and there should be no additional impact to on street parking. Subject to the parking as indicated on the above mentioned plan being created prior to completion of the proposed extension and being maintained thereafter, there are no transportation objections.

Other Representations

4.3 Local Residents

Four letters of objection have been received from local residents. The key points are summarised below.

The following comments regard concerns over the principle of the development, design of the proposal and the impacts on the surrounding area:

- Such a large extension will affect the character of the neighbourhood and is an over development, not in keeping with the other homes.
- Approval of proposed plans will set a precedent for further over development of Grange Avenue.

The following comments regard concerns over the impact of the proposal on the residential amenity of neighbouring properties:

- Dormer windows would overlook most of neighbouring garden including present secluded areas. They would also overlook several other neighbouring properties.
- Side extension would reduce sunlight to further garden area and also to neighbouring property.
- Restriction of sunlight to neighbouring kitchen/conservatory/sitting area caused by proposed rear extension.
- Loss of privacy brought about by possible windows on proposed side extension and inclusion of dormer windows as part of the proposal.
- Exacerbation of effects of heating flue on neighbouring property brought about by proposed rear extension.

The following comments regard concerns over impacts on highway safety and the provision of parking as part of the proposal:

- Fire engines or ambulances would be unable to go up and down this road if any more large property houses were allowed.
- Parking made difficult due to the number of vehicles parking on the road, especially near the exit/entry to Grange Avenue and opposite the nursing home. Proposal would compound this problem.
- Proposed plans will remove the off street parking facility that 24 Grange Avenue currently have, adding to the existing parking and access issues.
- Potential use of study as 5th bedroom; impacting upon the number of off-street parking spaces required at the application site.

A further objection was made relating to this planning application, however this objection is not considered to be a planning matter. This objection is addressed in the 'Other Matters' section of this report, and relates to:

- Leasing of property to tenants and usage of property as a place of business along with colleagues/employees.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a single storey rear and two storey side extension with addition of two rear dormer windows to provide additional living accommodation.

- 5.2 Saved policy H4 of the Local Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. As well as the criteria of saved policy H4, the proposal will be considered with regards to design against policy CS1 of the Core Strategy. The development is acceptable in principle but will be determined against the analysis set out below.

5.3 Design and visual amenity

Policy CS1 of the Core Strategy and saved policy H4 of the Local Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.4 The application property is the south-eastern half of a pair of post war semi-detached properties. The property is set back from the highway by an area currently used as a front garden and an area of hardstanding used for parking. The property is separated from the highway by a low brick wall. The property has a cream render finish with red brickwork to the ground floor front elevation.

Two storey side

- 5.5 The proposed two storey side extension would facilitate the creation of a new ground floor study, a ground floor bathroom, a first floor en-suite and a second floor bedroom with en-suite; as well as facilitate the enlargement of an existing first floor bedroom. The proposed side extension would be the same height (ridge: 7.5m; eaves: 4.5m) and follow the same ridge line as the existing dwelling. The proposed side extension would measure approximately 3m in width, and would extend to the boundary separating the application site and the adjoining property to the south-east (No. 26 Grange Avenue). In terms of depth, the proposed side extension would be flush to the front and rear of the existing dwelling, and would therefore have the same depth as the corresponding section of the existing dwelling (approximately 7.6m).

- 5.6 In terms of scale, the proposed two storey side extension would represent a significant addition to the existing dwelling. In some cases, it would be requested that a proposed two storey side extension be stepped down from the ridge line of the existing dwelling, and stepped back from the front elevation of the existing dwelling. This is done in order to increase the subservience between the side extension and the existing dwelling. However in this case it is deemed that a stepping down and stepping back would not be appropriate, due to the uniformed nature of the ridge lines present at properties along Grange Avenue. A stepping down or stepping back of the proposed side extension would interrupt the ridge line of the semi-detached pair.

- 5.7 Additionally, the materials proposed to finish the two storey side extension would match those used to finish the existing dwelling. Overall it is considered that the design of the proposed two storey side extension satisfies policies CS1 and H4, and that the impacts the proposed two storey side extension would have on the streetscape and character of the immediate surrounding area would not be significant to warrant the refusal of the proposal.

Single storey rear

- 5.8 The proposed single storey rear extension would facilitate the amalgamation of the existing kitchen/dining room; thus allowing for the enlargement of the existing living room in to the space vacated by the kitchen and dining room. The proposed rear extension would have a flat roof, and would have a maximum height of approximately 2.9m. The proposed rear extension would be

built flush to the edge of the proposed side extension at the south-eastern side of the property, but would step in slightly away from the boundary separating the application site with the adjoining property to the north-west (No. 22 Grange Avenue). The proposed rear extension would therefore have a width of approximately 7.9m. The proposed rear extension would extend from the rear of the property by approximately 4m. The rear extension would replace an existing garden room which currently protrudes from the rear of the main dwelling (width: 5.2m; height: 2.5m; depth 1.9m).

- 5.9 Due to its location to the rear of the property, the impacts of the proposed rear extension on the streetscape and the character of the immediate surrounding area would be minimal. Additionally, the scaling and height of the proposed rear extension would allow for it to appear subservient to the main dwelling. The materials put forward to finish the proposed rear extension would match those used to finish the existing dwelling. Overall, it is considered that the design of the proposed rear extension respects the character of the host dwelling and the surrounding area, and therefore conforms to the design criteria set out in policies CS1 of the Core Strategy and H4 of the Local Plan.

Dormer window

- 5.10 The proposed dormer windows would allow for the existing loft space to be converted in to a 4th bedroom. Both dormer windows would protrude from the roof by approximately 2m, with a width of 1.7m and a height of 1.4m. The proposed dormers would be set back approximately 1.4m from the eaves line of the roof, and would step down approximately 1m from the ridge line of the roof. However only the proposed dormer window located on the south-eastern portion of the rear facing side of the roof will be assessed, as the north-western dormer window constitutes permitted development.
- 5.11 Due to the location of the proposed dormer window to the rear of the subject property, it is not considered that the dormer window will have any impact on the streetscene and the character of the immediate surrounding area. In addition to this, due to the height and massing of the proposed rear dormer, it is considered that the window would not be overly dominant in comparison to the existing dwelling, and would appear subservient. Therefore it is deemed that the proposed rear dormer window conforms to the design criteria set out in policies CS1 of the Core Strategy and H4 of the Local Plan.
- 5.12 Objection Issues - Design
The issues raised through objections relating to design and visual amenity generally regard the overdevelopment of the site and the impacts of the extensions on the immediate surrounding area.
- 5.13 As is highlighted in the 'Relevant Planning History' section of this report, the application site has no planning history. Therefore this application constitutes the first proposed alteration; requiring the consent of the local authority, to the original dwelling. This section of the report also highlights the granting of consent by the local authority for similar works at neighbouring properties along Grange Avenue. During a site visit, it was noted that several different forms of side extension had been erected at other properties in the vicinity. Therefore it is deemed that the proposal would not appear overly dominant within the

streetscene, and would not adversely impact upon the character of the surrounding area.

5.14 Residential Amenity

Saved Policy H4 of the Local Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space.

Two storey side

5.15 When assessing the impacts of the proposed two storey side extension on the residential amenity of neighbouring properties, the main properties under consideration are the adjoining properties to the south-east (No. 26 Grange Avenue) and to the north-west (No. 22 Grange Avenue). The potential impacts of the proposed two storey side extension on the residential amenity of the properties located directly opposite the front elevation of the subject property (No's. 31 & 33 Grange Avenue), will also be assessed. By virtue of the length of the rear garden of the subject property, it is considered that any impacts of the two storey side extension on the residential amenity of properties located to the rear of the application site would be minimal.

5.16 Whilst it is noted that the proposed side extension would encroach on to the shared boundary with No. 26 Grange Avenue, it is considered that this would not result in a structure that is significantly overbearing or overly dominant. In addition to this, the windows currently located on the south-east facing elevation of the subject property would be removed as part of the proposal. Therefore there would be no windows facing directly in to windows located on the corresponding elevation of No.26 Grange Avenue.

5.17 It is considered that any potential loss of light or privacy through overlooking on to neighbouring properties brought about by the construction of the proposed side extension would be minimal. All of the rear facing windows proposed as part of the two storey side extension would serve secondary rooms in the form of bathrooms or en-suites, and would therefore not create a significant sense of overlooking on to neighbouring gardens. It is also considered that due to the distance (approximately 20m) between the application site and properties located directly opposite along Grange Avenue, any impacts of the proposed two storey side extension on the residential amenity of these properties would be minimal.

5.18 In terms of the residential amenity currently enjoyed at the subject property, it is not considered that the proposed two storey side extension would have any adverse impacts. The existing windows on the south-east facing side elevation of the property, which serve the existing kitchen, first floor bathroom and landing, would be lost as part the proposal. However excluding the landing, additional windows will still serve these rooms as part of the proposal. Overall, in terms of residential amenity it is considered that the proposed two storey side extension satisfies the criteria set out in policy H4.

Single storey rear

- 5.19 When assessing the impacts of the proposed single storey rear extension on the residential amenity of neighbouring properties, the main properties under consideration are the adjoining properties to the south-east (No. 26 Grange Avenue) and to the north-west (No. 22 Grange Avenue).
- 5.20 By virtue of its single storey nature and the depth of the proposed rear extension, it is considered that it would not adversely impact on the residential amenity of the adjoining properties through loss of light, overbearing or loss of privacy. It is noted that the erection of the proposed rear extension would represent the loss of outdoor private amenity space currently present at the application site. However due to the length of the rear garden at the application site (approximately 30m), it is deemed that sufficient outdoor amenity space would remain. Overall, in terms of residential amenity it is considered that the single storey rear extension satisfies the criteria set out in policy H4.

Dormer window

- 5.21 Due to the location of the assessed dormer window on the south-eastern portion of the roof of the subject property, the main property under consideration in terms of impacts on residential amenity is No. 26 Grange Avenue. The proposed dormer window would be used to provide a window for the en-suite bathroom attached to the proposed 4th bedroom; to be located on the second floor of the subject property. Therefore this window would serve a secondary room, as opposed to a primary room. Additionally, the proposed dormer window would be set back from the eaves line of the main dwelling by approximately 1.4m. This results in the first few metres of the neighbouring rear gardens being protected from any potential sense of overlooking.
- 5.22 It is therefore considered that any adverse impacts on residential amenity through overlooking and subsequent loss of privacy would be not be significant. Overall, it is considered that the proposed rear dormer window conforms to the criteria relating to residential amenity set out in policy H4 of the Local Plan.

5.23 Objection Issues - Residential Amenity

- The issues raised through objections relating to residential amenity generally regard overlooking caused by the proposed dormer windows, a loss of light to the application rear garden and neighbouring gardens caused by the proposed two storey side extension, a loss of light to neighbouring kitchen/conservatory/seating area caused by the proposed single storey rear extension, and the adverse impacts of the locating of a heating flue between the proposed rear extension and the boundary with a neighbour.
- 5.24 The potential impacts of the proposed side and rear extensions and dormer window in terms of loss of light and overlooking are addressed in paragraphs 5.17, 5.20 and 5.21 of this report. Following correspondence with the agent, it was confirmed that the heating flue in question will be redirected to come up through the roof of the new single storey rear extension, venting vertically to the atmosphere rather than horizontally as it currently does. It is considered that this will not adversely impact on the residential amenity of any neighbouring properties.

5.25 Transport

Original plans for the proposal indicated the provision of only one off-street parking space, which was deemed insufficient. However revised plans were requested and received, indicating the provision of 2 parking spaces to the front elevation of the property each measuring 2.4m x 4.8m. Existing parking arrangements at the site require vehicles to park in front of and behind one another. The revised plans indicate that the two parking spaces provided as part of the proposal will allow for vehicles to park side by side. This is considered preferable in terms of residential amenity as it allows for two vehicles to be parked on site without one being blocked in by the other, allowing for easier access in to and out of the application site by vehicle users. Following the submission of these revised plans, the provision of off-street parking as part of the proposal is deemed to be sufficient.

5.26 Vehicular access to the site from Grange Avenue is currently gained via a dropped kerb to the front elevation of the subject property. This existing area of dropped kerb measures approximately 2.4m in width. To the west of this access is a 0.5m high brick wall forming the boundary treatment along the south-western boundary of the site. Directly to the east of the access is the boundary separating the application site from the adjoining property to the south-east at No. 26 Grange Avenue. In order for vehicular access to both proposed parking spaces to be gained, a portion of the boundary wall will need to be removed, and a further section of kerb (measuring a minimum of 2.4m in width) to be dropped. However, in this instance, the dropping of this section of kerb does not require planning permission, as it will not form new access on to a classified highway and therefore constitutes permitted development. As is highlighted in the transport officer comments, this area of parking and access will need to be provided before the completion of the proposed extension. A condition will be attached to any approval, outlining the requirement for this to be carried out.

5.27 It is recognised that the addition of an extra bedroom at the property may cause a respective increase in the use of the vehicular access to the site. However it is considered that this increase in usage will not cause significant harm. In line with the transport officer comments on this proposal, following the submission of revised plans, the impacts of the proposal on parking provision and transportation are not deemed as being unacceptable. Therefore it is considered that the proposal conforms to criteria set out in saved policies H4 and T12 of the Local Plan (2006).

5.28 Objection Issues - Transport

The issues raised through objections relating to transport generally regard the provision of parking at the site, and the detrimental impacts that the proposed development will have on vehicular access along Grange Avenue. South Gloucestershire Residential Parking Standards SPD outlines that both 3 and 4 bed dwellings must provide a minimum of 2 parking spaces; each measuring a minimum of 2.4m x 4.8m. Revised plans (drawing No. 2013.07.MH – 002 C) indicate the provision of 2 off-street parking spaces each measuring 2.4m x 4.8m as part of the proposal.

5.29 According to the submitted plans, the proposal seeks to extend the application property from a 3 bed to a 4 bed dwelling. Concerns were raised relating to the potential usage of a ground floor study as a bedroom. However an assessment of this proposal can only be made against the submitted plans, and therefore the proposal is considered as being a 4 bed dwelling, as opposed to a 5 bed dwelling. Therefore the provision of 2 off-street parking spaces as part of the proposal conforms to the criteria set out in the Residential Parking Standards SPD, and is deemed as being sufficient.

5.30 Other Matters

It is noted that concerns were raised relating to the leasing of property to tenants and the usage of the property as a place of business along with colleagues/employees. In terms of the leasing of properties to tenants, this is something that can be carried out by the owner of a property without requiring the prior approval of the local authority. In terms of the usage of the property as a place of business, this is not something that can be considered within the remit of this application for a two storey side and single storey rear extension with additional dormer windows. However this information will be referred to another department within the authority for further investigation.

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 included on the decision notice.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

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

3. The off-street parking facilities (for all vehicles, including cycles) shown on the plan (2013.07.MH-002-C) hereby approved shall provide parking provision for a minimum of 2 vehicles, and shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

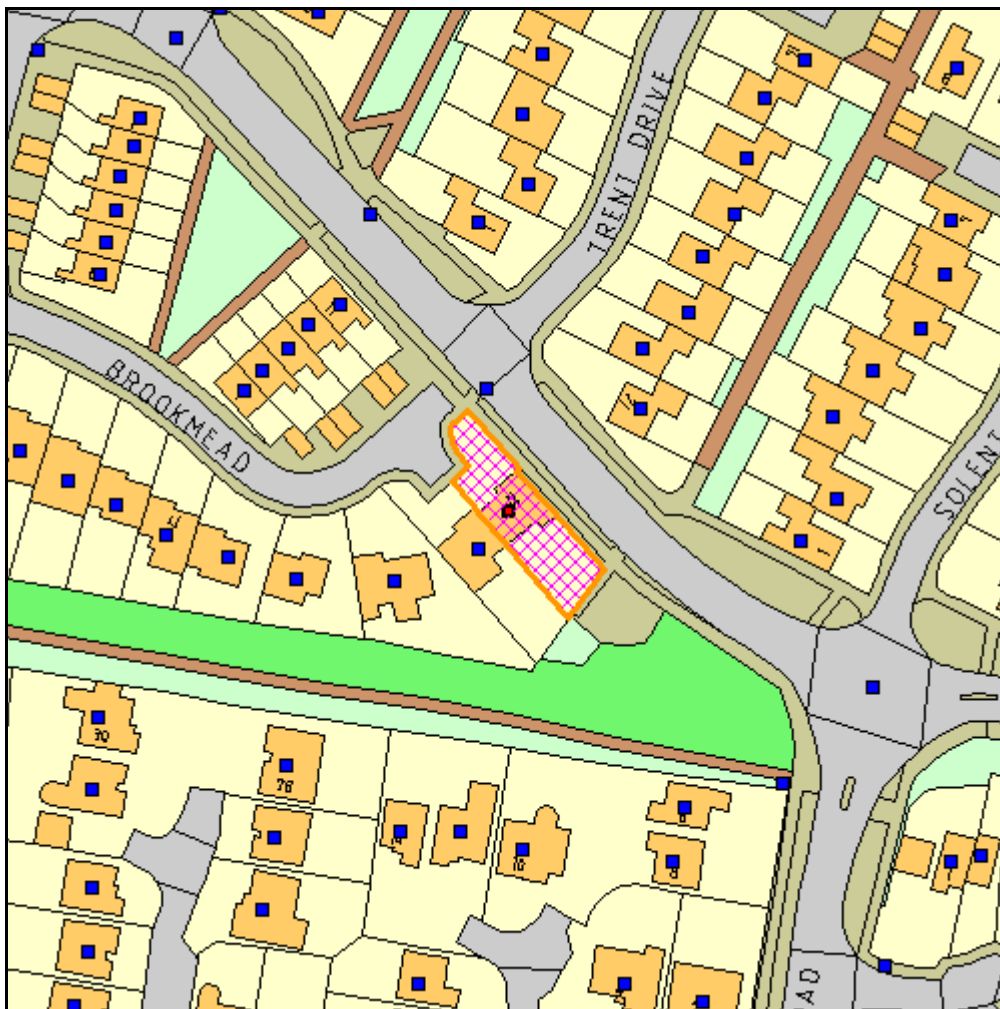
4. The hours of working on site during the period of construction shall be restricted to 0800 - 1800 on Mondays to Fridays and 0800 - 1300 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: 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.

CIRCULATED SCHEDULE NO. 41/16 – 14 OCTOBER 2016

App No.:	PT16/5001/F	Applicant:	Mr And Mrs G Slater
Site:	12 Brookmead Thornbury Bristol South Gloucestershire BS35 2XG	Date Reg:	5th September 2016
Proposal:	Erection of a single storey rear extension to form additional living accommodation.	Parish:	Thornbury Town Council
Map Ref:	364688 189385	Ward:	Thornbury South And Alveston
Application Category:	Householder	Target Date:	27th October 2016



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100023410, 2015.

N.T.S.

PT16/5001/F

1. THE PROPOSAL

- 1.1 The application seeks permission for the erection of a single storey rear extension to form additional living accommodation.
- 1.2 The application site consists of a modern 'link-detached' dwelling located within the settlement boundary of Thornbury. The original dwelling is finished in yellow buff brick with a slated, single ridged roof.
- 1.3 Amended plans were received by the Local Authority on 30th September 2016. The only revision made from the original plans was the stepping in of the south-west facing elevation of the proposed extension by approximately 20cm. This was in response to an objection by the occupier of a neighbouring property concerning encroachment of the proposal on to the neighbouring land, and lack of 'Party Wall' consent. This stepping-in led to the originally submitted Certificate of Ownership (B) being replaced by a Certificate of Ownership (A) (also received 30th September 2016).

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
Planning Policy Guidance 2016

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

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

H4 Development within Existing Residential Curtilages

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT04/4071/F Erection of first floor side extension over existing garage and utility to form additional bedroom accommodation. Pitched roof over existing garage and porch.

Approved 21.01.2005

3.2 N4302 Erection of a single storey extension to dwellinghouse.

Approved 13.04.1978

4. **CONSULTATION RESPONSES**

4.1 Thornbury Town Council

No objection - subject to maintaining neighbouring amenity and a suitable party wall agreement.

4.2 Other Consultees

Sustainable Transport

No objection

Archaeology

No objection

Other Representations

4.3 Local Residents

One letter of objection was received. The objection raised related to the encroachment of the proposal to the boundary of the neighbouring property, and lack of 'Party Wall' consent. The revised plans submitted involved the stepping-in of the encroaching portion of the proposed extension by approximately 20cm.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The application seeks permission for the erection of a single storey rear extension to provide additional living accommodation. Saved policy H4 of the Local Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. As well as the criteria of saved policy H4, the proposal will be considered with regards to design against policy CS1 of the Core Strategy. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and saved policy H4 of the Local Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 The proposed extension will be located to the rear of the subject property, and will therefore not impact on the immediate streetscene to the front elevation of the subject property. Due to the end of street location of the property, the rear

of the application site is visible from a public area (Avon Way). However it is considered that due to the scale and design of the proposal, the proposal will not appear overly dominant when viewing from Avon Way. Due to the scale and design of the proposed extension, it is considered as being subservient to the original dwelling. The proposed materials used to finish the rear extension will match those used to finish the original dwelling. Overall, it is judged that the proposal has an acceptable standard of design and is considered to conform to the criteria set out in policies CS1 and H4 of the adopted Local Plan.

5.4 Residential Amenity

Saved Policy H4 of the Local Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space.

5.5 Due to the end of street location of the subject property, there is no adjoining property located to north-east of the application site. In addition to this, there are no adjoining properties located to the rear of the application site. Therefore when considering the impacts of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties, the main property under consideration is No. 12A Brookmead, located to the south-west of the application site.

5.6 Amended plans indicate that the proposed rear extension will be built in close proximity to the boundary separating the application site and 12A Brookmead (approximately 20cm away on south-west facing elevation). However due to the modest scaling and height of the proposed extension, it is considered that the construction of the extension will not result in a sense of overbearing, loss of privacy through overlooking or loss of light to No. 12A Brookmead. Additionally, the existing boundary treatment separating the two properties will be retained. It is therefore considered that the proposal will not have significant adverse impacts on the residential amenity currently enjoyed by the occupiers of the adjoining property.

5.7 It is recognised that the proposal will result in the loss of private outdoor amenity space currently enjoyed at the subject property. However it is deemed that sufficient outdoor amenity space will still remain to the rear of the property. Overall, in terms of residential amenity it is considered that the proposal satisfies the criteria set out in policy H4 of the Local Plan.

5.8 Transport

The proposed development would have no impact on the existing level of parking provision within the application site. Accordingly, there are no concerns in terms of transportation or parking provision.

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 included on the decision notice.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

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

3. The hours of working on site during the period of construction shall be restricted to 0800 - 1800 on Mondays to Fridays and 0800 - 1300 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.