



**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. 25/16

Date to Members: 24/06/16

Member's Deadline: 30/06/2016 (5.00 pm)

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 – 24 JUNE 2016

ITEM NO. PARISH	APPLICATION NO	RECOMMENDATION	LOCATION	WARD
PK16/1562/F	Approve	100 Pearsall Road Longwell Green South Gloucestershire BS30 9BE	Longwell Green	Hanham Abbots Parish Council
PT16/0913/F	Approve with Conditions	The Rectory Berwick Lane Easter Compton South Gloucestershire BS35 5RU	Almondsbury	Almondsbury Parish Council
PT16/0989/F	Approve with Conditions	The Old Mushroom Farm Road Cromhall South Gloucestershire GL12 8AX	Charfield	Cromhall Parish Council
PT16/0998/F	Approve with Conditions	Cambay Quarry Road Frenchay South Gloucestershire BS16 1LX	Frenchay And Stoke Park	Winterbourne Parish Council
PT16/2335/F	Approve with Conditions	23 Burden Close Bradley Stoke South Gloucestershire BS32 8BL	Bradley Stoke South	Bradley Stoke Town Council
PT16/2603/R3F	Deemed Consent	Bowsland Green County Primary School Ellicks Close Bradley Stoke South Gloucestershire BS32 0ES	Bradley Stoke Central And Stoke Lodge	Bradley Stoke Town Council

CIRCULATED SCHEDULE NO. 25/16 – 24 JUNE 2016

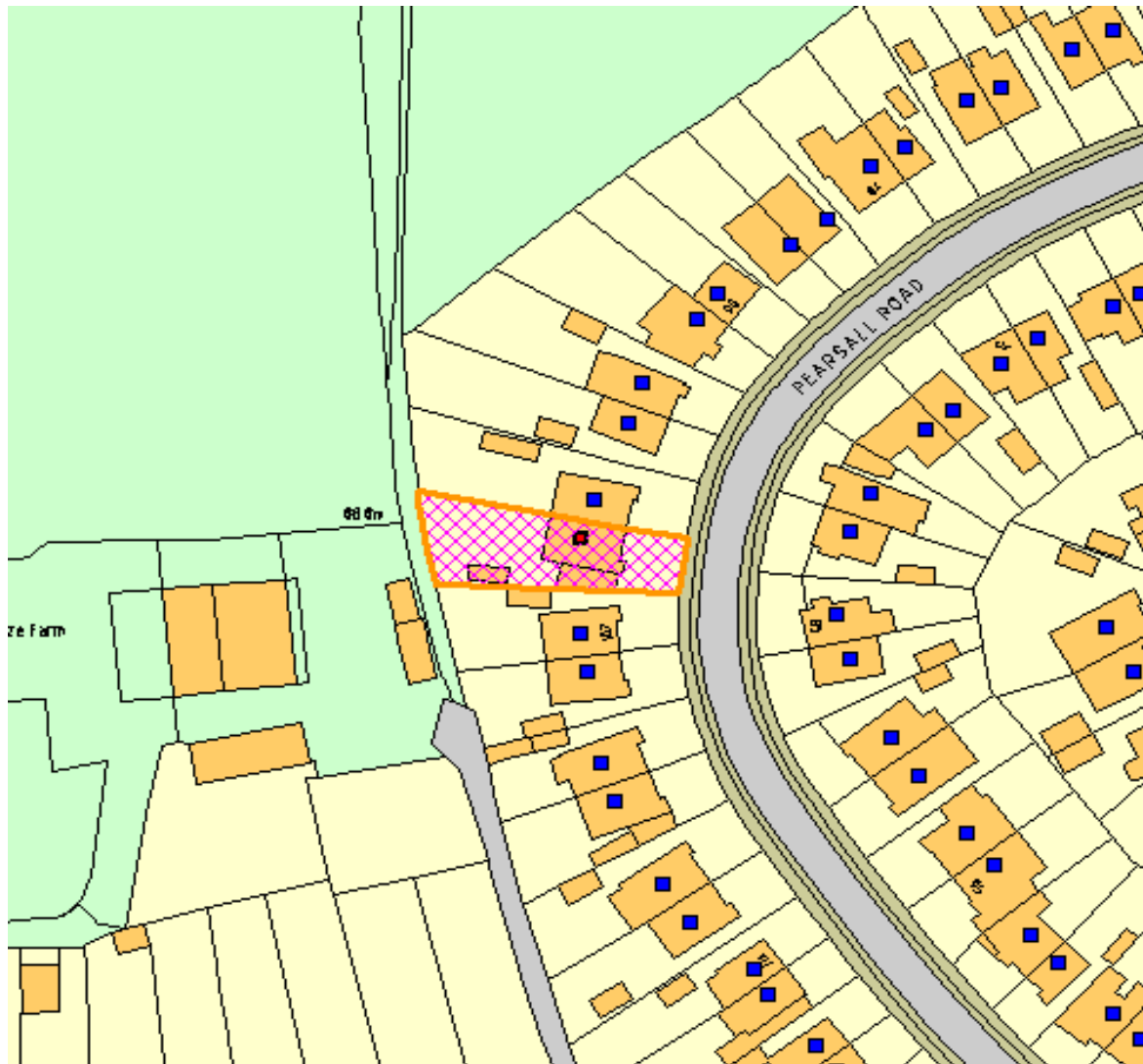
App No.: PK16/1562/F

Applicant: Mr Richard
Hathaway
Date Reg: 8th April 2016Site: 100 Pearsall Road Longwell Green
Bristol South Gloucestershire BS30
9BEProposal: Erection of 20ft mast and HF antenna
in rear garden (retrospective)Parish: Hanham Abbots
Parish Council

Map Ref: 365289 170819

Ward: Longwell Green

Application Category: Householder

Target
Date: 31st May 2016

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N.T.S.

PK16/1562/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

This application has been submitted onto the Circulated Schedule as a result of receiving an objection.

1. THE PROPOSAL

- 1.1 The application relates to a residential site located approximately 0.5km east of the A4174 on Pearsall Road within the residential area of Longwell Green, Bristol. The property fronts onto Pearsall Road with other neighbouring residential properties both either side of it as well as on the opposite side of the highway. Included within the residential curtilage is a front garden which is open in nature (as are the majority of the front gardens in the area), a driveway to the side of the southern elevation of the dwellinghouse which is covered by an adjoining open-sided car port which leads to the rear residential garden. A single garage is sited along the southern boundary of the rear residential garden with 2 smaller garden sheds located along the north / north-west boundary. The rear residential garden is enveloped by wooden fencing measuring approximately 2m in height. Larkleaze Farm along with open Green Belt land lie to the rear of the application site.
- 1.2 The proposal details the erection of a 7m high mast made of builders' alloy scaffold, 2" in diameter, in order to support a rectangular shaped HF antenna within the rear residential garden. The mast will be attached to the rear elevation of the single garage with 2no. 12" brackets. The application is retrospective in nature.
- 1.3 The erection of this mast will allow the applicant to enjoy their pursuit as a radio amateur. The applicant holds an Office of Communications (OFCOM) licence and has over 30 years of transmitting experience. They require the mast to be 7m in height in order to be able to operate the antenna in an efficient manner whilst minimising any interference which may be experienced by neighbouring residents.
- 1.4 The application is supported by a statement provided by the General Manager of the Radio Society of Great Britain.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan (Adopted) January 2006 (saved policies)
H4 - Development within Existing Residential Curtilages, Including Extensions and New Dwellings
S5 - Telecommunications

2.3 Supplementary Planning Guidance

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3. RELEVANT PLANNING HISTORY

3.1 K3276/1 – Residential Development (Outline). Site address: Land at Abbots Road / Court Farm Road, Hanham Abbots - REFUSED

3.2 K572/1 – Outline Application for Residential Development on Approx 6.3 Hectares. Site address: Land off Pearsall Rd, Longwell Green - REFUSED

3.3 K572 – Outline Application for Residential Development on Approx 14.5 Acres, Construction of New Vehicular and Pedestrian Access. Site address: Land off Pearsall Road, Longwell Green - REFUSED

4. CONSULTATION RESPONSES

4.1 Hanham Boots Parish Council
No objection

4.2 Other Consultees
Public Rights of Way – SGC
No comment

4.3 Mary Wood, Temporary Ecologist – SGC
No comment

Other Representations

4.4 Local Residents

A local resident wished to offer alternative proposals to the one being considered within this application. They stated that they would not object to any of the following:

- A mast in the same location as proposed which could be folded down when not in use therefore decreasing its height and visibility;
- The installation of a 'military' mast (similar to the one detailed in the original proposal), but in the location detailed within this amended proposal (to the rear of the garage). This again would allow the mast to be retracted therefore decreasing its height when not in use.

The one occurring theme throughout their concerns detailed above is that of the permanent visibility of the mast, and it is to this to which they object. They also queried the health and safety aspect of the antenna on top of the mast during periods of high winds.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

- 5.1.1 Within policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013), great emphasis is put upon the requirement for development to achieve the highest possible standards of design and site planning. Proposals should demonstrate that they consider and respect the character, distinctiveness and amenity of both the site and its context.
- 5.1.2 Saved policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 further states that development will only be permitted where proposals respect the overall design and character of the existing property as well as the character of the street scene and surrounding area.
- 5.1.3 Considering the above, the proposal accords with the principles of development, however this is subject to the considerations examined below.

5.2 Design and Visual Amenity

- 5.2.1 Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy (adopted December 2013) is supportive in principle of this proposal. It states that 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 their overall layout are well integrated with the existing development.
- 5.2.2 Saved policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 requires proposals for development within existing residential curtilages to respect the massing, scale, proportions, materials and overall design and character of the existing property. Proposals must also respect the character of the street scene and surrounding area and must not prejudice the amenities of nearby occupiers.
- 5.2.3 The applicant site is located within the residential area of Longwell Green. The residential curtilage comprises of a semi-detached residential dwellinghouse with front and rear gardens which are connected via a driveway covered by an open-sided car port attached to the side elevation of the dwelling. Within the rear residential garden, which is enveloped by wooden fencing measuring approximately 2m in height, stands a single garage and 2 smaller garden sheds. It is upon the rear elevation of the garage that the proposed 7m high mast and HF antenna will be attached using 2no. 12" brackets. The material of the mast is described as builders' alloy scaffold, 2" in diameter.
- 5.2.4 Considering both policies CS1 and H4, I believe the applicant has attempted, to the best of their ability and within the constraints of the site, to propose the best design possible. An earlier application, of which this is an amendment, proposed a 'military' style mast. Its design was telescopic in nature which allowed the mast to be retracted from a height of 7m to 3m when not in use. On first reflection this seemed favourable, however after much analysis, the form and massing of the mast itself seemed excessive for the residential setting of

the applicant site. As such, the applicant was advised to amend the proposal to describe a mast similar to what they already had in place. The mast and antenna which are currently under assessment are therefore the combination which has stood erected within the residential garden since the beginning of this year. The mast, detailed as a builder's alloy scaffold pole with a diameter of 2" is a much preferred alternative to the original proposal. Although its height cannot be altered, its massing is significantly smaller in comparison to what was previously proposed. Its location (attached to the rear elevation of the single garage within the residential rear garden) has taken both the visual amenity of the area as well as any possible measures to minimise any interference/annoyance caused to neighbouring residents as a result of the antenna into account. As a result, I do not believe that this mast will cause significant harm to the visual amenity of the area. Furthermore, after conducting a site visit, I do not believe that a mast and antenna such as those proposed to be erected would be clearly viewed or apparent to any passers-by from the adjacent highway due to its location within the rear garden and the view being obstructed by the car port located to the side of the dwellinghouse. Consequentially, I deem that no harm will be caused to the character of the street scene.

5.3 Location

5.3.1 Policy CS5 'Location of Development' of the South Gloucestershire Core Strategy (adopted December 2013) recognises that any proposal should be commensurate with the locality in terms of its form, character and landscape. In addition, policy CS29 'Communities of the East Fringe of Bristol Urban Area' sets out that any development proposals should support the vision for the area to preserve the landscape setting.

5.3.2 Considering policy CS5, although the mast stands 7m in height, its physical form is not considered to have an overbearing presence on the surrounding area. The mast itself is slight in stature with the antenna adopting a hollow rectangular frame-like design. Furthermore, the proposal does not infringe on the principles of CS29 to support the vision for the area and the preservation of the landscape setting. The mast and antenna are proposed to be located within a well-developed residential area where various other masts and antennas have been erected.

5.4 Telecommunications

5.4.1 Saved policy S5 of the South Gloucestershire Local Plan (Adopted) January 2006 states that development of telecommunications facilities or apparatus other than that covered by permitted development rights under The Town and Country Planning (General Permitted Development) Order 1995 (as amended) will be permitted provided that development would not unacceptably prejudice residential amenities. It continues that development will be permitted where it is evident that proposals, in particular the siting and design of the development, have considered the possible effects on the surrounding environment and have achieved an acceptable balance between the technical needs of the operator and the conservation of the environment.

5.4.2 As discussed above in paragraphs 5.2.4 and 5.3.2, I believe the applicant has proposed the best scheme within their power considering the constraints of the

site. Through proposing to locate the mast and antenna at the rear of the garage within the rear residential garden, the applicant has attempted to minimise the amount of interference experienced by surrounding residents whilst also ensuring the antenna functions efficiently so that it may fulfil its purpose. The design of the mast itself, as previously detailed is slender and unimposing with the aerial taking the form of a hollow frame-like structure. I therefore do not believe that the mast and antenna, in the proposed location, would unacceptably prejudice residential amenities.

- 5.4.3 It must be noted at this point that any interference may be reported to the Office of Communications (Ofcom), after which an investigation by the Ofcom's Radio Investigation Service would commence. A possible outcome from this being that the amateur causing the interference would have their licence invariably suspended until they can satisfy the authorities that they have removed the cause of the issue.

5.5 Other Matters – Consultee objections / comments

- 5.5.1 To address the concerns raised, it is deemed that the mass and design of the mast and antenna are not oppressive in nature. Although 7m in height, the mast measures 2" in diameter and does not cause a significant imposition on the visual amenity of the area. This is in stark contrast to the original proposal which detailed a 'military' style mast, which although was retractable, boasted a far more substantial structure.

- 5.5.2 Regarding the safety aspect of the antenna in periods of high winds, according to information retrieved from suppliers of the antenna and submitted by the applicant, the antenna boasts a "safe wind speed handling of well over 100mph".

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 development described within this proposal details the erection of a 7m high mast in order to support a rectangular HF antenna. It is proposed that the mast be erected within the rear residential garden of the dwellinghouse and attached to the rear elevation of a single garage. The design of the mast antenna, both being of a slight stature, encourages my belief that they will not have a significant effect on the visual amenity of the area. I believe their proposed location, attached to the rear elevation of the garage, has taken into account the requirement to balance the technical needs of the operator and effective functionality of the antenna, the requirement to minimise the likelihood of interference and annoyance caused by the antenna to any surrounding neighbours, along with the conservation of the landscape.
- 6.3 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy

(Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

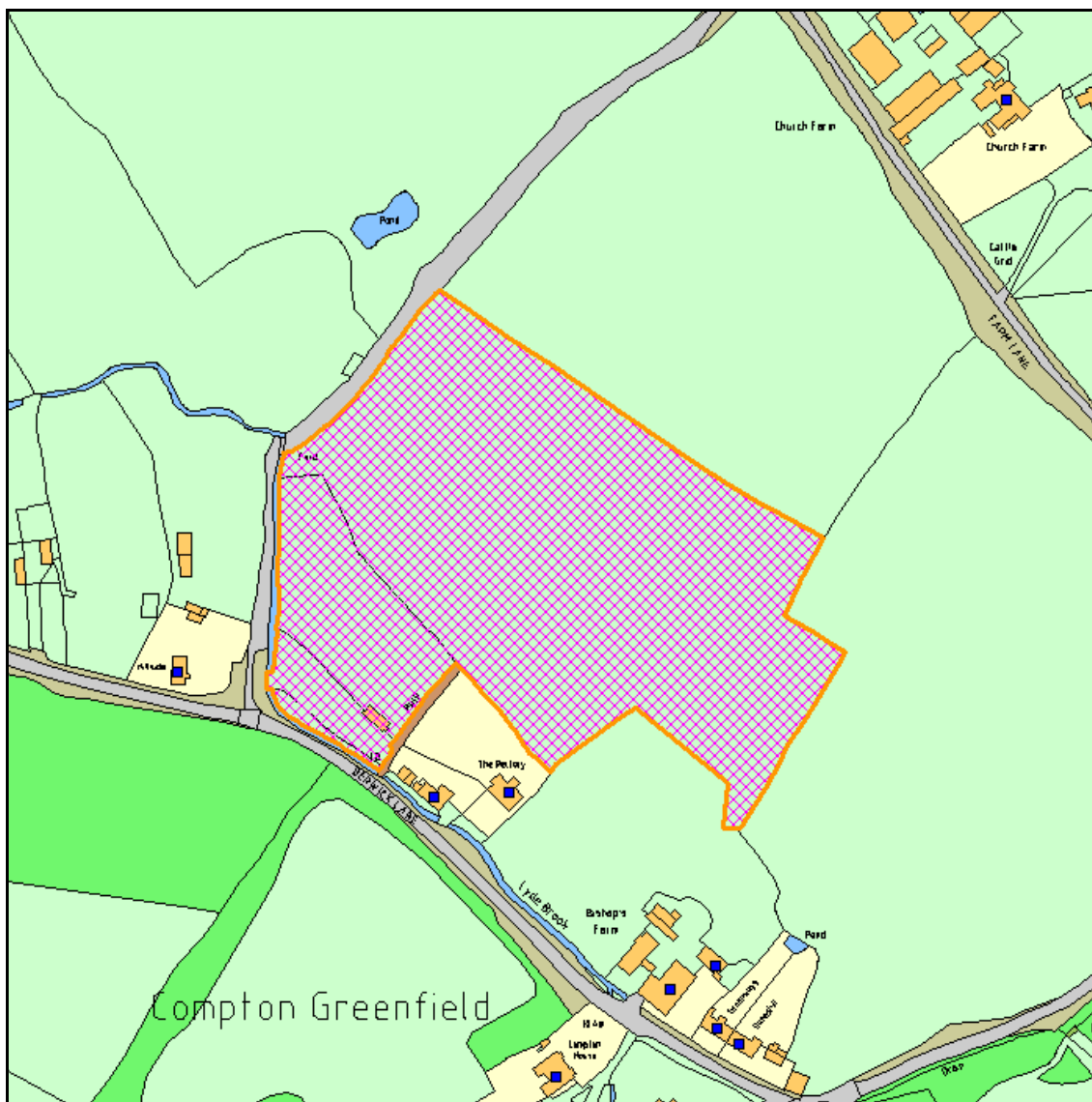
7. RECOMMENDATION

7.1 That the application be **APPROVED**.

Contact Officer: Lisa Evans
Tel. No. 01454 863162

CIRCULATED SCHEDULE NO. 25/16 – 24 JUNE 2016

App No.:	PT16/0913/F	Applicant:	C/O North And Letherby
Site:	The Rectory Berwick Lane Easter Compton Bristol South Gloucestershire BS35 5RU	Date Reg:	21st March 2016
Proposal:	Change of use of land from agricultural to land for the keeping of horses, and erection of stable block (Sui generis).	Parish:	Almondsbury Parish Council
Map Ref:	356834 181932	Ward:	Almondsbury
Application Category:	Minor	Target Date:	25th May 2016



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REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated because the change of use is a departure from the development framework which is considered to be overcome by very special circumstances.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of land from agricultural use to land for keeping of horses and the erection of a stable block.
- 1.2 The application relates to a parcel of land of approximately 3.24ha in area, which is currently being used for the keeping of horses and uses two field shelters located in the field close to Berwick Lane for their shelter. No horse related planning history is found for the site and as such the whole site is currently considered to be agricultural land.
- 1.3 Vehicular access is already established at the southwestern edge of the site close to Berwick Lane.
- 1.4 The site lies in open countryside and is within the designated Bristol/Bath Green Belt.

2. POLICY

2.1 National Guidance

The National Planning Policy Framework (NPPF) March 2012
Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Practice Guidance
National Planning Practice Guidance – Conserving and Enhancing the Historic Environment;
Managing Significance in Decision-Taking in the Historic Environment (GPA 2)
The Setting of Heritage Assets (GPA 3)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted)

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment & Heritage
CS34	Rural Areas

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

L1	Landscape Protection and Enhancement
L13	Listed Buildings
EP2	Flood Risk and Development
E10	Horse related development
T12	Transportation

- LC5 Proposals for Outdoor Sports and Recreation outside Existing Urban Area and Defined Settlement Boundary
- LC12 Recreational Routes

- 2.5 Supplementary Planning Guidance
The South Gloucestershire Design Checklist (SPD) – Adopted August 2007
Development in the Green Belt SPD – Adopted June 2007
Landscape character assessment revised 2014 – area 6

3. RELEVANT PLANNING HISTORY

- 3.1 None

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council

- 4.2 Other Consultees

- The Listed Building & Conservation Officer

No objection to the stables. The impact of the change of use of land on the setting of the designated heritage assets needs to be expressly controlled. It is therefore advised that a condition to prevent or control any landscape intrusion through either subdivision of the fields, associated structures and the typical appurtenances that come with horse related uses that either individually or cumulatively harm the open and rural character that is considered to make a positive contribution to the setting of the grade II listed Rectory and grade II* listed church.

- Historic England

The application should be determined in accordance with national and local policy guidance and on the basis of your specialist conservation advice.

- Environment agency

No response

- Lead Local Flood Officer

No objection

- Lower Severn Drainage Board

The Board will have no objections to the application but the applicant should be notified that they will require Land Drainage Consent from the Board.

- Sustainable transport

No objection subject to conditions regarding numbers of horses and no commercial activity

- Highway structures

no comment

PROW Officer:

The proposal is unlikely to affect either the public footpath OAY72 that runs across the site or the public bridleway OAY69A that runs along the western boundary of the site. The PROW team therefore has no objection

Open spaces society :

No response

Archeology officer

No objection

Other Representations

4.3 Local Residents

None

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF sets a presumption in favour of sustainable development. This means that 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. This site is located in the open countryside and is in Green Belt.

Paragraph 88 of the NPPF states that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

The application seeks to formally change the use of the land equine. The Gelding judgement of March 2014 noted that change of use of land in Green Belt to an equestrian use is not listed as one of the other appropriate uses. As such the agent has provided a statement of very special circumstances as follows:

- this is an application for a small stable block on an existing field used for the grazing of horses.
- The site can accommodate up to six horses according to the British Horse Society
- The development is appropriate to the use of the land, proportionate to the size of the plot
- The proposal is reasonably essential facility for outdoor recreation and similar to others locally.
- It would preserve the openness of the Green Belt in this location and would not conflict with any of the purposes of including land within the Green Belt.

Overall officers take the view, in respect of the very special circumstances, that each site is considered on its own merits, paragraph 89 refers to buildings not uses but as the use of the land for equine use is similar to the grazing of other animals and would preserve the openness only if it did not bring about inappropriate buildings which cause harm to the green belt. So it is accepted that the change of use would not adversely affect the green belt. Buildings are considered further below as other buildings are already on site in addition to those sought as new build.

Paragraph 89 of the NPPF advises that a planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are the provision of appropriate facilities for outdoor sport and outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it. As such stabling is appropriate development provided that it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.

Having established that the use of the land is acceptable in the Green Belt consideration needs to be given to the scale of the buildings proposed and whether these would preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. In this regard the stables are located in a modest building to support a small scale leisure use, appropriate to the scale of the land holding and to the use proposed. The proposed building is located alongside a fence between two medium sized trees and these offer some screening from the road although the boundary of the field is not hedged. It is not considered that the location of the stable would adversely affect the openness of the Green Belt. Neither would their existence conflict with the purposes of the Green Belt.

The presumption in favour of development now stands to be tested further in relation to the policies of the local plan, in particular E10 set out below.

5.2 Planning policy E10 advises that proposals for horse related development will be permitted outside of the defined settlement boundaries and urban areas provided that:

- It would not have an unacceptable environmental effect, and;
- It would be acceptable having regard to issues of residential amenity; and
- The proposal would be acceptable having regard to issues of highway safety; and
- Safe and convenient access to bridleways and riding ways is available to users; and
- There are no existing suitable buildings that could be converted; and
- The design of the buildings, size of the site and the number of horses to be accommodated has proper regard to horse welfare.

5.3 Design/ Visual Amenity with consideration for the surrounding heritage structures

This application relates to land that can be considered to form part of the

setting of the grade II listed Rectory and the wider setting of the grade II* All Saints Church.

The application seeks full planning permission for the change of use of 3.24 hectares of agricultural land to be used for the keeping of horses and for the erection of a 4 bay stable building at the top of sloping ground. The existing vehicular access from the PROW would remain as existing but a track with a gravel surface is proposed to link the short distance from the existing gate to the stables. The stable would measure 12.1m by 4.4m and would have a ridge height of 3.1m. The building would be located close to the boundary line with the road and be finished in timber with fibre cement roofing material. The consideration of the proposal in amenity terms will be considered in two parts: the stables and the change of use of the land.

5.4 The stables

There are no concerns regarding the stables in heritage terms, as there would be no tandem views of the new structure and the nearby listed Rectory. The setting of the designated heritage asset would consequently be preserved.

5.5 The design of the stable is considered broadly acceptable and would stand between two trees with a back drop of existing small groups of trees and an existing building, having negligible impact on the wider countryside. There would be some view of the building to users of the PROW from the gate but this would not affect users of the PROW as it does not enter the field.

5.6 Part of policy E10 seeks to ensure that there are no other buildings which could be used for stabling. There are other structures as shown on the revised location plan. The first is an old corrugated building now in a state of disrepair but not suitable for alteration to a stable, there is some merit to the building in terms of its local past use as a meeting place, potential hay/food store in the future and as such this is not required to be demolished. Secondly the existing field shelter is considered necessary for retention for the health of the applicants aging thoroughbred horse. The stable is intended to be in addition to the field shelter and is to prevent the need to rent stables elsewhere. The land is sizable enough to accommodate the buildings without detriment to visual amenity and without impact on the setting of nearby listed buildings because of the hedges which form the field separation. .

5.7 For these reasons, there is no objection to the design of the proposed building on visual amenity grounds, nor to the retention of existing buildings within this part of the field where.

5.8 In the event that planning permission is granted, it is considered that sufficient detail of the materials for the building and the short access track has been submitted and no materials condition is necessary although a condition to limit lighting of the building to a level appropriate to its rural location is considered necessary. In addition a condition to secure details of the surfacing materials and area of the hardstanding would be required.

5.9 Change of use of the land

The main field to the north of The Rectory is crossed by a public footpath that runs in approximately an east to west orientation from the northern corner of the curtilage of The Rectory, as the footpath runs from Berwick Lane and long the western curtilage boundary. A footpath also appears to run from this point in a north-westerly direction. Therefore although from Berwick Lane the change of use of the land could have little impact on the backdrop of The Rectory due to the high levels of planting along the north side of Berwick Lane, The Rectory is also viewed from the north in the context of an open field setting. The footpath also provides views of All Saints Church with its 14th century tower to the north-west. Consequently the open and rural character of the application site can be considered to make an important and positive contribution to the setting of both of these listed buildings.

5.10 It is therefore considered that any change of use for the keeping of horses has to be carefully managed, as any visual intrusion through jumps, hardstanding, field enclosure and all the other paraphernalia that comes with horse related uses could result in both harm to the setting of The Rectory and diminish the setting of the grade II* All Saints Church.

5.11 It is therefore considered that consent shall be subject to removal of all permitted development rights for structures, fences, all means of enclosure, access, hardstanding and a condition expressly preventing horse jumps and any other equipment.

5.12 Residential Amenity

The proposed stable building would stand well away from any residential use and as such would not impact directly on residential uses.

5.13 Highway Safety

This planning application seeks permission to change the land from agricultural to equestrian use. In conjunction with this change of use the applicant wishes to erect a building to accommodate up to four horses and carry out associated works including laying gravel access track. There is currently a field shelter on this land although there is currently keeping of horses on the land which is unauthorised. It is intended that vehicular access to and from Berwick Lane will continue to be obtained via the existing field gate although it is likely that this proposal will change the travel demand associated with this land, provided that all four horses are under the same ownership, it is unlikely to cause a significant change in vehicle movements. Provided that the existing field shelter is not used to accommodate additional horses or carry out other non-ancillary activities, then it would not raise further transport issues.

In order to address these issues it is considered necessary to limit the number of horses to four as requested and that the site is not used for commercial uses or business activities, includes a riding school or livery activities.

5.14 Horse Welfare

Guidelines laid down by the British Horse Society advise that a stable building should be large enough for a horse to comfortably stand up in and turn around.

Therefore, depending on the size of the horse, a stable should measure between 3 x 3.7 and 3.7m x 3.7m. In this instance, the stables are considered of adequate size. There is no objection to the proposal on this basis.

- 5.15 Further, the British Horse Society 'recommends a ratio of two horses per hectare on permanent grazing (1-1.5 acres per horse). However, this recommendation can only ever be a guide as it is subject to numerous factors, such as:

- Size and type of horse/pony
- Fat score of horse/pony
- Length of time spent stabled or exercised off the pasture
- Time of year
- Quality of the pasture and type of soil
- Number of animals on the pasture
- How well the pasture is managed and cared for

In this instance, the applicant owns (3.24Ha) and as such has sufficient land to accommodate the grazing of the four horses proposed.

5.16 Drainage

The site is in Flood zone 1 where there is not a high risk of flooding and no restriction to development. A flood risk assessment which raised no objection from the Environment Agency was submitted with the application and the drainage team raise no objection to the proposal and no further information is required by condition. The Environment Agency were notified of the proposal but have made no comment. The Lower Severn Internal drainage Board were notified and have no objection but advise that their licence will be required. Provided that the applicants meet their requirements this would not be a bar to 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 Reading the application and site as a whole the use of land and appropriate stabling for no more than four horses is on balance acceptable under the criteria set out in policy E10 and the NPPF.
- 6.3 This is a departure from the development plan and as such must be advertised as such.
- 6.4 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

7.1 Planning Permission is GRANTED subject to those conditions listed below and following the expiration of the departure advert.

7.2 That the application is advertised as a departure from the development plan.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

2. Prior to the commencement of development tree survey, tree protection plan and a method statement to BS5837:2012 to protect the trees on the boundary shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the agreed details.

Reason

To protect the character and appearance of the area, and to accord with saved Policies E10 and L1 of the South Gloucestershire Local Plan (Adopted) January 2006, Policy CS9 of the South Gloucestershire Local Plan Core Strategy and the National Planning Policy Framework.

3. At no time shall the stables and the associated land be used for livery, riding school or other business purposes whatsoever.

Reason

To protect the character and appearance of the area, in the interests of highway safety and to accord with saved Policies T12 and E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

4. No jumps, fences, gates or other structures for accommodating animals and providing associated storage or transport shall be erected or stored on the land, except those shown on the site plan.

Reason

To protect the character and appearance of the area, to maintain the openness of the Green Belt and to accord with saved Policies E10 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, Policy CS9 of the South Gloucestershire Local Plan Core Strategy and the National Planning Policy Framework.

5. Prior to the erection of any illumination being installed on the stable details of any lighting and external illuminations, including measures to control light spillage, shall be submitted to and agreed in writing by the Local Planning Authority . Development shall only be carried out in accordance with the approved details.

Reason

To protect the character and appearance of the area, and to accord with saved Policies E10 and L13 of the South Gloucestershire Local Plan (Adopted) January 2006, Policy CS9 of the South Gloucestershire Local Plan Core Strategy and the National Planning Policy Framework.

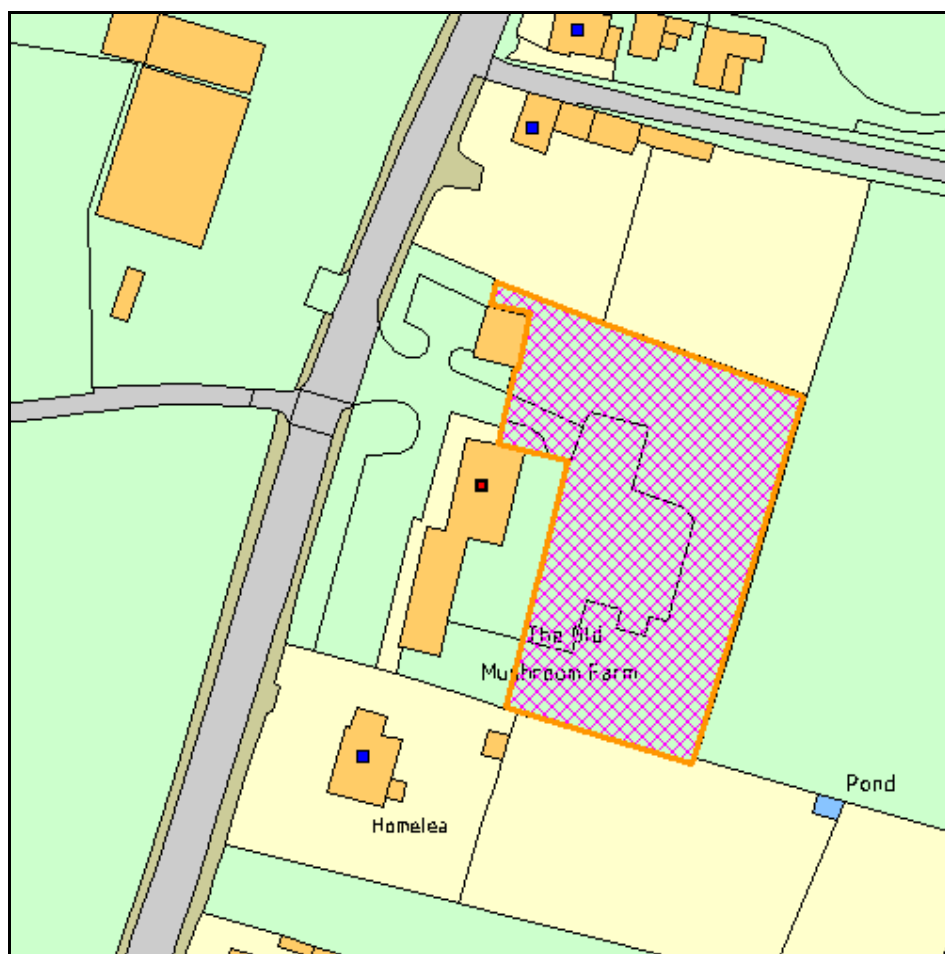
6. The number of horses kept on the site edged in red shall not exceed four.

Reason

In the interests of the welfare of horses, to accord with the guidance of the British Horse Society; in the interests of highway safety and to accord with saved Policies T12 and E10 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 25/16 – 24 JUNE 2016

App No.:	PT16/0989/F	Applicant:	Mr J White
Site:	The Old Mushroom Farm Bristol Road Cromhall South Gloucestershire GL12 8AX	Date Reg:	4th March 2016
Proposal:	Change of Use of the land for the storage of steam engines and tools (B8) and the erection of a storage building	Parish:	Cromhall Parish Council
Map Ref:	369687 189286	Ward:	Charfield
Application Category:	Minor	Target Date:	28th April 2016



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PT16/0989/F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure following concerns raised by the Parish Council, which are contrary to the officer recommendation in this report.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the change of use of the land for the storage of steam engines and tools (B8) and the erection of a storage building at The Old Mushroom Farm, Bristol Road, Cromhall.
- 1.2 The application site gained several planning permissions in the 1990s which allowed a change of use from a landscaping contractor's depot (sui generis) to a business (B1) use, however it is unclear if these permissions were ever fully implemented in accordance with the conditions. The conditions applied to the various permissions stated that works associated with the B1 use could only be carried out within the proposed building, however this building was not erected and the works were carried out in the open on site. It was recommended that a Certificate of Lawfulness be submitted to address the likely breach, however the applicant declined to submit one. Due to the number of years that have passed it is likely that the breach in condition will have been regularised by the passage of time (it has been 19 years since the most recent permission P97/1773)
- 1.3 Amendments were received during the course of the application, including changes to the description of development to more accurately reflect the proposal and the relocation of the proposed building away from the boundary. A period of re-consultation was undertaken.
- 1.4 The site is situated within the open countryside outside of any established settlement boundary, however the site is not within the Bristol/Bath Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Practice

2.2 Development Plans

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

L1 Landscape
L11 Archaeology
T8 Parking Standards
T12 Highway Safety
E6 Employment Development in the Countryside
LC12 Recreational Routes

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development

CS8 Accessibility
CS9 Environment and Heritage
CS13 Non-safeguarded Employment Sites
CS34 Rural Areas

2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD

3. RELEVANT PLANNING HISTORY

- 3.1 P97/1773 Approved 18/07/1997
Erection of building for B1 Use. Construction of internal access road and parking area (revised scheme previously approved).
- 3.2 P96/1573 Approved 03/06/1996
Demolition of building and erection of building for B1 use. Construction of internal access road and parking area.
- 3.3 P95/2193 Approved 20/09/1995
Change of use to B1 (Business) Use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 3.4 P95/1706 Approved 14/07/1995
Change of use from Landscape Contractors Depot to B1 (Business) Use as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

4. CONSULTATION RESPONSES

- 4.1 Cromhall Parish Council
- has any assessment been made on the suitability of soakaways for drainage at the site?
- steam engines may cause contamination
- has the noise impact been considered in connection with the surrounding residents, caused by fabrication, repair and maintenance activities?
- has the impact of such a large and high building (5.7 metres) been considered in the surrounding environment due to visibility caused by height

4.2 Other Consultees

Sustainable Transport

No objection, subject to a condition preventing the site being used for public display purposes. .

Highway Structures

No comment.

Lead Local Flood Authority

No objection.

Archaeology
No objections.

Landscape Officer
No landscape objection depending on landscape mitigation proposals.

Other Representations

4.3 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the Core Strategy requires development to be of the highest quality of design, in order to enhance the character, distinctiveness and amenity of both the site and its surroundings. Policy E6 of the Local Plan allows for proposals for employment uses in rural areas, provided it relates to the extension or intensification of existing employment generating uses when the site isn't in the Green Belt, and does not have an unacceptable impact on the environment, on residential amenity or in terms of traffic generation.

5.2 As the site is not in the Green Belt, an existing employment use can be intensified or extended in accordance with policy E6 of the Local Plan. Whilst the lawful use of the site is questioned, it is apparent that there has been an employment generating use at the site since the 1990s, and therefore a B8 use is considered acceptable in principle, subject to the assessment below.

5.3 Design and Visual Amenity

Currently, the site largely consists of an area of hardstanding set behind buildings currently occupied as offices. The site is bordered by a relatively high mixed hedge and the open countryside lies to the east, with the A38 highway to the west. The building is proposed to be situated on the south-eastern corner of the plot, with a gable roof line with rooflights, and open sided to the west. The materials consist of concrete panels on the lower walls and green metal sheeting to the upper walls, and corrugated sheeting on the roof. It was requested that the metal walls are replaced with timber to better blend with the rural environment, however these amendments were not forthcoming. Given the relationship that the site has with other built form, it is not considered that a refusal reason could be sustained on this basis, and the design is considered to be of acceptable quality.

5.4 During the course of the application, amendments were received to move the building away from the eastern boundary. This is to allow for the existing hedgerow to thrive and additional planting to be sought in order to screen the development from the open countryside to the east, south and north. The Parish Council have made comments regarding the height and scale of the building, and officers acknowledge that the building is large. Notwithstanding this, the proposed building will allow all of the activities and storage on the site to be undercover, rather than cluttered across the site which is the present situation. Similarly to the previously approved proposals for employment

development at the site, a condition on the decision notice will ensure that storage only takes place within the building proposed, and on this basis the large scale of the building is considered acceptable. Subject to these conditions, the proposal is considered acceptable in terms of policy CS1 of the Core Strategy and policy L1 of the Local Plan.

5.5 Residential Amenity

The closest dwelling to the development is Homelea to the south. Given the existing employment use, it is unlikely that there will be a significant impact on their residential amenities, particularly as the existing access is to the north of the site, and so vehicles delivering steam engines to the site will not disturb the residents of Homelea. Similarly, the closest dwelling to the north is at an adequate distance.

- 5.6 The Parish Council have raised concerns that the maintenance and repair of the steam engines will create noise complaints. The applied use class is for storage and distribution, and so any works being carried out on the steam engines would have to be of an ancillary nature to the storage use, and is therefore not considered to be significant. The floor space of the development is too large to later change to a B1 use class (which does include some industrial activity acceptable in residential areas) under permitted development, and so should the applicant wish to carry out such activities, an additional planning application would have to be submitted.

5.7 Environmental Issues

There are no known environmental issues at the site. Concerns have been raised regarding the contamination of the land from the steam engines, however the provision of the storage building with the 150 mm hardcore floor should prevent this. Furthermore, the contamination risk is not considered to be materially different from the previous uses of the site, particularly the landscape contractor's depot.

- 5.8 The suitability of the site for soakaways has been raised as a potential issue. The Lead Local Flood Authority have not raised any objections to this method, and given the scale of the proposal it is more appropriate for drainage issues to be assessed under the associated Building Regulations application.

5.9 Transport

The Transport officer does not consider that the proposed use would generate more traffic movements than previous uses at the site, provided that a condition on the decision notice prevents the site being used for the public display of steam engines. It is unclear the type of steam engine planned to be stored at the site but it is likely they would be wheeled or self-propelled into the site, or would travel on a low-loader lorry to and from the site. Either way, the access is wide enough to adequately accommodate this. Given the nature of the storage use, these activities are unlikely to be frequent and will not significantly affect safety or traffic flows along Bristol Road.

- 5.10 Policy T8 requires that a storage unit of this size would require a maximum of 2.5 spaces, and 4 spaces are proposed at the site. This represents an overprovision of parking, however given that the site will not be open to the

public it is unlikely that all these parking spaces will be used, and therefore the over provision is acceptable in this instance. There are no transport objections to the 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 That planning permission is **APPROVED** subject to the conditions on the decision notice.

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

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

Reason

In the interests of the visual amenity of the landscape and to retain the character of the countryside for its own sake, in accordance with policy CS1 and CS34 of the Core Strategy (Adopted) December 2013, policy E6 and L1 of the Local Plan (Adopted) January 2006 and the National Planning Policy Framework. This is require prior to commencement to prevent existing landscaping being removed unnecessarily.

3. The storage of steam engines and tools hereby approved shall only occur within the building hereby approved, and shall not be stored elsewhere within the red line.

Reason

To prevent unnecessary clutter within the open countryside in the interests of the visual amenity of the landscape and to protect the character of the countryside for its own sake, in accordance with policy CS1 and CS34 of the Core Strategy (Adopted) December 2013, policy E6 and L1 of the Local Plan (Adopted) January 2006 and the National Planning Policy Framework.

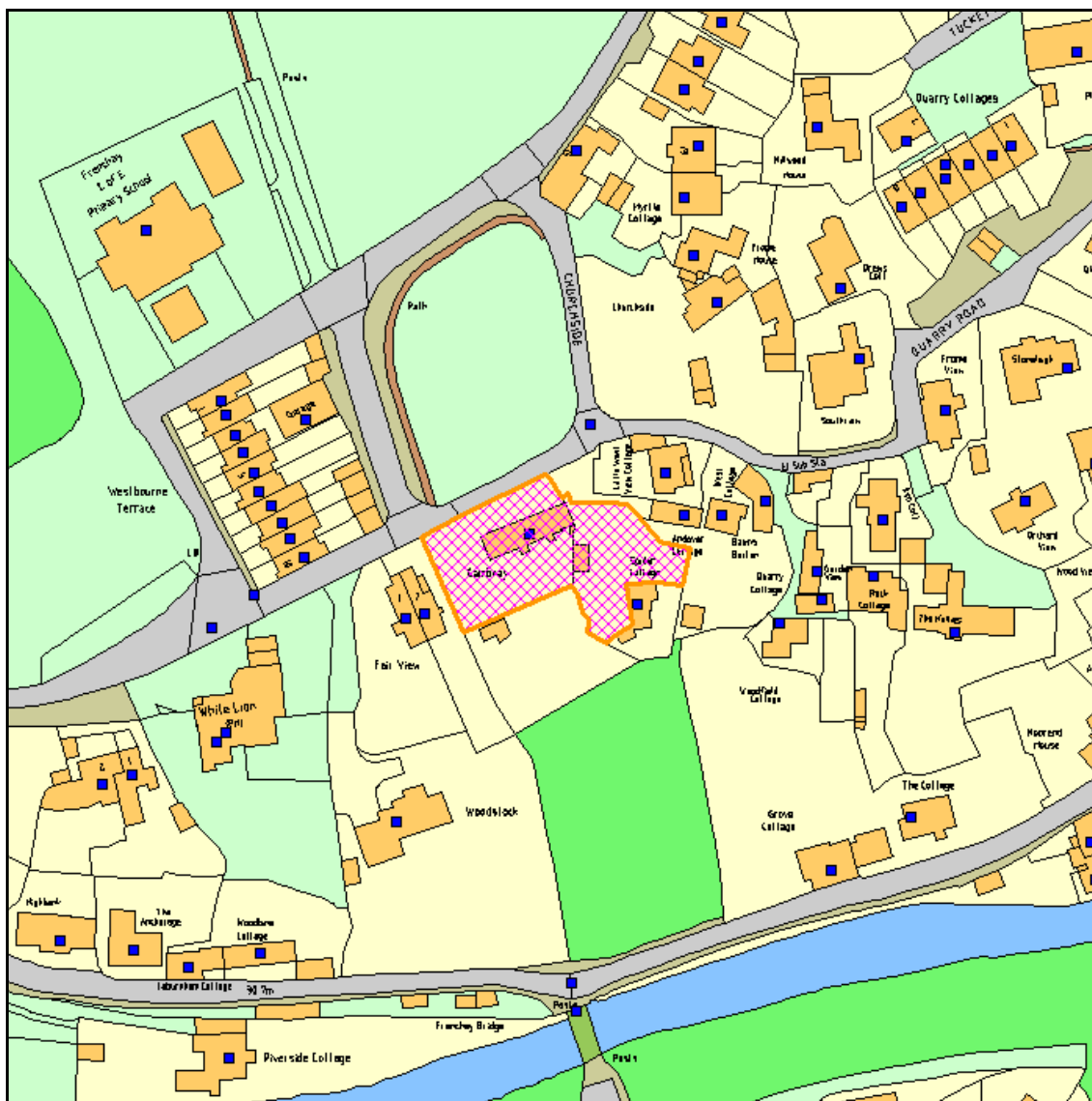
4. The site shall not be open to the public for display purposes at any time.

Reason

To prevent high levels of vehicular movements onto Bristol Road, and on-street parking to the detriment of highway safety, in accordance with policy T8 and T12 of the South Gloucestershire Local Plan (Adopted) January 2006.

CIRCULATED SCHEDULE NO. 25/16 – 24 JUNE 2016

App No.:	PT16/0998/F	Applicant:	Mr And Mrs Kruiniger
Site:	Cambray Quarry Road Frenchay Bristol South Gloucestershire BS16 1LX	Date Reg:	11th March 2016
Proposal:	Erection of 1no. detached dwelling and associated works.	Parish:	Winterbourne Parish Council
Map Ref:	363983 177322	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	3rd May 2016



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PT16/0998/F

REASON FOR SUBMISSION TO CIRCULATED SCHEDULE

This application has been submitted to the Council's Circulated Schedule procedure, following objections which are contrary to the officer recommendation detailed within this report.

1. THE PROPOSAL

- 1.1 The proposal seeks planning permission for the erection of 1 no detached dwelling and associated works in the side and rear garden of Cambray, Quarry Road, Frenchay.
- 1.2 It is located within the defined settlement boundary of north Bristol, and is also within the Frenchay Conservation Area.
- 1.3 Amendments received on 23rd May and 18th June 2016 to address design and heritage issues and an ecological appraisal was also received.

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)

L1 Landscape Protection & Enhancement
L5 Open Areas with Defined Settlements
L9 Protected Species
L11 Archaeology
L12 Conservation Areas
T7 Cycle Parking
T12 Transportation
H4 Development within Existing Residential Curtilages

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment & Heritage
CS16 Housing Density
CS17 Housing Diversity
CS34 Rural Areas

2.3 Supplementary Planning Guidance

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT13/3306/F Refusal 15/11/2013
Partial removal of north stone boundary wall to facilitate the formation of a new vehicular access. Erection of single storey extension to north elevation to form garage.

Reason for refusal:

- 1- *The site is situated in a prominent and sensitive area, which presently makes a positive contribution to the character and appearance of Frenchay Conservation Area. It is considered that the change from a pleasant garden space to a distinctly ancillary, utilitarian service area, coupled with the loss of a substantial section of natural stone boundary wall and its replacement with a modern sliding gate would, if allowed, detract from the character and appearance of the Conservation Area. The proposal is therefore contrary to Policy L12 of the South Gloucestershire Local Plan (Adopted) 2006, the provisions of section 12 of the National Planning Policy Framework, and guidance contained within the Frenchay Conservation Area SPD (Adopted) 2007.*
- 2- *The proposed layout and arrangement of the access is not adequate to allow vehicles to turn left or right onto the highway. Vehicles would have no choice other than to rely on the adjacent green to complete the manoeuvre. The proposed design of the arrangement and location of the garage would not represent a safe, convenient or attractive layout for pedestrians or vehicle users. The proposal therefore fails to meet a good standard of design, contrary to policy D1 of the adopted Local Plan, and policy CS1 of the emerging Core Strategy.*

- 3.2 PT05/3330/TCA No objection 29/12/2005
Works to remove Cherry tree situated within Frenchay Conservation Area

4. **CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council
No objection, however the bulk of the dwelling may shade light from West View Cottage.
- 4.2 Other Consultees
- Sustainable Transport
No objection.
- Highway Structures
No comment.
- Lead Local Flood Authority
No objection.

Listed Building

Initial objection raised on plans as submitted originally. No objection to revisions received on 23rd May, however slight changes requested to fenestration and parking area. No objection following these changes when received on 18th June 2016.

Ecology Officer

No objection subject to conditions.

Tree Officer

No objection.

Archaeology Officer

Archaeological watching brief recommended.

Other Representations

4.3 Local Residents

Five letters of objection have been received from four neighbours, and their comments are summarised as follows:

- Property will detract from the vista and evening light currently enjoyed by properties to the east
- Noise during the build
- Extended widening of the wall along the front of Cambray will detract from the current appeal of the wall, and there is poor visibility when exiting due to trees and narrow road
- New access will compromise the shared access that the four properties to the east currently have
- Loss of garden will detract from character of conservation area
- Height of building will dominate
- Concern regarding lack of notification from Council
- There is concern regarding access during the build and the potential damage of property to the east, as well as the right of access across the communal areas once complete

Four letters of support have been received from three neighbours, stating the following:

- View from Church Road includes many cottages, a proposed new cottage in keeping with the village with appropriate access and parking will not cause problems
- On the site of a previous cottage, so historically will fit in with layout of the old village
- In keeping with the architecture in the local area
- Rough stone boundary walling with cock and hen copings is appropriate
- Building will blend in well
- Good use of a brownfield site

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the South Gloucestershire Core Strategy (Adopted) 2013) states that all development will only be permitted where the highest possible standards of design and site planning are achieved. Proposals will be required to demonstrate that they respect and enhance the character, distinctiveness and amenity of the site and its context; is well integrated with existing and connected to the wider network of transport links; safeguards existing landscape/nature/heritage features; and contributes to relevant strategic objectives. Saved Policy H4 of the South Gloucestershire Local Plan is supportive in principle of proposals for alterations and extensions to existing dwellings within their curtilage, providing that the design is acceptable and that there is no unacceptable impact on residential and visual amenity. In addition Policy CS8 of the Core Strategy seeks to ensure that development will have no adverse impact on highway safety and residential parking standards have been revised under supplementary planning guidance adopted 2013.

5.2 Policy CS9 seeks to protect and manage South Gloucestershire's environment and its resources in a sustainable way and new development will be expected to, among others, ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance; conserve and enhance the natural environment and conserve and enhance the character, quality, distinctiveness and amenity of the landscape. Policy CS5 of the Core Strategy recognises that small scale rural development may be permitted within the existing settlement boundaries of villages, and the application site is within the settlement boundary of Frenchay.

5.3 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. The Authority Monitoring Report (AMR) 2015 states that South Gloucestershire Council can not demonstrate a five year housing land supply, meaning paragraph 49 of the NPPF is engaged, and policy relating to the location of housing is considered to be out of date.

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 proposal 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. The proposal is deemed to accord with the principle of development subject to the analysis detailed below

5.3 Design and Impact on Conservation Area

The site has an unusual topography, with a steep drop immediately to the east leading to a number of cottages on lower ground than the proposed, and the host dwelling, Cambray. The original submitted plans show the proposed dwelling to appear overly large and bulky, and uncharacteristic of the linear, diminutive building forms in the surrounding Conservation Area. The proposed dwelling is very close to the host and in some views from the green space in front of the site, could be mistaken as one large building. Notwithstanding this, given the grain of the locality, which exhibits many cottages sited close together and at varying heights, this is not necessarily a cause for concern. To reduce the possibility of the cottage and the host dwelling being read as one building, the ridge height for the proposed building has been reduced. As the cottage is offset away from Cambray at an angle, it reflects the jumble of roofs, ridge heights and orientations of the existing buildings which can be seen in various views across the Conservation Area, and is therefore considered to respect the character.

5.4 Other slight alterations received in amended plans on 23rd May and 18th June 2016, include the replacement of the gable, attached garage with a lean-to, and alterations to the fenestration to create a more consistent window design, keeping cill heights the same across the principal elevation. The rear extension is rather squat with a shallow hipped roof and includes a balcony, which is not a traditional feature. Amendments to this were requested but not received, however given the fact it is to the rear and barely visible from the public realm or the conservation area, it was not considered that a refusal reason could be sustained. The proposed materials, including natural stone construction, clay tiles and timber windows are acceptable and samples will be conditioned on the decision notice. The Conservation officer has recommended that permitted development rights are removed, however this is not necessary as dwellings in Conservation Areas are already subject to stricter permitted development rights.

5.5 The creation of a new access by widening the existing pedestrian gate at Cambray has previously been refused due to the impact of parking and hardstanding to the front of the dwelling on the character of the Conservation Area. Amendments have been sought showing the parking area moved to the east, and accessed from the existing access, with only walling to the side being removed to facilitate it. This has less of an impact, with all of the stone walling facing Quarry Road remaining in tact, and is considered acceptable, and in accordance with policy CS1 and CS9 of the Core Strategy, and L12 of the Local Plan.

5.6 Residential Amenity

Residential amenity should not be harmed as a result of development. Amenity should be considered in terms of the application site and all nearby occupiers, and future occupiers of the proposed dwelling. The application site, if approved, will be removed from the residential curtilage of Cambray, however adequate private amenity space will remain to serve both the existing and the proposed dwelling. The proposed dwelling will not overlook the garden of the host dwelling once the plot is subdivided, with the only side window on this side being a high level hallway window. The rear windows and balcony, which has

high level opaque sides, will provide only indirect views into the host garden common in urban areas, and long distance views into the fields beyond, which appear to be under the ownership of 2 Fairview.

- 5.7 The topography of the site is steep, and there are a number of cottages to the south-east and east of the site. Spider Cottage is the closest, however this property is on much lower ground and sunk into the side of the slope in such a manner that there are no facing windows affected by the property, and any overshadowing will not be significantly different from the loss of light already caused by Spider Cottage itself.
- 5.8 The closest neighbour to the east is Andover, which is also on much lower ground than the proposed dwelling. Andover is slightly removed from its residential curtilage, which is located to the south east of the property on the opposite side of a shared access path, providing access to 4 Bawns Barton. This amenity space is approximately 12 metres away from the secondary kitchen window at the proposed dwelling, and given that the garden is open to the shared access paths it will not be any less private from the provision of this window. The angle from the window to the principal windows of Andover is too obscure and the slope too steep for any direct window to window intervisibility. With regards to overshadowing, it is considered that there may be some loss of light and overbearing to the east, however this would most affect land under the ownership of the applicant, forming part of the proposed residential curtilage with a right of access to Spider Cottage cutting through it. Given the orientation of the sun, it is possible that there would be an impact at the end of the day, when the Andover garden will mostly be in shadow anyway because of its position on much lower ground.
- 5.9 West View, the modern cottage also taking its access from Quarry Road to the north east of the proposed dwelling, will only be overlooked across the driveway. The angle and distance between the principal windows of both properties mean that there will be no inter-visibility. Comments have been received stating that noise disturbance during construction will be an issue, however this is a temporary concern and given the scale of the development, it is not considered to cause a significant impact and does not warrant a refusal reason. It is therefore concluded that the development is acceptable in terms of policy H4 of the Local Plan (Adopted) January 2006.
- 5.10 Transport
Amendments have been received to move the replacement Cambray parking so that it is accessed from the existing access, rather than creating a new access off of Quarry Road. The new dwelling is proposed to have two spaces, one within the garage and one on the driveway. This meets the Residential Parking Standards SPD and therefore there is no transportation objection to the proposal, subject to conditions that the parking is implemented prior to first occupation and retained for such a purpose thereafter.
- 5.11 Ecology
The 0.1ha site consists of a single detached dwelling with a well-maintained, established and vegetated garden. The site is surrounded by mature gardens and is not subject to any nature conservation designations, nor are any likely to

be adversely affected by the proposals. An Ecological Appraisal has been provided to support the application (Crossman Associates, May 2016). A bat emergence survey found that bats are not currently present, but two bats were recorded crossing the site. Slowworms have been recorded in the garden, however the area to be removed is not suitable for this species and is unlikely to have an impact. Lighting restrictions and the erection of bird and bat boxes will be conditioned on the decision notice to ensure ecological gain from the development, and subject to this the proposal is in accordance with policy L9 of the Local Plan (Adopted) January 2006.

5.12 Archaeology

The site lies within an area of archaeological potential close to the historic core of Frenchay. There is clear evidence for previous occupation on the proposed site on historic mapping of various epochs, therefore it is recommended that an archaeological watching brief is undertaken during all ground works. This will be conditioned on the decision notice in the event the application is approved.

Other Issues

Comments relating to rights of access into the site have been received in response to the neighbour consultation. Land ownership disputes cannot be resolved through the planning system as this is a legal matter rather than a planning one, and has therefore been given limited weight. Comments have also been received stating that notification had not been received, however the Council's Statement of Community Involvement has been followed in this instance and the relevant neighbours notified by post, as well as a site notice being put up adjacent to the site on Quarry Road.

5.13 The Planning Balance

Limited levels of harm have been identified in this report, and it is considered that the benefits of the scheme, most notably the additional of one unit to the five year housing land supply, are considered to outweigh any perceived harm, subject to the aforementioned conditions.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: Trudy Gallagher
Tel. No. 01454 862217

CONDITIONS

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

Reason

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

2. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This information is required prior to commencement to prevent remedial works later on.

3. Prior to the commencement of development, details of bird and bat boxes in accordance with the recommendations in paragraphs 4.11 to 4.13 and Appendix 3 of the Ecological Appraisal (Crossman Associates May 2016) shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall then be implemented prior to first occupation of the new dwelling.

Reason

In order to ensure ecological enhancement is sought from the development in accordance with policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006 and the National Planning Policy Framework. This information is required prior to commencement to prevent remedial works later on.

4. Prior to their construction or installation, the design and details, including materials and finishes, of the following items shall be submitted to and approved in writing by the local planning authority:

- a. Eaves, verges and ridges.
- b. All windows, external doors and screens (including glazing bars (where applicable), cill, reveal and lintels).
- c. All extract vents, flues, gas and electric meter boxes.
- d. Chimneys
- e. Porch
- f. Rainwater goods and soil pipes including colour and method of fixing. For the avoidance of doubt, all rainwater goods and soil pipes shall be cast metal.
- g. Garage doors.

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. Cross sections through mouldings and glazing bars shall be submitted at full size. The scheme shall be implemented strictly in accordance with the approved details.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

5. Prior to their installation, the finish of all timber windows, doors, and lintels shall be submitted to and agreed in writing by the local planning authority, implemented in accordance with the agreed details and thereafter maintained as such.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006. This information is required prior to commencement in order to prevent remedial works later on.

6. No development shall commence until representative samples of all external facing materials have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved samples

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006. This information is required prior to commencement in order to prevent remedial works later on.

7. Sample panels of stonework of at least one square metre, showing the stone, coursing, joints, quoins, coping (where applicable) mortar and pointing, are to be erected on site and approved in writing by the local planning authority before the relevant parts of the work are commenced. The development shall be carried out in accordance with the agreed samples.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006. This information is required prior to commencement in order to prevent remedial works later on.

8. No wires, pipework, satellite dishes or other aerials, alarms or other paraphernalia shall be affixed to the external principal elevation of the dwelling hereby approved.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013 and Policy L12 of the South Gloucestershire Local Plan (Adopted) January 2006.

9. Prior to the installation of any external lighting, details shall be submitted to the Local Planning Authority for written approval. The details should be in accordance with the recommendations in paragraph 4.6 and 4.7 and Appendix 3 of the Ecological Appraisal (Crossman Associates May 2016), and once approved, shall be implemented in accordance with the agreed details.

Reason

In order to prevent disturbance to protected species in accordance with policy L9 of the South Gloucestershire Local Plan (Adopted) January 2006 and the National Planning Policy Framework.

10. Prior to first occupation of the dwelling hereby approved, the parking and access arrangements approved for both the host dwelling and the proposed dwelling must be implemented in accordance with drawing no. 722/SD7/2C received on 18th June 2016, 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. 25/16 – 24 JUNE 2016

App No.:	PT16/2335/F	Applicant:	Mr And Mrs Kevin Shepherd
Site:	23 Burden Close Bradley Stoke Bristol South Gloucestershire BS32 8BL	Date Reg:	6th May 2016
Proposal:	Erection of two storey side extension to form additional living accommodation and store. Conversion of garage.	Parish:	Bradley Stoke Town Council
Map Ref:	362563 180898	Ward:	Bradley Stoke South
Application Category:	Householder	Target Date:	1st July 2016



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PT16/2335/F

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 erect two storey side extension and to convert the garage to provide additional living accommodation at 23 Burden Close, Bradley Stoke.
- 1.2 The subject property is a mid to late-20th Century two storey semi-detached/Link semi-detached dwelling with a pitched gabled roof and a single storey attached garage. The site is relatively flat. There are no boundaries to the front and to the rear is a 1.8 metres brick wall. The property is attached via the garages between 23 and 24 and is attached to no.22.
- 1.3 The proposed side extension will be a similar scale to the original roof with a ridge slightly lower than the existing. The extension will be set back from the front elevation of the existing dwelling.
- 1.4 The subject property is situated in the built up residential area of Bradley Stoke.

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
T12 Transportation

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P88/0020/81 – Approval of Reserved Matters – 13/07/1988 – Residential development on approximately 2.1 hectares (5.2 acres) to include the erection of 108 dwellings with construction of related estate roads and car parking areas.

- 3.2 P84/0020/1 – Approval – 03/12/1986 – Residential, shopping and employment development inc. roads and sewers and other ancillary facilities on approx. 1000 acres of land.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
Objection – Overdevelopment and lack of parking facilities.
- 4.2 Other Consultees
No Comments Received

Other Representations

- 4.3 Local Residents
No Comments 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 accords with the principle of development subject to the consideration below.
- 5.2 Design and Visual Amenity
The proposal consists of a two storey side extension to form additional living accommodation and the conversion of the garage to provide a store and utility room. There are other examples of two storey side extensions on the Close and the proposal is not considered to detract from the character of the area. The proposed side extension will project beyond the side elevation of the host dwelling over existing attached garage and would not look out of character with the existing building and the surrounding area.
- 5.3 The character of the area is relatively uniform with the majority of buildings being constructed in the mid to late 20th century. This has a typical suburban atmosphere. The buildings in the area are constructed with brick or rendered elevations. The existing dwelling is constructed with a combination of rendered and brick elevations and tile roof; the proposal has put forward materials that are similar in appearance to the existing dwelling and would be considered to have been informed by the host dwelling and its context. There is no objection with regard to materials. It is considered that proposed extensions would not be

detrimental to the character of the property or its context and are therefore acceptable.

- 5.4 The two storey extension will be subservient in scale to the existing dwelling and has taken design cues from the features of the existing dwelling. The resultant proposal is in keeping with the host property and its context and would be considered acceptable in terms of visual amenity.
- 5.5 An objection has been received from the Town council commenting that the proposal would represent overdevelopment. The proposal will extend over an existing single storey garage with pitched gabled roof and will project almost as far as the existing front elevation. A large number of the dwellings on the close are terraced. The subject property adjoins another property and is linked via the garage to no.24. The two storey extension would infill half of the gap left at first floor between these dwellings and would not result in a terraced appearance. Given the general terraced nature and form of the surrounding properties the proposal is not considered to be overdevelopment.
- 5.6 Overall, it is considered that the proposed extension would not harm the character or appearance of the area 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 keeping' with policies CS1 and H4 and conforms to the criteria in the adopted Local Plan.
- 5.7 Residential Amenity
Policy H4 of the adopted Local Plan gives the Council's view on new development within exiting 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.
- 5.8 The subject property is linked to no.24 via the single storey garage. This property has a bathroom window oriented towards the side elevation of the host dwelling, however this is obscured glazed and does not provide any outlook; the proposal is not considered to unacceptably impact this window opening.
- 5.9 The proposal will not extend any further to the front or rear, consequently would not result in any additional overbearing or overshadowing of this adjacent property. The properties forward of the front elevation are set a significant distance from the host property and separated by a highway and driveways. There are no dwellings directly to the rear of the subject property. The proposal has not been considered to impact the amenities of properties to the rear or front of the host dwelling. The proposal does not impact the amount of outdoor amenity space and as a result is considered acceptable in this respect.
- 5.10 The subject property is located within a built up residential area and given the scale and location of the proposed development, the proposal 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.

5.11 Sustainable Transport and Parking Provision

The proposal would result in the creation of an additional bedroom. Currently the property has an area of hardstanding to the front of the property and an attached single garage. The proposal would see the loss of the existing garage in favour of a smaller “store”. It is noted that the existing garage space is below the minimum dimension requirements set out in the Residential Parking Standards SPD and as such is not considered to count as a useable parking space under than document. As a result the property only currently has 1 parking space provided for a 3 bed dwelling; whereas the SPD guidance suggests 2 should be provided. Accordingly, the existing situation would not accord with the SPD advice. The proposal would result in a 4 bed dwelling for which the SPD guidance suggests 2 spaces should be provided. The one parking space in existence will be retained. This is not considered to be materially different to the existing position (in terms of SPD guidance) albeit one could argue that an additional bedroom might exacerbate this further. However, it is not considered that the proposal would result in a severe impact, or indeed any material impact upon highway safety. It may contribute to a limited amount upon pressure for on-street parking, but not to a material extent in terms of the scale of this proposal. Given the existing lack of parking provision and the scheme itself would not trigger any additional parking requirement, the proposal is not considered to materially worsen the existing arrangement it is therefore considered acceptable. The proposal would not require any additional parking spaces nor will it have a negative impact on highway safety or the retention of an acceptable level of parking provision, 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 attached to the decision notice.

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).

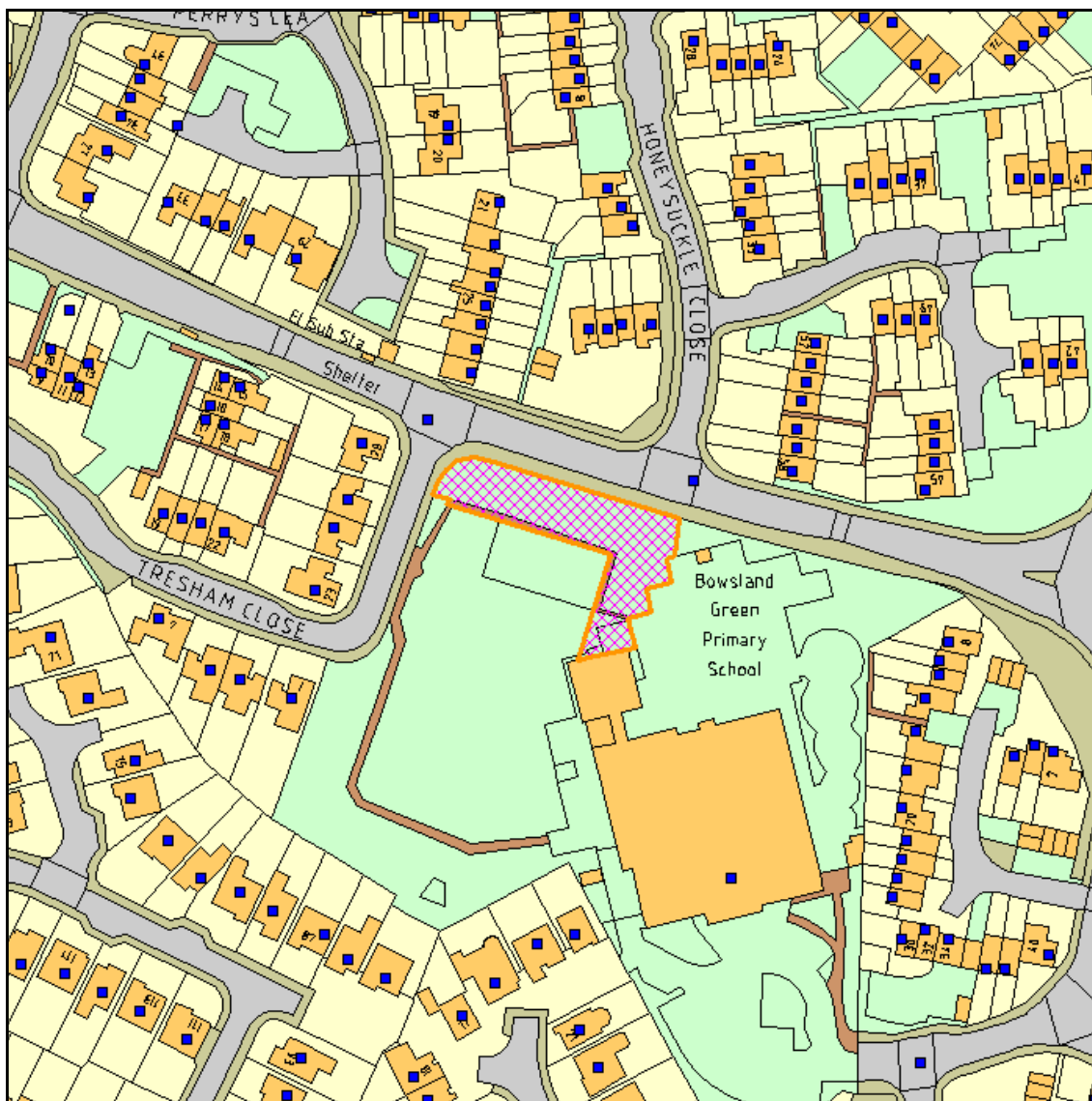
2. The hours of working on site during the period of construction shall be restricted to 07:30 - 18:30 Monday - Friday; 08:00 - 13:00 Saturdays and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use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

Reason

To minimise disturbance to occupiers of 24 Burden Close and to accord with Policy H4 of the South Gloucestershire Local Plan (Adopted) January 2006 and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 25/16 – 24 JUNE 2016

App No.:	PT16/2603/R3F	Applicant:	South Gloucestershire Council
Site:	Bowland Green County Primary School Ellicks Close Bradley Stoke Bristol South Gloucestershire BS32 0ES	Date Reg:	12th May 2016
Proposal:	Creation of new pedestrian access and associated alterations to landscaping and playground.	Parish:	Bradley Stoke Town Council
Map Ref:	362059 182610	Ward:	Bradley Stoke Central And Stoke Lodge
Application Category:	Minor	Target Date:	6th July 2016



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PT16/2603/R3F

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule in accordance with the Council's Scheme of Delegation as the applicant is South Gloucestershire Council itself.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the creation of new pedestrian access and the alterations to an existing landscaping and playground at Bowsland Green County Primary School, Ellicks Close, Bradley Stoke. The applicant submitted a Design and Access Statement and a Tree report for the proposal.
- 1.2 The agent has indicated that the main pedestrian entrance to the school is inward facing at the end of Ellicks Close and a secondary temporary pedestrian access is provided from Tresham Close around the school playing fields to provide a more direct access into the school from the west. This temporary route is not considered to be suitable in the long term and therefore this application has been submitted for the proposal to replace the playing field access.
- 1.3 The existing bank would be re-graded to facilitate proposed pedestrian access and associated works including an installation of school gate and fence. Some of the existing play equipment and the shed would be relocated. The existing dwarf wall and geogrid would be removed. The proposal would not affect the existing playing field of the school. .
- 1.4 Bowsland Green County Primary School comprises a building that is set back from Bowsland Way. A large playing field is situated to the north west of the school building. The car park and access to the School is situated to the south, off Ellicks Close. The site is located within a residential area of Bradley Stoke and is not within any designated area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Practice Guidance

2.2 Development Plans

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

T12 Transportation Development Control Policy for New Development
LC4 Proposals for Educational and Community Facilities within Existing Urban Areas

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
The South Gloucestershire Design Checklist SPD (adopted)

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT07/2606/F Construction of all weather playing court with 2.5 metres high perimeter fence. Approved 05.10.07
- 3.2 P99/2460 Erection of single storey linked extension. Approved 14.01.00
- 3.3 P98/2561 Retention of existing Elliott classroom accommodation and existing footpath and pedestrian entrance (renewal of temporary planning permission. Approved 19.02.99
- 3.4 P97/1712 Erection of 2 classroom Elliott unit. Retention of pedestrian footpath and entrance from Tresham Close. Approved 18.07.97
- 3.5 P94/0020/418 Erection of primary school and construction of vehicular and pedestrian access. Approved 09.11.94

4. **CONSULTATION RESPONSES**

- 4.1 Bradley Stoke Town Council
Bradley Stoke Town Council has no objection to this planning application.

4.2 Other Consultees

Sustainable Transport

There is no transportation objection to this new pedestrian access to the school

Arboricultural Officer

No objection to the proposal subject to conditions a mitigation tree planting plan to be submitted and the development to be carried out in conjunction with the submitted TEP tree report.

Landscape Officer

No landscape objection subject a mitigation tree planting plan.

Other Representations

- 4.3 Local Residents
One letter has been received and the local resident raised the following comments:
- Support the application as long as the gate on Tresham Close is closed and not used.

- The zig zag lines outside the current gate should remain to ensure people do not block access onto Tresham Close.
- Prefer residents parking or no parking at pick up and drop off times on Tresham Close as has recently been done at St Michaels School in Stoke Gifford.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The saved LC4 of the South Gloucestershire Local Plan (adopted) January 2006 allows for the principle of the development. The main issues to consider are the appearance/form of the proposal and the effect on the visual amenity of the area in accordance with design policy CS1; the transportation effects; the effect in terms of residential amenity; and the environmental effects. As the proposal would bring benefits to the operation of the school, there is no objection to the principle of the proposal.

5.2 Design and Impact on Visual Amenity

The proposal is for the creation of new pedestrian access and the alterations to the existing landscape and playground. The Council's Arboricultural Officer and Landscape Officer considered the proposed alterations are acceptable and these changes would not cause any harm to the landscape character of the locality. As there are limited details, in terms of height and design, regarding the proposed new fence and gates, it would be necessary to impose a condition to seek such details in order to safeguard the amenity of the locality. Overall, it is considered that the development is acceptable in visual amenity terms, in accordance with policy CS1 and CS9 of the Core Strategy and the saved Policy L1 of the adopted Local Plan.

5.4 Residential Amenity

There are residential properties situated to the north of the proposed works, however they are a considerable distance away and are not considered to be impacted upon by the development.

5.5 Transportation Issues

Officers acknowledge the residents' comments regarding the existing pedestrian access and existing situation around the school site. As the proposed footpath and alterations to the existing landscape will not have an impact on the existing car parking at the site and is unlikely to increase parking demand. On that basis, there is no transportation objection to the development.

Regarding the existing pedestrian gate on Tresham Close, the Highway Officer has no objection to its closure. Nevertheless, there is no public highway safety reason to request the gate to be closed, therefore it would not appropriate to impose a condition to reinforce this gate to be closed.

Regarding the existing zig-zag lines around the school site, the proposal would not cause any material adverse impact on the existing traffic control measures and existing parking issues around the site. Therefore it would be inappropriate to seek additional traffic control management in the locality in this proposal.

5.6 Arboricultural Issues

A tree report has been submitted to support this application. A total of 18 trees are to be removed to facilitate the proposals, all of which have been assigned a C category classification as per BS5837:2012 cascade chart. These trees provide a reasonable screen which has good future potential, however, given that they are not of high quality, officers have no arboricultural objection to its removal to facilitate the development subject to planning conditions to ensure a mitigation tree plan will be in place and the works will be carried out in accordance with the submitted tree report.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is **GRANTED** subject to the condition on the decision notice.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

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

Reason

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

2. Development shall be carried out in accordance with the submitted TEP tree report ref: 160427-1.0-BGPS-AIA-PM.

Reason

To protect the landscape character of the locality in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2003.

3. Prior to the commencement of the development, a mitigation tree planting plan shall be submitted to and approved in writing by the Local Planning Authority. The said planting plan shall include the schedules of plants, noting species, plant sizes and proposed numbers / densities where appropriate and an implementation and maintenance programme. The approved tree planting shall be undertaken in the planting season following completion of the development hereby approved.

Reason 1

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

Reason 2

To mitigate the loss of the existing trees and to protect the landscape character of the locality in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2003.

4. Prior to the commencement of the development, details of the proposed fence and gates shall be submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and shall be maintained as such thereafter.

Reason 1

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

Reason 2

To safeguard the character and appearance of the locality in accordance with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and saved Policy L1 of the South Gloucestershire Local Plan (Adopted) January 2003.