



**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. 05/18

Date to Members: 02/02/2018

Member's Deadline: 08/02/2018 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by the Planning and Transportation Committee on 21 November 1996. The procedure is designed to increase the effectiveness and efficiency of the Development Control Service. Under the arrangement reports are circulated on a weekly basis.

The reports assess the application, consider representations which have been received, and make a recommendation regarding the proposal. The procedure is designed to ensure that Members are aware of any concern expressed by interested parties in their ward and indicate a recommendation.

Having considered the reports, those applications that Councillors feel should be referred to an appropriate Area Development Control Committee must be notified to the Development Control section **by email within five working days of the publication of the schedule (by 5pm)**. If there has been no member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule. **Before referring an item to the Committee, Members may wish to speak to an officer about the issue, in order that any problems can perhaps be resolved without the need for referral to a Committee**

**PLEASE NOTE: THE CIRCULATED SCHEDULE PROCESS IS ONLY OPEN
TO THE ELECTED MEMBERS OF SOUTH GLOUCESTERSHIRE COUNCIL.**

NOTES FOR COUNCILLORS - FORMAL ARRANGEMENTS

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate Development Control Committee, please let the Director of Environment of Community Services know within 5 working days of the date of this Schedule (e.g., if the schedule is published on a Friday, comments have to be received by the end of Thursday) (see cover page for the date).

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

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

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

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

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

GUIDANCE FOR 'REFERRING' APPLICATIONS

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

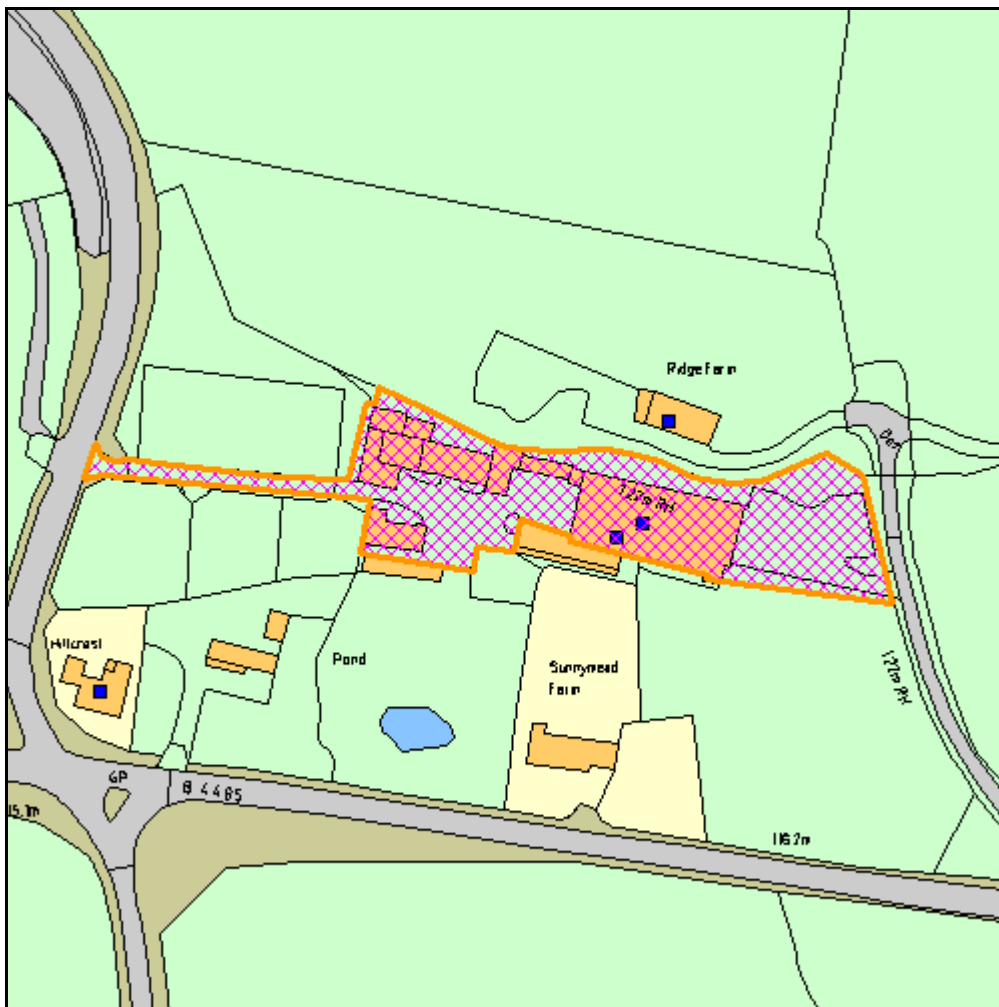
- Before referring an application always speak to the case officer or Area Planning Manager first to see if your concerns can be addressed without the application being referred.
- If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward member(s) to see what their views are, before referring the application.
- Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. **Please do not leave it to the last minute**
- Always make your referral request by e-mail to MemberReferral@southglos.gov.uk, where referrals can be picked up quickly by the Development Management Technical Support Team. Please note a copy of your referral e mail will appear on the website. **If in exceptional circumstances, you are unable to e-mail you request, please contact 01454 863519, well in advance of the deadline, to discuss alternative arrangements to ensure your response can be received.**
- When you refer an application, make clear what the planning reasons are for doing so. This will help the case officer and other members give attention to the specific issues you have raised.
- It may also allow officers to seek to negotiate with the applicant to overcome the Member's concerns and therefore removing the need for a Committee determination.

CIRCULATED SCHEDULE - 02 February 2018

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK17/3567/F	Approve with Conditions	Sunnymead Farm Codrington Road Westerleigh South Gloucestershire BS37 8RG	Westerleigh	Westerleigh Parish Council
2	PK17/4980/F	Approve with Conditions	129 Hill Street Kingswood South Gloucestershire BS15 4EZ	Kings Chase	None
3	PK17/5882/CLP	Approve with Conditions	90 Cadbury Heath Road Cadbury Heath South Gloucestershire BS30 8DG	Parkwall	Oldland Parish Council
4	PT17/2856/F	Approve with Conditions	Land Off Mumbleys Lane Mumbleys Lane Thornbury South Gloucestershire BS35 3JU	Thornbury South And	Thornbury Town Council
5	PT17/3446/F	Approved Subject to	Land At Morton Way, Phase 3 Of The Morton Way Development, Thornbury South Gloucestershire	Thornbury North	Thornbury Town Council
6	PT17/4636/F	Approve with Conditions	Grange Farm Old Gloucester Road Winterbourne South Gloucestershire BS36 1RR	Frampton Cotterell	Frampton Cotterell Parish Council
7	PT17/5087/F	Approve with Conditions	Greenacres Park Ram Hill Coalpit Heath South Gloucestershire BS36 2UB	Westerleigh	Westerleigh Parish Council
8	PT17/5825/F	Approve with Conditions	88 Apseleys Mead Bradley Stoke South Gloucestershire BS32 0BG	Bradley Stoke North	Bradley Stoke Town Council
9	PT17/5848/F	Approve with Conditions	9B Langthorn Close Frampton Cotterell South Gloucestershire BS36 2JH	Frampton Cotterell	Frampton Cotterell Parish Council
10	PT17/5955/CLP	Approve with Conditions	Townsend House 8 Townsend Almondsbury South Gloucestershire BS32 4EN	Almondsbury	Almondsbury Parish Council
11	PT17/5959/F	Approve with Conditions	9 Lewton Lane Winterbourne South Gloucestershire	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PK17/3567/F	Applicant:	Mr A Leney
Site:	Sunnymead Farm Codrington Road Westerleigh South Gloucestershire BS37 8RG	Date Reg:	4th September 2017
Proposal:	Change of use to Storage and Distribution (Class B8) or Offices (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include part demolition and conversion of existing building to form 4no. units (Unit A). Conversion and extension of existing building to form 6no. units (Unit B). Demolition of existing building. Erection of building to form 1no. unit (Unit C). Relocation of containers and associated works.	Parish:	Westerleigh Parish Council
Map Ref:	370582 179317	Ward:	Westerleigh
Application Category:	Minor	Target Date:	26th October 2017



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N.T.S.

PK17/3567/F

1. **THE PROPOSAL**

- 1.1 This application seeks planning permission for the change of use to Storage and Distribution (Class B8) or Offices (Class B1), as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). This will include part demolition and conversion of existing building to form 4no. units (Unit A). Conversion and extension of existing building to form 6no. units (Unit B). Demolition of existing buildings, and the erection of a building to form 1no. unit (Unit C). It would also involve the relocation of 4no. storage containers and construction of a car/cycle parking area. The application site is Sunnymead Farm, Shorthill Road, Westerleigh.
- 1.2 The wider site extends to approximately 26 acres with a range of buildings accessed off Shorthill Road and separated from the main parcel of grassland to the west. Historically it is noted that the property was for agricultural purposes and then diversified into equestrian activities, including a livery stables and riding school (refs. P95/1786 and PT00/1876/F). In recent times, prior approval was granted (ref. PK15/2712/PNFU) for the flexible change of use to Class B1/B8 of part of existing buildings Unit A and B. It was noted on site that this permission has been implemented. This application acknowledges the existing B1/B8 uses at the site and seeks permission for the change of use to the remaining parts of the buildings (and wider site), and also includes extensions and demolition. This will be explained further within this report.
- 1.3 The application site is located outside of a settlement boundary, and around 0.5 miles from Westerleigh and 3 miles from Yate. It is located within part of the Bristol/Bath Green Belt. The site is situated on fairly high ground, but is sunken and largely screened from the surrounding landscape.
- 1.4 Throughout the course of the application, a revised red line boundary was submitted. As such, Officers undertook a period of re-consultation for 10 days. In addition to this, a number of negotiations have taken place in relation to the extent of the proposals and parking provision. Revised plans have been received to reflect this.

2. **POLICY CONTEXT**

- 2.1 **National Guidance**
National Planning Policy Framework 2012
National Planning Policy Guidance 2014

- 2.2 **Adopted Development Plans**

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing Environment and Heritage
CS11	Distribution of Economic Development land
CS34	Rural Areas

South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk
PSP27	B8 Storage and Distribution Uses
PSP28	Rural Economy

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK15/2712/PNFU Prior Notification under Part 3 Class R of a flexible change of use from an agricultural building to Class B1/B8 (warehouse and storage) as defined in the Town and Country Planning (General Permitted Development) (England) Order 2015
Approved 06.08.15
- 3.2 PK14/048/SCR Change of use of 4no. equestrian buildings to B1/B8 use as defined in the Town and country (Use Classes) Order 1985 (as amended) Screening Opinion for PK14/4988/F
EIA not required 30.1.15
- 3.3 PK14/4988/F Change of use of 4no. equestrian buildings to B1/B8 use as defined in the Town and country (Use Classes) Order 1985 (as amended)
Withdrawn 29.4.15
- 3.4 PT00/1876/F Change of use from livery stables to livery stables and riding school & setting out of hardstanding for car park.
Approved 19.1.01
- 3.5 P95/1786 Change of use from agricultural buildings and land to livery stabling. Erection of additional building for use as livery stables. Construction of menage area.
Approved 9.8.95

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
Objection. Lack of information regarding future vehicular movements. Additional vehicles coming and going.

Re-consultation

Wish to reiterate previous concerns and objections. Traffic movements could be an issue.

- 4.2 Landscape Officer
No objection.

- 4.3 Economic Development
Supports the application.

- 4.4 Sustainable Transport
Concerns with amount of parking proposed, access.

Re-consultation

The agent has now provided revised plans showing a turning area and additional parking. Looking at relevant databases the parking would be sufficient in accordance with the number of proposed units. 12 cycle parking spaces will also be required.

- 4.5 Public Rights of Way
No objections subject to informatives.

- 4.6 Ecology Officer
No objections subject to conditions.

Other Representations

- 4.7 Local Residents
1no. objection from a local resident. Summarised as follows:
- Drainage and sewerage concerns
 - Contamination concerns
 - Traffic – access not suitable.
 - Close to boundary
 - Neighbour disputes
 - Noise

Re-consultation

- Queries what space will be used for - where existing Unit D is.
- Otherwise as above.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The development would involve the change of use of buildings to B1 or B8 class uses within part of the rural area and Bristol/Bath Green Belt. In making the assessment of this application, Officers acknowledge that as part of the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 3, Class V, each unit could alter between these B1 or B8 class uses without the need for planning permission for up to 10 years following the grant of planning permission.

5.2 Green Belt

The NPPF states in para.88 that substantial weight is given to any harm to the Green Belt. The development would largely involve the change of use of existing buildings (Unit B and Unit A). Para. 90 of the NPPF sets out that the; *'re-use of buildings provided that the buildings are of permanent and substantial construction'*, would not be considered inappropriate development in the Green Belt. This is providing that they do not conflict with the purposes of including land in the Green Belt. The buildings proposed to be converted are considered to be of permanent and substantial construction. Further, it is not considered that the development would conflict with the purposes of including land within the Green Belt. Therefore, the re-use of these buildings is deemed appropriate development within the Green Belt.

5.3 The development would also involve an element of new build. Paragraph 89. Regards the construction of new buildings within the Green Belt as inappropriate development, with certain exceptions listed within the paragraph. The relevant exceptions to this application are considered to be the following:

- *the extension or alteration of a building provided that it does not result in disproportioned additions over and above the size of the original building*

5.4 Policy PSP7 sets out, as a general guide, how a disproportionate addition would be assessed. It states that a volume increase of up to 30% of the original building would likely be proportionate. Additions that exceed 30% volume increase on the original building will be carefully assessed, with particular regard to whether the proposal would appear out of scale and proportion to the existing building. The larger a building becomes in excess of 30% over and above its original size, the less likely it is that the new extensions would be considered proportionate. Additions resulting in a volume increase of 50% or more of the original building would likely be considered a disproportionate addition.

5.5 The development would involve the demolition of a lean –to adjacent to Unit B and the construction of extensions. There would be 1no. extension to its west elevation and 1no. extension to its east elevation. These would provide 3no. additional units. Officers estimate that this would represent a volume increase of approximately 50% over and above the original building. While this is a large addition, it is not considered that the extensions would be out of scale or proportion with the existing building. They would also have the same design, height and materials. For these reasons, and in this instance, it is felt that this development would comply with this exception.

5.6 In addition to the above, the development would also involve the demolition of approximately a third of the existing Unit A. This would allow access through the site and to the proposed units. It would also involve the demolition of a stables block (existing Unit D) and the demolition of the existing Unit C. A building would be erected in a similar position to the existing unit C. Officers estimate that these alterations would represent a significant volume decrease in terms of built form at the site. The development would also involve the installation of a car parking area for up to 21 cars. The case officer noted on site that this area is currently occupied by derelict buildings (to be demolished)

to the east of Unit A as well as storage for 2no. containers and numerous agricultural vehicles and paraphernalia. While the proposed car park would alter the appearance of this part of the site, it is not thought that it would have a greater impact on the openness of the green belt than the existing situation. This area is already well screen to the north and east, however, further screening will be required as part of a landscaping scheme.

5.7 Given the proposed uses, it is considered that the development could result in external storage and lighting. This would be harmful to the openness of the green belt, and as such, a condition will be recommended to ensure external storage does not take place at the site and that a lighting scheme is submitted for approval.

5.8 In conclusion, with regard to the assessment above, it is felt that the development would not constitute inappropriate development in the Green Belt. Having said this, conditions are recommended to ensure the development is executed to Officers expectations.

5.9 Rural Employment Development

The application site is located within part of the rural area of South Gloucestershire. Policy CS34 sets out that farm diversification in order to provide local employment will be supported. The NPPF also provides support for sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings. This is similarly reflected in PSP28, which also sets out criteria for new uses in the rural area. These include the following;

(a) For buildings, there are no existing suitable underused buildings reasonably available and capable of conversion.

The development would involve the erection of built form. There are a number of buildings and structures at the wider site, however, these are either considered suitable or are not reasonably available and capable of conversion.

(b) The proposed building is reasonably necessary for the purposes of the use and is clearly designed for that purpose.

It is considered that the proposed built form would be necessary to support B1/B8 uses at the site, and they will reflect the existing buildings at the site.

(c) The development relates well to settlements and existing groups of buildings

The application site is contained within a group of buildings which make up the wider Sunnymead Farm site. They relate well to one another and are relatively close, and related to the nearby settlements of Westerleigh and Yate.

(d) The development makes efficient use of the land in relation to its location, layout, accessibility and surroundings

The buildings would remain in a group and the development would utilise existing suitable buildings and access.

- (e) *The volume and nature of any goods sold would not have a significant adverse effect on shopping facilities available in nearby settlements*

Given the proposed use of the site, it is not considered that the development would have an adverse impact on shopping facilities in nearby settlements.

- (f) *The proposal is of a scale which is consistent with its function, use and rural location.*

The development would involve the creation of 11 units of B1/B8 class uses. This would create numerous employment uses in the rural area which would be combined with sufficient, access and parking.

- 5.10 Given all of the above, it is considered that the employment development within the rural area would meet the criteria as set out in PSP28. It is also noted that the Strategic Economic Development colleagues support the application. The assessment will now move on to discuss, design, residential amenity, environmental impacts, highway safety and ecology.

5.11 Design, Visual amenity and Landscaping

The existing site is a complex of buildings which appear largely agricultural in character. Officers noted that the majority of the buildings were derelict or used for miscellaneous storage. In recent times part of the site has been converted to B1/B8, which has already altered the function and appearance of the site. The development would involve the demolition of a third of the existing Unit A, as well as the demolition of Unit D and C. This would allow access through the entirety of the site and additional areas for car parking. The development would involve the erection of built form, which would be similar in appearance to existing buildings at the site. Their materials would comprise roller shutter doors and profiled cladding, this would reflect those existing buildings at the site and is considered acceptable.

- 5.12 Units would be provided natural light through rooflights, and would have roller shutter doors and pedestrian entrance doors. Each would also have a delivery bay. This is considered acceptable and in accordance with the proposed use.

- 5.13 It is noted that there is existing screening to the north and east of the proposed car/cycle parking area. It is proposed that a new native hedge and trees would also be introduced to the north of this area. This is considered acceptable. But a condition is recommended that this is provided prior to use of the development. A condition is also recommended to ensure that any new boundary treatments are approved by the Council.

5.14 Residential Amenity and Environmental Impacts

Local Residents expressed concerns with the development in terms of noise and general disturbance as a result of the development. It is noted that there are properties near to the application site, and it is acknowledged that the development would result in changes to the existing situation. Given the proposed use, and the distance from residential properties, they could have the potential to cause noise and disturbance. There would also inevitably be some

- disturbance during the construction period, but this would be on a temporary basis and it is recommended that hours of working are restricted by condition. Furthermore, it is felt necessary, in the interests of residential amenity to condition the hours of use of the proposed units. It is proposed that this would be Mon-Fri 7.00hrs to 18.30hrs and Sat 7:30hrs-13.00hrs with no working on Sundays or Bank Holidays. Given the above, while there may be some disturbance from the site, given the recommended restriction of hours of use it is not deemed that this would be to a harmful extent.
- 5.15 Local residents also raised concerns in relation to contamination issues. Given the existing and previous uses of the site this is a concern, it is recommended that a condition is issue to ensure that investigations are carried out to ascertain the level of contamination (if any) and measures of mitigation required.
- 5.16 There were also concerns raised in terms of proposed drainage at the site. While some information has been provided on plans submitted, it will be expected that additional information will be submitted to be reviewed by drainage colleagues. This is recommended as a condition.
- 5.17 Highway Safety
Throughout the course of the application a number of negotiations have taken place in relation to the access and parking provision at the site. The Council do not have standards for commercial parking provision. Transportation based their estimated parking need on the Trip Rate Information Computer System (TRICS) database. Based on the information available to Officers the proposed 35 parking spaces at the site would be appropriate to the number of units and B1 or B8 uses proposed. This would be alongside the provision of 12no. cycle storage spaces which is also considered acceptable.
- 5.18 Revised plans also show that provision would be made for manoeuvring, loading and servicing areas. Transportation colleagues have reviewed this, and confirm it would be acceptable. This would be subject to a recommended condition that all these measures are provided prior to use of the units, and retained thereafter.
- 5.19 Ecology
The agent submitted an ecology appraisal in support of the application. Specialist colleagues reviewed the submitted information, and raised no objection, subject to conditions. These are recommended to be imposed.
- 5.20 Other Matters
Local residents raised concerns in relation to the presence of asbestos at the site. The applicant will be reminded that any buildings on site should be assessed for asbestos materials prior to demolition, and any asbestos must be removed in full consideration with the Health and Safety executive.
- 5.21 Local residents stated that there are disputes with the applicant in relation to interference on their land. While these concerns are acknowledged, this is considered to be a civil matter and does not form part of the consideration of this application.

6. **CONCLUSION**

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **APPROVE** permission has been taken having regard to the policies and proposals in the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 It is recommended that planning permission is **APPROVED**, subject to the conditions listed on the decision notice.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

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 first use of the development for the purposes hereby approved, an external lighting plan shall be submitted to and approved in writing by, the local Planning Authority. The lighting plan must show the locations, heights, directions and wattage of any artificial external light.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Reason

To protect the character and appearance of the Green Belt, and the amenity of the area and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); Policy PSP1, PSP7 and PSP8 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

3. No outside storage of material/goods/waste or plant shall take place at the premises.

Reason

To protect the character and appearance of the Green Belt, and the amenity of the area and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); Policy PSP1, PSP7 and PSP8 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

4. All landscape works (as shown on Proposed Landscaping Plan dwg no. 51102/03/104 REV, received by the Council 30th January 2018) shall be carried out in accordance with the details hereby approved within the first planting season following the date of this decision. Should any plant or tree within the scheme of landscaping become damaged, diseased, or die within a period of 5 years following the completion of the soft landscape works, that plant shall be replaced in a like-for-like manner within the next planting season.

Reason

To protect the character and appearance of the Green Belt, and the amenity of the area and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); Policy PSP1, PSP2, PSP7 and PSP8 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

5. Prior to use of the development hereby approved, a plan indicating the positions, design, materials and type of boundary treatment(s) to be erected shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the approved details.

Reason

To protect the character and appearance of the Green Belt, and the visual amenity of the area and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013); Policy PSP1, PSP2 and PSP7 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

6. The hours of working on site during the period of construction and demolition shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

7. The use of the units for the purposes hereby permitted shall be restricted to 07.00hrs - 18.30hrs Mon-Fri incl. 07.30hrs-13.00hrs Sat. with no use on Bank holidays and Sundays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

8. Prior to use of the development hereby permitted, the parking (vehicular and cycle), loading, servicing and manoeuvring areas shall be constructed, in accordance with the Proposed Block Plan (dwg no. 51102/03/100 REV D, received by the Council 30th January 2018), and retained as such thereafter.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP16 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

9. Prior to the commencement of development a scheme of investigation shall be carried out by a suitable competent person to fully ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report to address those unacceptable risks identified shall be submitted prior to the commencement of the development for the written approval of the Local Planning Authority, and identify what mitigation measures are proposed to address unacceptable risks (Remediation Strategy). The resulting Remediation Strategy shall include a schedule of how the works will be verified (Verification Strategy). Thereafter the development shall proceed in accordance with any agreed mitigation measures.

Prior to use, where works have been required to mitigate contaminants (as indicated above) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

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

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This is required prior to commencement in the interest of public health.

10. Prior to use of the development hereby permitted, and notwithstanding the submitted information, surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. Development shall then proceed in accordance with the agreed details.

Reason

To prevent pollution and flooding, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

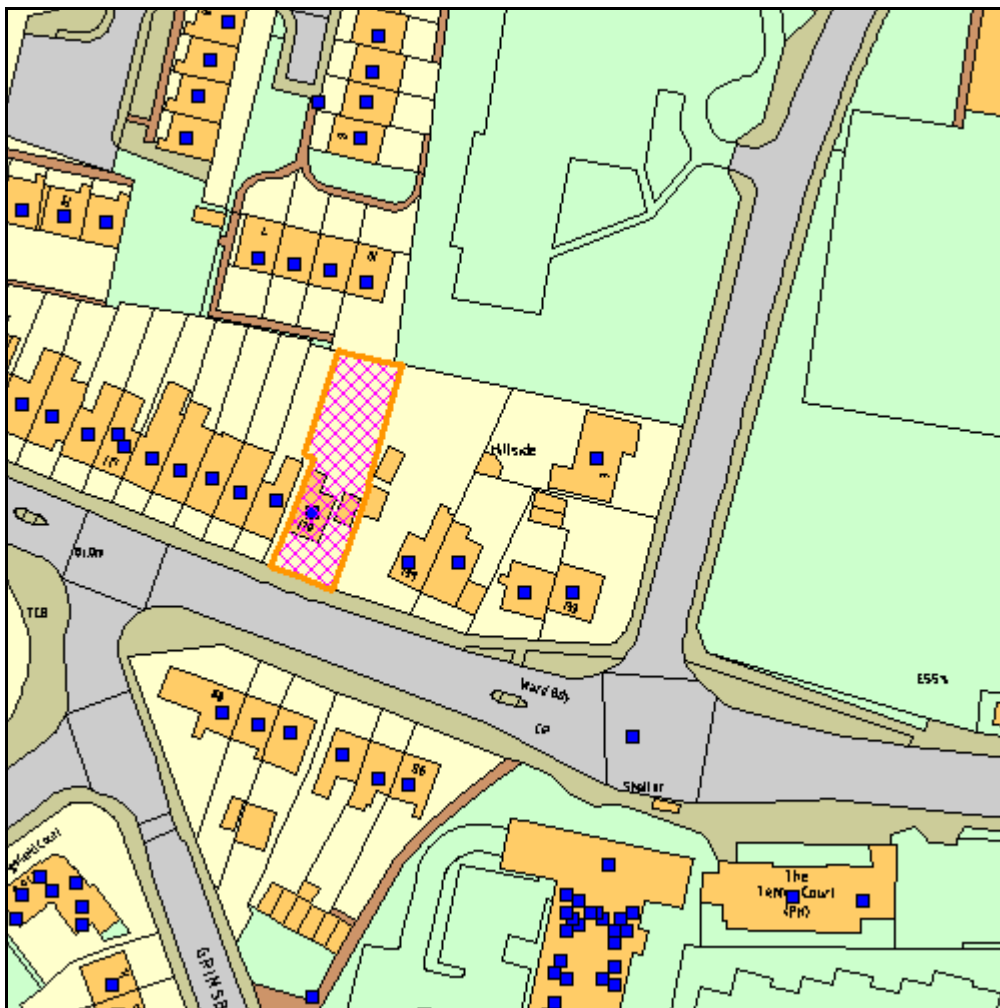
11. All works shall proceed in accordance with the recommendations set out in Chapter 7 of the Ecological Assessment (TREcS, July 2017). Any deviation from the plan shall be submitted to the Local Planning Authority for approval in writing.

Reason

In the interests of protected species and to accord with Policy PSP19 of the South Gloucestershire Policies Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PK17/4980/F	Applicant:	Mr Ash Allen
Site:	129 Hill Street Kingswood Bristol South Gloucestershire BS15 4EZ	Date Reg:	6th November 2017
Proposal:	Erection of 1No. detached bungalow and associated works. Resubmission of PK17/3690/F	Parish:	None
Map Ref:	366220 173647	Ward:	Kings Chase
Application Category:	Minor	Target Date:	19th December 2017



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PK17/4980/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under the Circulated Schedule procedure as a result.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of 1no. detached bungalow and associated works. The application is a resubmission of application ref. PK17/3690/F.
- 1.2 The application site consists of a detached property set towards the front of a relatively large plot. The property is set at the end of a terrace, with the gap measuring roughly 0.8 metres separating the property from the neighbouring terrace. The site is located within the urban fringe area of Kingswood, and is accessed off Hill Street (A420). The existing dwelling at the site is finished in stone, and incorporates a hipped roof.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

3.1 PK17/3690/F

Erection of 1no attached dwelling with access parking and associated works.
Erection of single storey rear extension to existing dwelling.

Withdrawn: 25.09.2017

4. CONSULTATION RESPONSES

4.1 Parish Council

The area is un-parished

4.2 Other Consultees

Sustainable Transport

No objection subject to condition securing implementation of proposed car/vehicle parking area and manoeuvring area.

Lead Local Flood Authority

No objection subject to SUDs condition

Archaeology

No comment

Highway Structures

No comment

Coal Authority

No objection subject to conditions

Other Representations

4.3 Local Residents

One comment objecting to the proposed development, and one comment neither objecting to nor supporting the development, were submitted by local residents. The main points raised are outlined below:

- Plans show neighbouring trees to be removed. Could application form please be revised as it currently states that no trees or hedges will be removed, when numerous will be.
- A wall which is part of the boundary also appears to show being altered.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning permission is sought for the erection of 1no. detached one-bedroom bungalow within an existing residential curtilage. Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South Gloucestershire will take place within the communities of the north and east fringes of the Bristol urban area. The application site is located in the area defined as the east fringe of the Bristol urban area. As such, based solely on the location of the site, the principle of the development is acceptable.

5.2 The principle of development is acceptable under the provisions of policy CS5, and it is acknowledged that the provision of one additional dwelling towards housing supply would have a modest socio-economic benefit. However the impacts of the development proposal must be further assessed against relevant policy in order to identify any potential harm. The further areas of assessment are; design and visual amenity, residential amenity, transportation, and trees and vegetation.

5.3 It is also recognised that the development proposal would consist of tandem development. Policy PSP38 of the Policies, Sites and Places Plan outlines that tandem development, consisting of one house immediately behind another and sharing the same access, is generally unsatisfactory because of the difficulties of access to the house at the back and the disturbance and lack of privacy suffered by the house in front. As such, careful consideration will be paid to any potential amenity or access issues.

5.4 Design and Visual Amenity

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

5.5 The proposed bungalow would follow a fairly standard rectangular footprint, and would incorporate a pitched roof. The bungalow would measure approximately 8.5 metres in width, and 5.5 metres in depth. The overall height of the bungalow would be set at approximately 4.5 metres, with the eaves line set at approximately 2.5 metres. A front door and two windows would be inserted at the front elevation, with two bi-fold doors inserted at the rear elevation.

5.6 Whilst the proposed dwelling is of a fairly basic design, and does not particularly reflect the appearance of immediate surrounding properties, it is noted that it would be set roughly 27 metres from the highway, and would be partially screened from view by virtue of the location of the existing dwelling. As such, the impacts on the character of the area or the immediate streetscene would be limited. On balance, whilst the proposed dwelling does not exhibit any particular interest from an architectural perspective, it is considered that given the location and modest scale of the bungalow, the overall impact of the

development on visual amenity would not be significant. For the reasons outlined above, the proposal is considered to satisfy the design criteria set out in policy CS1 of the Core Strategy.

5.7 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

5.8 In terms of overbearing and overshadowing impacts, it is considered that due to the modest height of the structure, its siting towards the end of the existing garden, and the slight separation between the bungalow and neighbouring boundaries, any impacts on neighbours would be minimal. With regard to overlooking, as the proposed bungalow would be single storey in nature, it is not considered that its erection and occupation would give rise to any significant overlooking issues

5.9 It is not considered that the occupation of the proposed dwelling would cause an unacceptable degree of disturbance to any neighbouring residents. However, it is recognised that the construction of the bungalow and other associated works could cause a degree of disturbance to neighbours during the construction period. That said, a degree of disturbance is to be expected as part of any development, and would not constitute a reason for refusing the application. However in order to protect the residential amenity of neighbours, a condition will be attached to any decision, restricting working hours during the construction period.

5.10 In terms of the provision of private amenity space, policy PSP43 of the Policies, Sites and Places Plan outlines that all new residential units will have access to private amenity space, and sets out a guide for new development. The amount of amenity space that should be provided is based on the number of bedrooms contained within a property. The proposed bungalow would contain 1 bedroom, and it has been outlined that the existing dwelling contains 3 bedrooms. The guide outlines that a minimum of 40m² should be provided for 1-bed properties, and that a minimum of 60m² be provided for 3-bed properties. The submitted proposed site plan indicates that 55m² of amenity space will be provided for the bungalow, with 60m² retained for the existing dwelling. As such, the provision accords with the guide set out in PSP43.

5.11 However in order to be acceptable, any amenity space must be sufficiently private. As such, providing amenity space that is significantly overlooked by neighbouring properties would be unlikely to be considered acceptable. In this case, given the degree of separation and the siting of the bungalow towards the end of the existing garden, it is not considered that the amenity space associated with the bungalow would be significantly overlooked by properties to the east, west or south. The nearest neighbouring property would be to the north. However as the rear garden of the neighbouring property would separate

it from the application site, it is not considered that the site would be unacceptably overlooked.

- 5.12 For the reasons outlined above and subject to a condition restricting working hours, it is not considered that the proposal would have an unacceptable impact on residential amenity. On this basis, the proposal is considered to accord with policy PSP8 of the Policies, Sites and Places Plan.

5.13 Transport

In terms of parking provision, policy PSP16 of the Policies, Sites and Places Plan sets out the minimum residential parking standards for new development. The number of parking spaces required is based on the number of bedrooms contained within a property. The standards outline that 1/2-bed properties must provide a minimum of one parking space, with 3/4-bed properties providing a minimum of two. Each external parking space must measure a minimum of 2.4m x 4.8m.

- 5.14 Submitted plans indicate that one parking space will be provided for the new bungalow, with two parking spaces provided for the existing dwelling. The proposed parking provision therefore meets the minimum residential standard. Furthermore, sufficient manoeuvring space has been provided on-site to allow for vehicles to enter and exit the site in a forward gear. Overall, the proposed parking arrangements are considered acceptable. However a condition will be attached to any decision, requiring the proposed parking and manoeuvring spaces to be provided prior to the first occupation of the proposed dwelling.

- 5.15 In terms of access it is noted that the site is accessed off a classified A road. However the transport officer is satisfied that, given the low level of traffic to be generated by one additional house (one-bed dwelling), there would not be any material increase of traffic that would compromise the current standards of highway safety for all highway users. As such, the proposed access is considered acceptable.

5.16 Trees and Vegetation

During a site visit it was noted that there are several substantial trees and other forms of vegetation present at the site. The submitted plans do not clearly indicate exactly how any of the trees or vegetation would be affected by the proposed development. As such, a condition will be attached to any decision, requiring a detailed landscape drawing to be submitted and approved prior to the commencement of development.

5.17 Coal Issues

In terms of historic coal mining, the application site falls within the defined Development High Risk Area. The Coal Authority concur with the findings of the submitted Coal Mining Risk Assessment Report. As such, there are no objections subject to standard conditions relating to site investigations.

5.18 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty

came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

- 5.19 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

2. Prior to the first occupation of the dwelling hereby approved, the car/vehicle parking area and manoeuvring area as shown on plan 2956/100A shall be completed, and thereafter, the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

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; Policy PSP16

of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

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

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. Prior to the commencement of development a plan showing the trees and other vegetation to be protected and the means of protection during construction, in line with BS 5837:2012, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved plan.

Reason

To protect the character and appearance of the area, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework. This is required to be agreed prior to the commencement of development to avoid causing damage to significant existing trees and vegetation during any ground works.

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

Reason

To comply with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and National Planning Policy Framework 2012. This is required to be agreed prior to the commencement of development to avoid any unnecessary remedial action in the future.

6. Prior to the commencement of development, a scheme for intrusive site investigation into the coal mining legacy issues on the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To establish if remedial works to treat areas of shallow mine workings are required and to ensure the safety and stability of the proposed development to accord with Policy PSP22 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

This information is required as a pre-commencement condition because it is necessary to establish if the coal mining legacy has affected the stability and safety of the land prior to the any development commencing on site.

7. Prior to the commencement of development, the intrusive site investigations as required by condition 6 shall be undertaken in accordance with the approved scheme. Followed by the submission of a report of the findings arising from the intrusive site investigations to be submitted to the Local Planning Authority.

Reason

To establish if remedial works to treat areas of shallow mine workings are required and to ensure the safety and stability of the proposed development. To ensure that any remedial works identified by the site investigation are undertaken prior to the commencement of development. To accord with Policy PSP22 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

This information is required as a pre-commencement condition because it is necessary to establish if the coal mining legacy has affected the stability and safety of the land prior to the any development commencing on site.

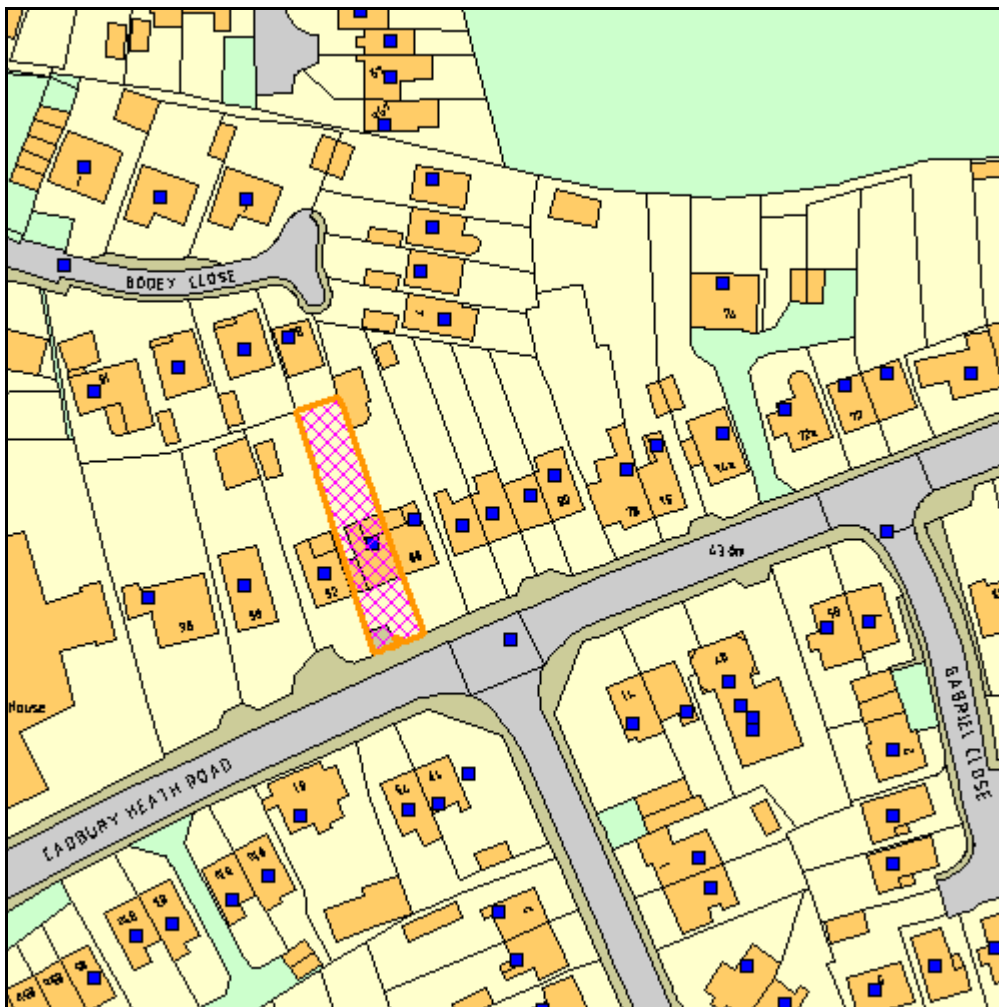
8. Should intrusive site investigations carried out in accordance with condition 8 and 9 require remedial works, details shall be submitted to the Local Planning Authority for written approval and development should be carried out in accordance with the approved details.

Reason

To ensure the safety and stability of the proposed development and to ensure any necessary remedial works are carried out prior to the commencement of development. To accord with Policy PSP22 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and Policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PK17/5882/CLP	Applicant:	Mr & Mrs Williams
Site:	90 Cadbury Heath Road Cadbury Heath Bristol South Gloucestershire BS30 8DG	Date Reg:	28th December 2017
Proposal:	Application for a certificate of lawfulness for the proposed installation of 1no rear dormer and 3no front rooflights to facilitate loft conversion	Parish:	Oldland Parish Council
Map Ref:	366462 172435	Ward:	Parkwall
Application Category:	Certificate of Lawfulness	Target Date:	14th February 2018



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PK17/5882/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed installation of 1no rear dormer and 3no front roof lights to facilitate loft conversion to 90 Cadbury Heath Road, Cadbury Heath would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1.

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 None Relevant

4. CONSULTATION RESPONSES

- 4.1 Local Councillor
No comment received

Oldland Parish Council
No objection

Other Representations

- 4.2 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Existing Block Plan
Existing First Floor Plan
Existing Ground Floor Plan
Existing Loft Plan

Proposed Block Plan
Proposed Elevations
Proposed First Floor Plan
Proposed Ground Floor Plan
Proposed Loft Plan
Site Location Plan

(Received by Local Authority 20th December 2017)

6. ANALYSIS OF PROPOSAL

6.1 Principle of Development

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

6.2 The key issue is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1 of the GPDO 2015. It should be noted that there is no restriction on permitted development rights at the subject property. As such permitted development rights are intact and exercisable.

6.3 The proposed development consists of the installation of a 1no rear dormer and 3no front rooflights. This development would fall within Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015, which permits the enlargement of a dwellinghouse consisting of an addition or alteration to its roof. This allows dormer additions and roof alterations subject to the following:

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

- (a) **Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)**

The dwellinghouse was not granted under Classes M, N, P or Q of Part 3.

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

The height of the proposed dormer windows would not exceed the highest part of the roof, and therefore the proposed development meets this criterion.

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

The proposed dormer window would be located to the rear of the property, and as such would not extend beyond any existing roof slope which forms a principal elevation of the dwellinghouse and fronts a highway. As such the proposal meets this criterion.

- (d) The cubic content of the resulting roof space would, as a result of the works, exceed the cubic content of the original roof space by more than –**
(i) 40 cubic metres in the case of a terrace house, or
(ii) 50 cubic metres in any other case

The property is a semi-detached house and the proposal would result in an additional volume of no more than 50 cubic metres.

- (e) It would consist of or include –**
(i) the construction or provision of a verandah, balcony or raised platform, or
(ii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe; or

The proposal would include none of the above.

- (f) The dwellinghouse is on article 2(3) land**

The host dwelling is not on article 2(3) land.

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

- (a) the materials used in any exterior work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

Submitted plans confirm materials of similar appearance.

- (b) the enlargement must be constructed so that –**
(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
(aa) the eaves of the original roof are maintained or reinstated; and

- (bb) **the edge of the enlargement closest to the eaves of the original roof is, so far as practicable, not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge or the eaves; and**
- (ii) **other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse; and**

The rear dormers would be approximately 0.4 metres from the outside edge of the eaves of the original roof respectively. Additionally, the proposal does not protrude beyond the outside face of any external wall of the original dwellinghouse.

- (c) **any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be –**
 - (i) **obscure-glazed, and**
 - (ii) **non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.**

Plans show no proposed side windows.

- 6.4 The proposed roof lights on the existing dwelling would fall within the category of development permitted by Schedule 2, Part 1, Class C of the GPDO, which allows for any other alterations to the roof of a dwelling house provided it meets the criteria as detailed below:

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

Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule (changes of use);

The use of the building as a dwellinghouse was not granted by virtue of Class M, N, P, PA or Q of Part 3 of this Schedule.

The alteration would protrude more than 0.15 metres beyond the plane of the roof slope of the original roof when measured from the perpendicular with the external surface of the original roof;

The roof lights would not protrude more than 0.15 metres beyond the plane of the roof slope of the original roof.

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

The proposed roof lights would not be higher than the highest part of the original roof.

It would consist of or include –

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

Not applicable

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

Not applicable

Conditions

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

(a) Obscure glazed; and

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

The proposed roof lights would be on the principal elevation.

7. RECOMMENDATION

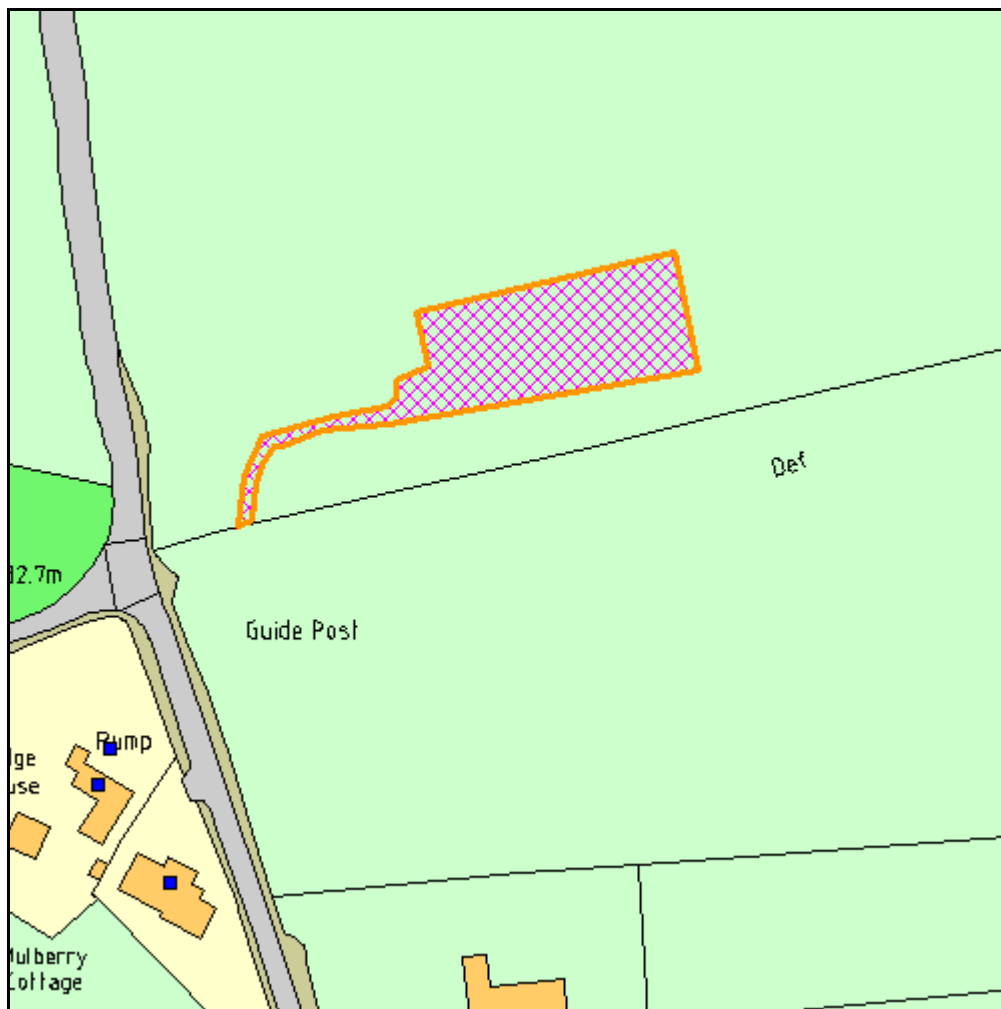
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

Evidence has been provided to demonstrate, on the balance of probabilities, that the proposed development would fall within the permitted rights afforded to householders under Schedule 2; Part 1, Classes B and C of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: Westley Little
Tel. No. 01454 867866

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/2856/F	Applicant:	Mr A Lavis
Site:	Land Off Mumbleys Lane Mumbleys Lane Thornbury South Gloucestershire BS35 3JU	Date Reg:	20th July 2017
Proposal:	Erection of agricultural building and 2 no. poly tunnels.	Parish:	Thornbury Town Council
Map Ref:	362193 188793	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	11th September 2017



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PT17/2856/F

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of this report. Under the current scheme of delegation it is required to be taken forward under the Circulated Schedule procedure as a result.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of an agricultural building and 2no. polytunnels at Land off Mumbleys Lane, Thornbury.
- 1.2 The application site consists of land to the east of Mumbleys Lane, Thornbury. The land consists of permanent pasture and extends to approximately 1.95 hectares. The site slopes significantly downwards from south to north, and is bounded on its northern and eastern sides by areas of woodland, its southern side by a separate field, and its western side by Mumbleys Lane.
- 1.3 The site is located within the Bristol and Bath Green Belt. A public right of way, which forms part of the Jubilee Way (Major Recreational Route), runs to the south of the application site.
- 1.4 Revised plans were requested and received on 24th November 2017. The revisions involved the re-siting of the proposed agricultural building and polytunnels, as well as alterations to the proposed landscaping. The alterations were considered to materially affect the scope of the proposal, and as such a further round of consultation was undertaken. The further round of consultation ran from 24th November 2017 – 8th December 2017.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS34	Rural Areas

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management

PSP28 Rural Economy
PSP29 Agricultural Development

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Development in the Green Belt SPD (Adopted) 2007

3. **RELEVANT PLANNING HISTORY**

3.1 **PT16/6910/PNA**

Prior notification of the intention to erect a steel portal framed agricultural building.

Withdrawn: 24.01.2017

3.2 **PT01/0027/RVC**

Amendments to access and erection of fencing.

Refused: 01.03.2001

3.3 **PT00/2525/PDR**

Erection of stock control fencing and new access.

Objection: 16.10.2000

3.4 **PT00/1750/F**

Change of use of land for the keeping of horses. Erection of stable block and store.

Approved: 29.08.2000

4. **CONSULTATION RESPONSES**

Following first round of consultation (original plans)

4.1 Thornbury Town Council

Objection – the size of the polytunnels appears excessively large to be associated with the size of the property.

Oldbury on Severn Parish Council

No comment

Aust Parish Council

No comments received

4.2 Other Consultees

Sustainable Transport

We note that this planning application seeks permission to construct an agricultural building for the storage of fodder and agricultural machinery and two polytunnels on land off Mumbleys Lane, Thornbury. After reviewing these proposals we do not consider that it will generate a significant number of trips to this site or have a severe impact on the adjoining highway network.

Moreover, although we note that access is via a track also serving as a public footpath, as we consider that the proposed uses are unlikely to generate many trips, we do not believe that we could sustain an objection to this in highways or transport terms, especially as the existing access arrangements are unchanged.

Consequently, we do not believe that this application raises any material highways or transportation issues and so we have no comment about this proposal.

Landscape Officer

Given the error on the proposal drawing (i.e. lack of existing hedge); the isolated, prominent location with negative impact on the landscape character and the amenity of neighbours; lack of landscape mitigation/compensation especially in regard to the Jubilee Way as well as neighbouring dwellings and concerns regarding the actual need for such a development, refusal should be considered.

Highway Structures

No comment

Lead Local Flood Authority

No objection

Bristol Water

Whilst Bristol Water (the "Company") has no objection in principle to the proposed construction of a new agricultural building and two poly-tunnels, we note that part of the access to the development (shaded green on the attached copy of plan 51395/02/101 rev A) crosses, or is close to 3 existing water mains and associated apparatus.

One affected main is a 90mm diameter distribution main. This is not a strategic pipe, but apparatus associated with it has been damaged on several occasions in the recent past by works affecting the access, causing inconvenience to water customers in the immediate vicinity.

The other 2 mains are 10" and 12" in diameter and are of strategic importance to the wider water network. If they, or associated apparatus, were damaged, then it is likely that major disruption, affecting many customers, would be caused to the supply of water in the area.

The Company is concerned that an intensification of the use of the access, (in terms of the number of traffic movements and the weight of vehicles) both during and after the construction of the proposed development, might damage 1 or all of the 3 mains and/or associated apparatus.

The Company would therefore ask that a planning consent be conditional on the developer agreeing (before any development takes place) reasonable measures or works to safeguard the Company's mains and apparatus. The Company would expect the developer to meet the cost of any agreed measures or works.

Other Representations

4.3 Local Residents

A total of 6 comments objecting to the proposed development were submitted by local residents in relation to the development as originally proposed. The main concerns raised are summarised below:

- Size of building is disproportionate to size of field.
- Building would have severely impair visual amenity and rural nature of location.
- No agricultural justification for the building has been made.
- Building would appear more industrial than agricultural.
- Building should be clad in timber to lessen visual impact.
- Trees and bushes planted are too few in number and are too close to footpath.
- Existing access is hazardous. Manoeuvring of vehicles would add more risk.
- Issues regarding water mains at site entrance.

Following second round of consultation (amended plans)

4.4 Thornbury Town Council

Objection – revised plans do not address Council's previous concerns.

Oldbury on Severn Parish Council

No comments received

Aust Parish Council

No comments received

4.5 Other Consultees

Sustainable Transport

No change to previous comments

Landscape Officer

The revised drawing would appear to be acceptable. A detailed landscape drawing is required to conform to policy PSP2 with particular reference to clause 3.28. Planting details are required and it is recommended that the proposed new hedgerows be mulched.

One concern is the topography in relation to the levelling of the site and what is proposed for the soil arisings. Ideally arisings should be removed from site but if retained on site how are they are to be properly incorporated in the design. This could be clarified on the drawing.

Highway Structures

No comment

Lead Local Flood Authority

No objection

Bristol Water

We confirm that we have 12"CI and 10"CI trunk mains and a 90mm main within or near to the site boundary which could be affected by the proposed development. We are not seeking to unnecessarily delay the planning process for the development by registering an objection but would ask that we be contacted by the applicant for pre-planning discussions on their proposals.

Other Representations

4.6 Local Residents

4 further comments objecting to the proposed development were submitted by local residents during the second round of consultation, and relate to the amended plans. The main concerns raised are summarised below:

- No farming need for such a large building on a relatively small plot of land.
- Revised proposal does not provide enough screening.
- Proposed polytunnels will almost certainly get ripped or blown away.
- Mumbleys Lane is a rat run for parents of local school children. Tractors and traffic already cause problems for residents.
- Longer track will require more site levelling. Any displaced soil should be kept on site.

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks permission for the erection of an agricultural building and 2no. polytunnels.

5.2 Principle of Development

It is noted that planning permission was granted in 2000 for the 'change of use of land for the keeping of horses. Erection of stable block and store', under application ref. PT00/1750/F. The application site for PT00/1750/F included the application site for the current proposal. As such, it is recognised that planning permission has previously been granted for the changing of the use of the site for the keeping of horses.

- 5.3 The application site for PT00/1750/F included both the field within which the proposed buildings would be located, and the field immediately to the south. Studying aerial photographs, it would appear that in 2000, there was no separation between the two fields with the whole area appearing as a single, larger field. However aerial photographs from 2005-2008 begin to show a pathway running through the middle of the field. This pathway follows the line of the Jubilee Way public right of way. By 2014, there is a much clearer distinction between the two fields. Having studied more recent aerial photographs and undertaken a site visit, it would appear that the fields are now more substantially separated. The public right of way runs between the two fields, and is bounded by fences and vegetation on both its southern and northern sides. As such, the two fields now appear distinctly separate from one another.
- 5.4 Historic aerial photographs also provide an indication that whilst the southern portion of the original field was used for the keeping of horses, with stables and associated buildings subsequently erected, the northern portion was not. Upon visiting the site, it is clear that the southern field is currently used for the keeping of horses, whereas the northern portion, which contains the application site, is pasture. As aerial photographs indicate that the site was not used for the keeping of horses, and the northern field is now distinctly separate from the southern field, the land can be considered to have retained its agricultural use.
- 5.5 Notwithstanding the above, the land containing the application site could be reverted back to an agricultural use without the need for planning permission.
- 5.6 As such, for the purposes of this assessment and on the balance of probabilities, it is concluded that the application site can reasonably be considered as being located on agricultural land.
- 5.7 The proposed building would be used to store vehicles and equipment associated with the maintenance of the land. As there is a clear association between the proposed building and the agricultural land upon which is sited, the building can be considered to form an agricultural building. The polytunnels would be used to grow fruit, vegetables and plants. The interpretation of "agriculture" as set out in Section 336 of the Town and Country Planning Act outlines that this also includes horticulture and fruit growing. As the polytunnels have clearly been designed for this use, with polythene sheeting allowing for high levels of natural light, the polytunnels can also be considered to form agricultural buildings.
- 5.8 As such, the proposal would consist of the erection of agricultural buildings on agricultural land. Therefore, when assessing the principle of development, policy PSP29 of the Policies, Sites and Places Plan is applicable.

- 5.9 Policy PSP29 outlines that new agricultural buildings will be supported providing there are no existing suitable underused buildings available, and that the proposal is reasonably necessary for the purposes of the use and is clearly designed for that purpose. PSP29 moves on to outline that particular attention should be paid to siting, size, massing, form, materials and detailed design to minimise any adverse impacts on the character and diversity of the landscape and the general openness of the countryside.
- 5.10 Green Belt
The application site is located within the Bristol and Bath Green Belt. Development in the Green Belt is generally considered to be inappropriate unless it falls within a predefined exception category, as set out in paragraph 89 of the NPPF. One such exception category is the erection of buildings for agriculture and forestry.
- 5.11 As the proposed building would be used for agricultural storage, and the polytunnels would be used for the growing of fruit and vegetables as well as household plants and trees, they can be considered to form buildings for agriculture. On this basis, the proposal falls within the exception category for development in the Green Belt.
- 5.12 Existing Suitable Underused Buildings
The proposed agricultural building would be used to store grass, fodder and numerous agricultural vehicles and implements which require a dry and safe environment to be kept in. There are not considered to be any existing underused buildings at the site which are of sufficient size as to store the items outlined above. Furthermore, there are no existing underused buildings at the site that would be suitable for the growing of fruit, vegetables or plants.
- 5.13 Reasonably Necessary for Purposes of Use
The applicant has outlined that the main building will be used to store grass cut within the holding, as well as the storage of fodder from other land under the ownership of the applicant. The main building would also be used to securely store a number of agricultural vehicles and implements. It is considered that a secure space is required for the storage of the equipment outlined above. It is also considered that building has been designed to appear as a fairly typical agricultural outbuilding, with a fairly shallow pitched roof and a large metal roller shutter door.
- 5.14 With regard to the polytunnels, it is considered that the polytunnels are clearly designed for the purposes of the use. It is also considered that the fruit, vegetables and plants to be grown could most likely not be grown out in the open, and require a degree of warmth and protection; which would be provided by the polytunnels.
- 5.15 On balance, both the proposed agricultural building and polytunnels are considered to be necessary for the purposes of their use and are clearly designed for that purpose.

5.16 Design and Impacts on Landscape

As originally proposed, it was considered that the proposed central location of the buildings, on the edge of the higher ground, was unnecessarily visually prominent and would have a harmful impact on the landscape character of the locality. It was also considered that due to the proximity of the buildings to the public right of way, and an identified lack of screening, the impacts on visual amenity would be exacerbated.

5.17 Following negotiations between the landscape officer and the applicant, the proposed buildings were re-located towards the north-western corner of the field. The buildings are therefore proposed to be located on lower ground, and would be less visually prominent within the context of the site. The buildings would be located in close proximity to a wooded area to the north. It is considered that the setting of the buildings against this backdrop would also help to reduce their prominence.

5.18 In terms of their design and scale, it is considered that the proposed agricultural building and polytunnels would appear as fairly typical features of an agricultural field. Furthermore, it is not considered that the structures would appear disproportionately large in relation to the field they would be located within. However it is noted that if the polytunnels were to no longer be used and fall in to a state of disrepair, they would likely have an adverse impact on the immediate landscape. As such, a condition will be attached to any decision requiring the polytunnels to be removed should they no longer be required.

5.19 With regard to materials proposed in the external finish of the main building, the materials proposed are considered to be more or less appropriate for an agricultural building. However comments made by the landscape officer (in relation to a previously withdrawn application), regarding whether the use of timber cladding would reduce visual impact have been taken in to account. It is considered that the proposed materials require further consideration, and as such a condition will be attached to any decision, requiring materials to be agreed post-determination.

5.20 In terms of landscaping, submitted plans indicate that more substantial landscaping, largely in the form of mixed native hedgerows, will be introduced in order to lessen the impact of the development on visual amenity. Whilst the proposed landscaping measures are not considered unacceptable, they will be considered in more detail through the submission of a landscaping drawing post-determination, as per the recommendation of the landscape officer.

5.21 For the reasons outlined above and subject to agreement of particular details, it is not considered that the proposal would cause significant harm to the character and distinctiveness of the immediate landscape.

5.22 Amenities of Local Residents

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and

overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

- 5.23 The proposed agricultural building and polytunnels would be located a minimum of 60 metres from the nearest neighbouring residential properties. Additionally, the nearest properties are located on the western side of Mumbleys Lane, with the application site located on the eastern side. The two sides of the lane are separated by a substantial row of hedges and trees. As such, the proposed structures would be largely screened from view.
- 5.24 Whilst the proposed structures may be visible from the first floor of neighbouring properties, it is not considered that the presence of the structures would have any unacceptable overbearing, overshadowing or overlooking impacts on neighbouring residents.
- 5.25 In terms of disturbance, given the degree of separation between the proposed structures and neighbouring properties, it is not considered that the use of the agricultural building and polytunnels would cause an unacceptable degree of disturbance to neighbouring residents. Given the distance of separation, it is also not considered that the erection of the structures would cause significant disturbance during the construction period. However it is recognised that the parts of the proposed access track are in much closer proximity to neighbouring properties. As such, in order to protect the residential amenities of neighbouring residents, a condition will be attached to any decision, restricting the permitted hours of working during the construction period.
- 5.26 Subject to the aforementioned condition, it is not considered that the proposal would have any unacceptable impacts on the residential amenity of local residents. As such, the proposal is considered to accord with policy PSP8 of the Policies, Sites and Places Plan.
- 5.27 Highway Safety
In line with the comments of the transport officer, it is not considered that the proposed uses would generate significant levels of traffic. Furthermore the existing access would be utilised. As such it is not considered that the proposal would have a material impact on highway safety.
- 5.28 Water Mains
The concerns raised by both Bristol Water and local residents have been taken into account. The applicant has been made aware that appropriate measures to protect Bristol Water's main and apparatus will need to be implemented, and that they are required to discuss the appropriate protection measures with Bristol Water.
- 5.29 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between

people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.30 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

2. Should the polytunnels hereby approved cease to be used for productive agricultural purposes for a period of 12 months they shall be removed from the site and the land, so far as is practicable, returned to its former condition.

Reason

In the interests of visual amenity and to safeguard the openness of the Green Belt, to accord with policies PSP2 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

3. Prior to the commencement of the relevant part of the development of the agricultural building hereby approved details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

4. Prior to the commencement of development a scheme of landscaping shall be submitted which shall include details of all existing trees and hedgerows on the land and details of any to be retained and removed, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hard surfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details. The scheme should comply with SGC planning policy in relation to landscape (inc. CS1, CS9, PSP1, PSP2, PSP19) and the strategic landscape recommendations of the South Gloucestershire Landscape Character Assessment (LCA 18). The landscape scheme shall also include specification notes covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives.

Reason

To protect the character and appearance of the area and to reduce any visual intrusion in to the countryside, to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework. This is required to be agreed prior to the commencement of development to avoid causing damage to existing trees and vegetation during any ground works and to avoid any unnecessary remedial action in the future.

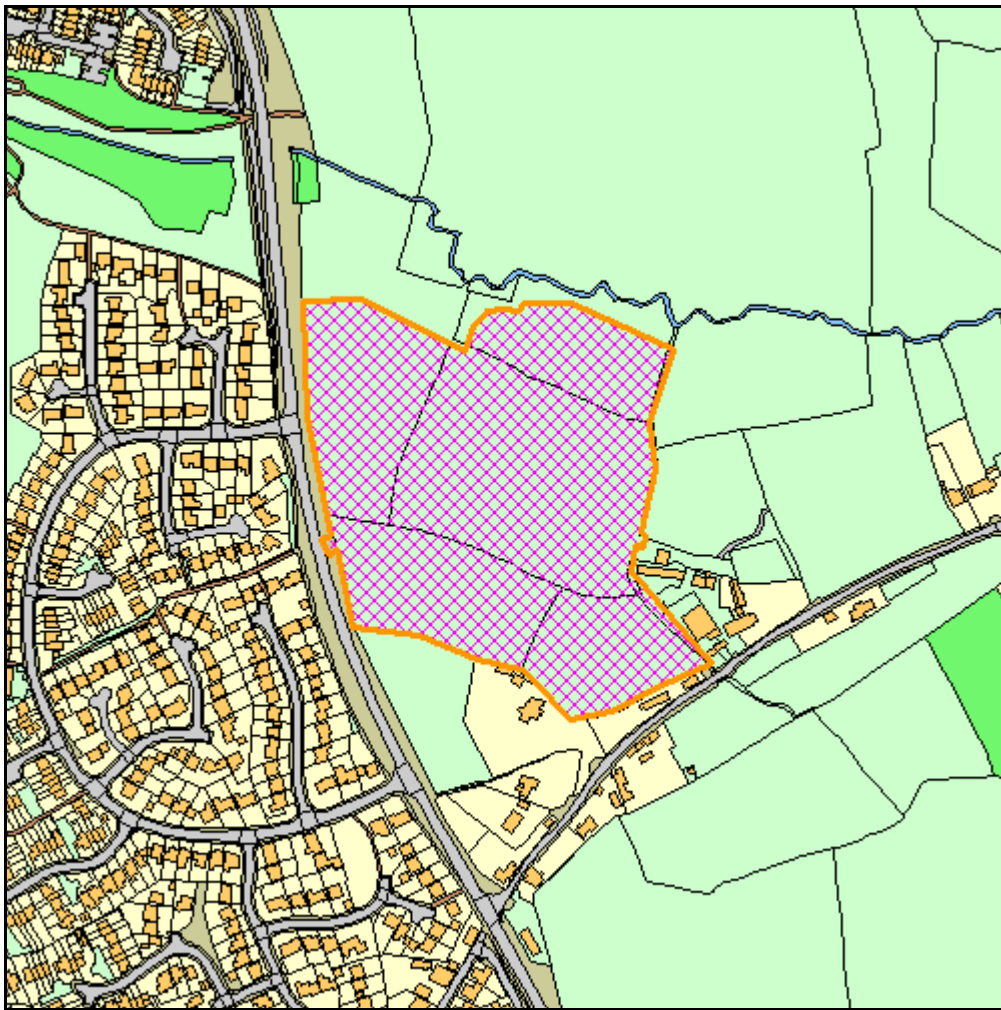
5. The hours of working on site during the period of construction shall be restricted to 0730 - 1800 on Mondays to Fridays and 0800 - 1300 on Saturdays; and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: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

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

CIRCULATED SCHEDULE NO. 05/18 - 2 FEBRUARY 2018

App No.:	PT17/3446/F	Applicant:	Bloor Homes South West
Site:	Land At Morton Way, Phase 3 Of The Morton Way Development, Thornbury Bristol South Gloucestershire	Date Reg:	16th August 2017
Proposal:	Erection of 83 dwellings and associated infrastructure (Phase 3 of Morton Way development site)	Parish:	Thornbury Town Council
Map Ref:	364841 190754	Ward:	Thornbury North
Application Category:	Major	Target Date:	9th November 2017



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PT17/3446/F

INTRODUCTION

This application appears on the circulated schedule because objections have been received from local residents which are contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of 83no. dwellings and associated infrastructure.
- 1.2 The application site comprises phase 3 of the Morton Way development site, which was granted outline consent under application PT14/2398/RVC for 300 dwellings; and is allocated under policy CS33 of the Council's Local Plan Core Strategy as a housing opportunity for up to 300 dwellings. The application for the remaining 83 dwellings is submitted in 'full' as opposed to under 'reserved matters' because the time limit for the submission of reserved matters has lapsed. The principle of the development is therefore, already established.
- 1.3 The site measures 5.20 hectares of land situated to the east of Morton Way. It comprises an agricultural field bounded by hedgerow and subdivided by mature hedgerows and hedgerow trees into five smaller parcels. The site slopes down from around 47aod adjacent to the proposed vehicular access to approximately 45aod at the southern boundary, 40aod at the northern boundary and 38aod at the eastern boundary. The site is located on the edge of the settlement of Thornbury. Modern established residential properties are located to the west, on the opposite side of Morton Way; the south and east is more traditional/rural in character; the site adjoins rural fields to the south and east boundaries. A public right of way crosses the site at its southern end linking Morton Way to Crossways Lane.
- 1.4 An EIA screening exercise has been undertaken (PT17/025/SCR) due to the site exceeding the 5 hectare threshold set in the EIA regulations. The decision was that the development is not EIA development.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS2 Green Infrastructure
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS6 Infrastructure and Developer Contributions
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing

CS23 Community Infrastructure and Cultural Activity
CS24 Green Infrastructure Sport and Recreation Standards
CS32 Thornbury
CS33 Housing Opportunity

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP6 Onsite Renewable and Low Carbon Energy
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP17 Heritage Assets and the Historic Environment
PSP19 Wider Biodiversity
PSP20 Flood Risk Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impact
PSP37 Internal Space and Accessibility Standards for Affordable Dwellings
PSP43 Private Amenity Space Standards
PSP44 Open Space Sport and Recreation

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)
Affordable Housing and Extra Care Housing SPD (adopted)
South Gloucestershire Council Waste Collection: guidance for new developments (adopted)

3. RELEVANT PLANNING HISTORY

- 3.1 PT12/2395/O, Residential development across 22.43 hectares of land comprising up to 300 new dwellings (Use Class C3) and a local shop (Use Class A1) with supporting infrastructure and facilities including vehicular access from Morton Way, public open space and landscaping. Hybrid application comprising full planning application for 109 new dwellings, outline application with all matters reserved except access for up to 191 new dwellings and a local shop. Approved on 23rd May 2013.
- 3.2 PT13/3585/RVC, Variation of condition 23 to include amendments to planning permission PT12/2395/O to allow amended house types and minor variations to the layout of the Phase 1 part of the development. Approved on 17th January 2014.
- 3.3 PT14/2398/RVC, Variation of condition 22 to include amendments to planning permission PT12/2395/O to allow amended house types and minor variations to the layout of the Phase 1 part of the development. Approved on 29th October 2014.

- 3.4 PT15/5060/RM, Erection of 108 no. dwellings with landscaping (including a country park), car parking and associated works (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT14/2398/RVC formerly PT12/2395/O). Approved on 6th May 2016.
- 3.5 PT17/025/SCR, Erection of 83 dwellings and associated infrastructure (Phase 3 of Morton Way development site) Screening Opinion PT17/3446/F. EIA not required (10th August 2017).

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
No comments received

- 4.2 Waste Engineer
The overall layout is good with reversing generally avoided. As an observation the refuse collection vehicle track shows a four axel vehicle which is larger than our standard three axel Dennis Eagle Elite 2. The locations of the bin collection points are too far from the highway and the collection vehicle access point, some are as much as 25m away. Our preference to ensure an efficient service is for no more than 10m. Equally some of the properties will have a long route from the back garden to the bin collection point, for example plot 231 has around 40m of travel. Our preference is for no more than 25m.

- 4.3 Environmental Protection Officer (Noise)
No objection in principle. The acoustic report submitted with the application is from 2012 and PPG24 is no longer applicable. It should be updated and have regard to advice in Planning and Noise Specific Guidance Note1 see point 4 above. The key area for updating is with regards to the noise mitigation details for those properties and gardens along Morton Way Thornbury.

- 4.4 Public Arts Officer
In the light of this policy basis, if the application is approved, the Council should apply a planning condition for a public art programme that is relevant and specific to the development and locality and commensurate with its size and importance. The programme should be integrated into the site and its phasing plan.

- 4.5 Crime Prevention Design Advisor
No objection subject to comments.

- 4.6 Listed Building Officer
As discussed overall the amendments that have been made to the scheme have addressed previous concerns that related to need to improve the consistency of materials, design and roof scape, especially to the site edges in the interests of the wider character and identity of the locality.

- 4.7 Environmental Protection Officer (Contamination)
I can confirm that I have no objection to the proposal and the information provided within the statement from the applicant is sufficient. I note the area referred to as a "mound/bund" is outside of this application area.

Public Rights of Way Officer

I can withdraw the PROW objection provided that:-

- the enclosed part of the footpath at the Crossways Lane end is a minimum of 2.5m width (this will also be reflected in the diversion order);
- the boundary hedge for this part of the path is included in the management agreement to prevent it from encroaching onto the footpath;
- the boundary to the allotments is a fence (which can have a light hedge on its inside);
- the stiles at each end of the existing footpath are removed.

Highway Structures Officer

Standard advice provided.

Affordable Housing Officer

Affordable Housing is sought in line with the policy CS18 of the Council's adopted Core Strategy Development Plan Document. This application generates an affordable housing requirement of 29 affordable home (21 x social rent and 8 x shared ownership homes) to be provided on site without any public subsidy and in line with the heads of terms set out below.

The Applicant is requested to address the following issues raised prior to this application being determined:

- Lifetime Homes - the floor plan drawings should show through floor lift positioning and hoist route between bedroom and bathroom.

The following heads of terms have been agreed;

Quantum

35% of dwellings to be delivered as Affordable Housing, as defined by the NPPF, to be provided on site without any public subsidy.

Tenure

- 73% social rent (21 social rent homes)
- 27% shared ownership (8 shared ownership homes)

Type

A range of Affordable Homes to meet housing need, based upon the SHMA house types shown below.

Social Rent

6x 1 bed 2 person flats (2x 1BWC GFF, 1x 1B GFF and 3x 1B FFF) 3 x 60m² and 3 x 63m²

6x 2 bed 4 person houses 75m²

7x 3 bed 5 person houses (2 storey) 89m²

2x 4 bed 6 person houses (2 storey) 105m²

Shared Ownership

4x 2 bed 4 person houses 75m²

4x 3 bed 5 person houses (2 storey) 89m2

Standards of Design

Affordable Homes to be built in line with Lifetime Homes standard and Part 2 of Secured by Design.

The applicant has submitted a checklist showing compliance with Lifetime Homes. However, the floor plan drawings still do not show through floor lift positioning and hoist route between bedroom and bathroom.

8% (2) of the Affordable Homes provided to meet wheelchair accommodation standards. The wheelchair specification can be found here [Wheelchair specification](#)

Clustering and Distribution

Affordable Homes to be distributed throughout the site in clusters as shown in plan ref SW002-LE-3012.

Delivery Mechanism

The Council to refer potential occupants to all first lettings and 75% of subsequent lettings.

Delivery is preferred through the Council's list of Approved Registered Providers. In the event of the developer choosing a Registered Provider from outside the partnership then the same development and management standards will need to be adhered to.

Affordable Homes to be built at the same time as the market housing on site in line with agreed triggers as per S.106 agreement.

Rent Levels and Affordability

Social Rent homes to be let at Target Rent, as per the Direction on the Rent Standard 2014.

Shared Ownership homes to be sold at no more than 40% of the market value, and the annual rent on the equity retained by the RP should be no more than 1.5%.

Service charges will be capped at £650 per annum (April 2016 base and linked to RPI) to ensure that all housing costs are affordable to potential occupants.

Capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes in South Gloucestershire, on the basis that the subsidy increases by any capital appreciation on that subsidy.

For further information see SPD and Appendices Affordable Housing and Extra Care SPD

ONR Officer

The proposed development does not present a significant external hazard to the safety of the nuclear site. Therefore, ONR does not advise against this development.

Environment Agency

The Environment Agency can now withdraw its earlier objection, subject to the inclusion of the conditions within the decision notice.

Drainage Officer

In response to WB04480/FR02 FRA Addendum 06/12/17:

- 8.17 l/s is an unacceptable discharge rate.
- It is noted that in regards to Phase 2 the 100year Greenfield rate was accepted. However, that rate was only 5.2 l/s.
- I accept your point that a restricted rate of 3.67 l/s would have a higher risk of blockage and maintenance implications. Therefore, a restricted discharge rate of 5 l/s would be acceptable.

Drainage and Flood Risk Management Team (Engineering Group - Street Care) has no objection in principle to this application subject to the following conditions being applied.

Note this should be a pre-commencement condition.

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

Full planning application – A detailed development layout showing surface water and SUDS proposals is required as part of this submission.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012.

We would expect to see the following details when discharging the above conditions:

- Confirmation and acceptance of an agreed discharge rate for surface water disposal from South Gloucestershire Council.
- An updated clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds, if required.
- Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events; and no flooding of buildings or off site in 1 in 100 year plus 30% climate change storm event, if required.
- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus 30% climate change storm event.
- An updated plan showing the cross sections and design of the attenuation pond and its components, if required.

- The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
- The plan should also show any pipe node numbers referred to within the drainage calculations.
- A manhole / inspection chamber schedule to include cover and invert levels.
- Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation features and Flow Control Devices where applicable.

POS Officer

The revised plans go some way to resolving some of my concerns and most of the issues raised will be dealt with by way of condition.

Transportation Officer

I recommend no transport objections subject to the completion of a s106 Agreement to secure the following contributions and appropriate conditions.

A new s106 for this development is currently being drafted and the following pro-rata contributions outstanding for this phase from the original s106 have been agreed.

A Quiet Lane Scheme for Crossways Lane contribution of £8,300.

A Safe Routes to School contribution of £2,767.

A Travel Plan contribution of £31,125.

All contributions would be subject to indexation from 2013.

Highway works.

It has been agreed that the off –site footway and crossing works will be delivered through the existing s106 and a clause has been included in the new s106 to secure this.

Landscape Officer

Conditions are required in respect of a method statement to ensure the hedgerow is sufficiently protected during construction; and a detailed planting plan as the planting schedule is only indicative. I will comment in detail at that stage.

Avon Fire and Rescue Services

The additional residential and commercial developments will require additional hydrants to be installed and appropriately sized water mains to be provided for firefighting purposes. This additional infrastructure is required as a direct result of the developments and so the costs will need to be borne by developersAvon Fire and Rescue Services has calculated the cost of installation and five years maintenance of a fire hydrant to be £1500 per hydrant.

Urban Design Officer

A number of amendments are required to the plans

Ecology Officer

There are no ecological constraints to granting planning permission.

Conditions should be attached in relation to the revised Illustrative Masterplan, badger, slowworm/hedgehog/dormouse, street lighting, a Construction Environment Management Plan and a Landscape & Ecological Management Plan.

Other Representations

4.3 Local Residents

Seven objection responses have been received from four local residents. The following is a summary of the reasons given for objecting:

- Increase in traffic on Morton Way;
- Lack of adequate infrastructure to cope with more housing;
- Lack of overall plan for Thornbury;
- There is an influx of too many people.
- Lack of green separation to development to the south
- Harmful impact on the outlook of the neighbouring property;
- Concerns that the POS will be developed on in the future;
- What guarantee is there that affordable housing will be delivered on the site?
- Concerns regarding the impact on Public Rights of Way;
- Lack of parking for the allotments;
- Public transport is inadequate;
- Inaccurate plans submitted;
- Concerns regarding tree removal;
- How are hedges graded;
- Insufficient length of consultation;
- Impact on ecology, specifically bats, hedgehog, birds;
- Disturbance from building works;
- Plots 291, 292 and 300 would be situated on too high ground and will overlook existing properties;
- Who owns and controls POS;
- Impact on property on Crossways that has been in existence since 1800 due to lack of green separation;
- Would have a dominant and imposing effect on the neighbouring residences which currently enjoy an open aspect;
- Affordable housing is not provided in adequate clusters
- When will phase 4 be delivered
- How will POS be safeguarded from development
- The amount of affordable housing provided at Park Farm has been reduced from 35% to 18%.
- Impact on existing accesses onto Crossways Lane.
- Inadequate parking for the allotments;
- Highway safety issues;
- Lack of public transport;
- Impact of heritage assets;

- Can category U trees be legally removed?
- Concerns regarding the design of the proposal;
- Why are further applications in addition to the proposed development being considered by planners?
- Impact on jobs, the vitality of the Town Centre.
- Inadequate schools nearby.
- The site is located too far away from community/leisure facilities.
- How are the grades of hedges defined?
- Concerns regarding noise
- Planners should provide properties of realisable price;
- CIL is not spent where required;

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Planning policy CS33 of the Council's Core Strategy identifies a housing opportunity for residential development of up to 300 dwellings on the eastern side of Morton Way. Subsequently, outline planning permission was granted under application PT12/2395/O for residential development of up to 300 dwellings on the housing opportunity site – 109 dwellings (Phase 1) of the 300 were approved under the outline consent, which was a hybrid application. A further 108 dwellings (Phase 2) was then approved under reserved matters (PT15/5060/RM). The proposed 83 dwellings would take the overall number of dwellings delivered at the housing opportunity site to 300 and is therefore, within the parameters of the allocation set out in policy CS33 and is acceptable in principle. The principle of the development has also already been approved through the approval of the outline planning permission at the site. Given that the proposal is an allocated site in the Core Strategy, and has already been approved in principle, objection responses relating to the principle of the development (i.e. lack of plan for Thornbury, impact on jobs and the town centre, a lack of infrastructure, an influx of too many people) hold very little weight.

Urban Design

Compliance with Design Parameters Previously Approved

A number of parameter plans were approved as part of the outline consent including building density, building heights, land use, strategic landscaping and access and movement. Although the proposal is submitted as a full application, parameters and principles approved in the outline consent are a material consideration when considering the proposal and general compliance with previously approved design parameters is considered to weigh in favour of the proposal.

The approved Building Density parameter plan specifies medium density development (up to 37.5dph) to the western side of the site, and low density (up to 30dph) to the north, east and south edges. The western side and core of the parcel has a density of approximately 33dph, whilst the north, east and south edges have a density of approximately 30dph. The approved Building Heights Plan allows up to 2 storeys to the eastern edge of the site, and up to 2.5 storeys elsewhere on the site.

The proposal complies with this parameter and is a maximum of two storeys to the eastern edge and elsewhere is a mix of 2 and 2.5 storeys. The Density and storey height parameter plans are considered to be complied with.

The movement and access parameter plan demonstrates the proposed access into the site from Morton Way, the primary road extending north, proposed public right of ways connecting to footpaths within the country park to the north, and an existing public rights of way extending east to west. The proposal accords with the principles set out in the parameter plan.

The Land Use Plan demonstrates a formal open play space to the north of the vehicular entrance, allotments in the southeast corner of the site; informal open space to the east, north and south of the site; a strip of informal space extending from the entrance, as well as slivers extending into the edges of the residential parcel. The Strategic Landscape Plan demonstrates structural tree planting extending through, and adjacent to the eastern edge of the site.

Comments regarding the requirement for a green separation to the south of the site are noted. The previously approved parameter plans Land Use Plan, and Strategic Landscape Plan demonstrate a 6 metre buffer increasing to 10 metres to the west; however, the green buffer does not extend the full width of the southern boundary, and development is permitted tight to the boundary of The Folly. The revised plans submitted demonstrate a buffer of approximately 8-10 metres to the south of the site; and does not propose dwellings tight to the boundary of The Folly with a separation of 8.5-10 metres to the boundary of this property. The proposal therefore, is considered to be an improvement when compared to the previously approved parameter plans in respect of the green gap separation.

Layout

The main issues in terms of layout were that a large number of properties would be accessed off of private drive cul-de-sacs rather than adoptable roads. This would mean that occupiers would need to take bins to and from collection points; therefore, it is a design that would function less well for occupiers. It also results in bin collection points being located in prominent locations and encroaching into POS which would result in some harm to visual amenity. In addition, the roads had an overly engineered design, with straight kerb lines and footpaths dominating. The agent was requested to amend the road layout to make it more low key to be more sympathetic to the character of the green areas that are within close proximity to the site. Revised plans submitted propose more shared surface areas, including the northern section of the main loop road. The revised plans demonstrate a low key, less engineered design, which would be more in keeping with the character of the area. A condition for the detailed design of the shared loop road is attached. The developer has not acceded to the officers request to link the cul-de-sacs serving plots 245-247 and 250-248 together to form a through road. Although this would result in occupiers having the inconvenience of having to take bins to and from bin collection points with the potential for bins to be left out, it is not considered that this would result in significant adverse harm to warrant a refusal.

Amendments made to the open space adjacent to plots 296/297 would result in this space providing a significantly higher quality public realm. Originally, the space had the impression of being left over from planning with an awkward prominent corner created by the line of the wall and the space poorly surveilled from the development. The wall line has been curved to avoid corners, providing a larger garden to plot 297, and a path extends through the space providing a public link. Windows proposed in the side elevation of plot 296 will also provide natural surveillance over the space.

It is noted that concerns have been raised regarding the siting of plots 291, 292 and 300 on the basis that they would be adversely prominent due to the topography of the site. Whilst these properties will be prominent from views from Morton Way, it is not considered that there would be a resulting significant adverse effect on the visual amenity of the area. It is also considered that there would be a sufficient level of separation between existing properties on the opposite side of Morton Way and plots 291, 292 and 300 to ensure that existing occupiers would not be adversely affected in respect of overlooking, or loss of outlook.

Appearance/Form

In terms of appearance/form it was considered that more consistency was required with regards to the materials and style of properties used in the street scene. Repetition of house types and the composition of streetscenes is a way in which to create character and interest in a development. Therefore, it was requested that the scale and form of plots 297 and 278 be reconsidered to match the adjacent dwellings that front onto the POS to create frontages with a more formal character. The same issue applied to the eastern edge of the development, which would be visible from public views, where more consistent and balanced frontages would provide a more satisfactory appearance. Revised plans have amended the scale, detailing and materials of properties 297 and 278 to provide more consistent frontages. The form and materials of plots 250-254 have also been amended in-line with officer comments to create a more balanced appearance to the edge of the development.

Another issue related to the appearance of the affordable housing, which should be indistinguishable from the open market dwellings. Plots 259-266 are located in the heart of the scheme and their appearance needed to be lifted in the interests of the visual amenity of the development. In addition, affordable plots 230, 231 and 238-244 were required to provide a more satisfactory frontage and relate better to the existing traditional properties along Crossways Lane as they would be visible within this context. Plots 227-234 have been amended from brick to re-con stone, have chimneys to the end gables and have windows in the southern elevation. Plots 238-244 now include chimneys to the end gables and have been sited to provide a more consistent building line. Plots 259-266 are now proposed in cream and parchment render, with chimneys to end gables to add interest to the roof scape. Window detailing has been removed as requested by officers to provide a crisper appearance, whilst consistent porch design and siting would provide better rhythm to the terrace.

Following the receipt of revised plans the proposal achieves an acceptable standard of appearance and layout.

Sustainability

An energy statement submitted with the application states that a fabric first approach has been adopted on the development and will result in a 13.9% reduction in CO2 emissions, and a 15.6% saving in energy demand. The energy statement considers the use of Waste Water Heat Recovery Systems (WWHRS) which would provide cuts in CO2 emissions (8.1%) and energy reduction (9.1%). Accordingly, the overall carbon emission reduction is 22%, which accords with policy PSP6. A condition is attached for the development to be carried out in accordance with the energy statement.

Security

The Crime Prevention Design Advisor (CPDA) raised no objections to the proposal but made a number of comments on the proposal. The comments made were that blank gabled end walls which are adjacent to public areas should be avoided. Accordingly, revised plans have incorporated windows in side elevations where required in order to avoid blank gabled walls. The CPDA advised that communal areas, playgrounds and seating areas have the potential to generate crime, the fear of crime and anti-social behaviour, and that open spaces must have features to prevent unauthorised vehicular access. Revised plans have increased surveillance over communal areas, and there is clearer delineation between private and public space. The detailed design of POS will be subject to condition. Gates are now proposed to the front of paths providing access to the rear of properties 227-234 and 274-275 to secure the rear garden areas in accordance with comments from the CPDA. The CPDA has advised that trellis should be provided to the proposed 1.8 metre rear boundaries of plots 231-234 and 238, 240 as these properties back onto a public right of way. A condition is attached on this basis. A condition is also attached for an adequate street lighting design to be agreed with the Local Planning Authority to ensure the development is adequately lit in the interests of security and crime prevention.

Residential Amenity

It is considered that the proposed layout would ensure that occupiers would enjoy an adequate standard of residential amenity. Back to back distances, garden sizes, and property siting/orientation have been carefully considered. A larger garden has been provided for plot 297 whilst improving the function of public open space by re-routing the line of the flank boundary wall. Although properties 218-223 in the southwest corner of the site would share a close relationship, direct inter-visibility between most of the properties will be avoided by siting and orientation. The topography will also reduce the level of impact of any overlooking between these properties. Accordingly, there is no objection on this basis. The Council's affordable housing officer has raised concerns that occupiers of the wheelchair units would not have internal access into the rear gardens and would have to exit the property in order to access the rear garden through the garden gate. This is considered to be unreasonable and would not work well for future occupiers. A condition is therefore, attached for internal access to be provided for the wheelchair units.

In terms of the impact on existing residential properties, the closest property is The Folly and Carthage Cottage which are located to the south of the site. The neighbouring occupier has raised concerns regarding the proximity of plot

244 to the southern boundary, which is contrary to the outline parameter plan. Revised plans received have increased the separation distance between proposed plot 244 to the existing neighbouring properties by 18metres (The Folly) and 11 metres (Carthage Cottage). It is considered that the location of the proposed dwellings north of the existing neighbouring properties, and their orientation is such that there would not be a significant adverse effect on the residential amenity of existing residential occupiers in terms of loss of natural light, privacy, outlook or overbearing impact. Accordingly there are no objections in respect of residential amenity.

Conditions to control hours of working and a construction environmental management plan are required to ensure that existing residential occupiers near to the site are not adversely affected by construction works.

Listed Building/Conservation

The Council's Conservation Officer originally raised concerns that related to the need to improve the consistency of materials, design and roof scape, especially to the site edges in the interests of the wider character and identity of the locality. The amendments that have been made to the scheme have addressed these previous concerns. Subject to a condition for a sample panel of stonework to be agreed with the Local Planning Authority, there are no objections in respect of listed building/conservation. A suitably worded condition in respect of the stonework panels is attached.

Landscape

Proposed Layout and Landscape

The DAS submitted considers the findings and conclusions of the original Landscape and Visual Impact Assessment (LVIA) study carried out for the outline application. As the proposed layout remains largely the same as the previously approved outline layout, the Council's Landscape Officer considers that the LVIA still applies and agrees with the recommendations of the LVIA that the proposal would not result in significant adverse landscape impacts.

An indicative landscape plan has been submitted, with the intention that the detailed landscape design is reserved for future consideration by way of an appropriately worded condition. There is no objection in principle to this approach provided that the indicative landscape plan demonstrates an adequate landscape scheme on which the detailed landscape design can be based.

It was noted that there were a number of discrepancies between the drainage layouts and the landscape masterplan. Officers requested that the plans be properly coordinated to ensure that there is no conflicts between trees and drainage runs. The drainage plans have been amended to accord with the tree locations shown on the landscape masterplan submitted.

Clear views are available from the land to the south of the site (Crossways Lane). The landscape masterplan originally submitted showed the existing boundary hedge retained along the southern boundary, with wildflower meadow proposed within the area between the hedgerow and the housing, which was as narrow as 3 metres in some sections.

The plans have been revised in order to increase the width of the landscape buffer, and tree planting is proposed as well as wildflower grass in order to screen of views of the development from Crossways Lane.

The Landscape Officer requested more detail be provided in respect of the proposed planting; therefore, an indicative planting schedule has been provided which shows the plant species, sizes, stock and densities. The Landscape Masterplan has also been updated to show ornamental tree planting within rear gardens.

Conditions are attached for a detailed landscape plan to accord with the Landscape Masterplan, a Landscape and Ecological Management Plan (LEMP), and for tree protection fencing to be provided.

Existing Vegetation

A detailed tree survey has been submitted which covers a total of 33 trees - most are of low to poor quality, with 10 category B, 22 category C and one category U. In addition there is one veteran tree. In order to implement the proposal it will be necessary to remove a total of four trees, hedges or groups and part removal of five hedges and the majority of the existing trees are retained within the layout and a 'no dig' construction is confirmed around plot 220, within the RPA of tree T114 (a pollarded B category Ash tree). 'Cellweb' is to be used within the RPA of T71 (a grade B Oak), and tree protection fencing is indicated on the Tree Protection Plan (dwg.no. JBA 14/366 TP04 Rev A). The indicative landscape masterplan identifies that tree and hedge planting will take place across the site and it is considered that this will adequately mitigate for the relatively minor tree and hedge loss required to develop the site.

The existing field hedgerow running east-west through the middle of the site is shown as retained along the access road, immediately adjacent to proposed plots 282, 259, 258 and 245. Plot 258 extends particularly close to the hedgerow and the Council's Landscape Officer has requested a condition to secure a method statement to ensure the hedge is sufficiently protected during the construction works. A condition is attached accordingly.

Public Rights of Way

Public footpath OTH94 crosses the site east to west linking to Crossways Lane. Although the plans show some attempt to provide a pleasant setting for the western end of the path via a tree lined route, the Council's Public Rights of Way Officer raised concerns regarding the amenity of the route in the eastern corner of the site as the path runs along a pavement next to a road, then onto a shared surface and finally onto a parking area for the allotments. The existing public right of way extends through the proposed allotment site, which would not be acceptable as the public open space must be secure. Revised plans have adequately addressed the PROW concerns raised, and propose diverting the PROW around the edge of the allotment site so that it would still provide a relatively direct route to Crossways Lane but would avoid conflicts with the use of the allotments. Revised plans demonstrate bollards to the allotment parking area which will ensure that traffic movements will be limited to allotment users and therefore, will be relatively infrequent. The plans also accommodate the path in a hedge lined route adjacent to the east boundary separate to the

allotment site to provide linkage to Crossways Lane. The Council's PROW Officer has no objections to the proposal provided that the enclosed part of the footpath at the Crossways Lane end is a minimum of 2.5 metres in width; the boundary hedge for this part of the path should be included in the management agreement to prevent it from encroaching onto the footpath; the boundary to the allotments is a fence, which can have a light hedge on its inside; the stiles at each end of the footpath are removed. The detailed design of the landscaping, including the boundary treatments is subject to condition and will be agreed at a later date; however, it is considered that a minimum of 2.5 metres could be achieved in the southeast corner of the site. Management details of vegetation on site is subject to condition. A condition is attached to ensure that the stiles are removed at either end of the footpath. Accordingly, there is no objection in respect of the impact on the amenity and utility of the PROW.

Public Open Space

The Open Space plan submitted demonstrates that the proposal will provide 0.461ha of allotment land; 1.41ha of informal open space, and 0.144ha of formal play space. The original agreed S106 contains POS obligations for the entire site (Phases 1, 2 and 3). Public open space was being delivered throughout the development but a large proportion of the equipped play space and the allotments was to be delivered in the current phase 3. If the proposal were assessed against the latest policy requirements in respect of public open space the minimum quantum of space required to be delivered on-site for 83 dwellings would be significantly less than the residual quantum of space to be provided in phase 3 of the outline consent. Although the proposal is a standalone application, which is required to be assessed on its own merits and will require a separate legal agreement, the previous outline consent and S106 are a material consideration. The developer is proposing to provide the POS quantum's based on the original outline application, albeit there is under provision of 90sqm allotment land, as a result of having to accommodate the public right of way. Given that the latest policy requirement would require significantly less allotment land to be provided there is no objection to the proposal on this basis. Although no outdoor sport provision has been included in this current phase, provision has been provided in phase 2, which has already been accepted as adequate provision for 83 dwellings by virtue of the previously approved outline consent. Open space will be transferred to a private management company to be managed and maintained in perpetuity. Adequate arrangements for this will be set out in a new S106 agreement. Objections relating to the future development of POS are noted; however, POS is required to serve the future development; therefore, any planning application which would materially harm the function or viability of the POS would very likely be refused planning permission.

Transportation

Access

The vehicular access remains unchanged from the outline consent and as such is considered acceptable. The off-site footway which links from the site access to plot 291 and to the western side of Morton Way were previously agreed as part of the original outline application S106. It has been agreed that the off-site

footway and crossing works will be delivered through the existing S106, and a clause has been included in the new S106 to secure this.

Internal Layout

The Council's Transportation Officer has raised concerns that waste carry distances from plots 247, 248, 287 and 288 are in excess of the Council's Adopted Waste SPD standard of 25m to a collection point and 10m from the collection vehicle. The developer has not acceded to the officer request to connect private drives serving plots 245-247 and 250-248 together to create a through road and allow for bin collection directly outside of the properties. The Council's Transportation Officer has requested that bin collection areas opposite plots 245 and 250 be moved to within 15 metres of the adopted highway, and a condition is attached on this basis. The Transportation Officer has stated that it would be better if the shared surface loop road to the north of the site were block paved to highlight the change in status of the road after the transition from the segregated carriageway and footway to a shared surface. The developer has not acceded to the officer's request to block pave this shared surface. However, given that the Council's Transportation Officer has raised no objections, it is considered that the proposed threshold of a strip of block paving and road narrowing will adequately indicate to motorists and pedestrians the change in nature of the street to a shared surface. The Transportation Officer has stated that the tactile paved crossing points at the junctions should be moved closer to the desire line for people crossing the junctions; however, this is a detail that could be revised through the S38 (highway adoption) submission.

Parking

The number, size and location of car parking spaces accords with the Council's Residential Parking Standards SPD (adopted). The Council's Transportation Officer has raised no objections in relation to the number of parking spaces proposed for the allotments; it is not considered that this would result in significant levels of on-street parking such that there would be severe highway safety impacts.

Highway Contributions

A new S106 for the development proposed is currently being drafted and the following pro-rata contributions outstanding for phase 3 from the original S106 have been agreed:

A quiet lane scheme for Crossways Lane contribution of £8,300.

A safe routes to school contribution of £2,767.

A travel plan contribution of £31,125.

Ecology

The Council's Ecological Officer previously raised a number of concerns relating to the proposal. A response to the issues raised has been submitted to the Council ('LPA Ecologist Response Update').

Hedges

The Ecological Survey submitted describes the hedgerows at the site and their importance in relation to the Hedgerow Regulations Act, which specifies criteria to determine Important Hedgerows. The Update provides the requested figures for the length of hedgerows to be removed and the length and composition of those to be created.

The Update indicates that species-poor hedge H6 will be removed in its entirety, totalling 118m, as well as two lengths of H8 totalling 17m, one section of H4 totalling 19m and one section of H2 totalling 5m. All other access ways will utilise existing gaps in the hedges. In all, 159m will be removed and the Update indicates that this will be compensated for by planting 567m of new mixed native hedge across the application site (which would also include 'gap' planting of existing hedges) as depicted within the revised Illustrative Landscape Masterplan.

The Update indicates that the exact composition (species-rich) of the new hedges and the management prescription of all new and existing hedges to maximise their value for local biodiversity will form part of a Landscape and Ecological Management Plan (LEMP) for the scheme drawn up under an appropriately worded planning condition.

The Update confirms that the reference to an additional 120m of hedgerow H12 requiring removal is a typo and should read H6 as above.

Landscape Masterplan

The Update indicates that the Illustrative Landscape Masterplan has been revised (Drawing JBA14/366-19, Rev C) to address comments made by the Council's Ecologist. This now includes the requested seed mixes for the meadow grassland, wet meadow grassland and tussocky grassland – respectively, Emorsgate EM2, EM8 and EM10 – which are appropriate and acceptable. The revised Masterplan also includes details for the tree/shrub planting mixes, although it notes that the drawing is indicative only and a full, detailed scheme will be produced under condition.

The Masterplan does not include any suggested management for the grassland/semi-natural habitat across the site and the Update indicates that this will form part of the Landscape and Ecological Management Plan (LEMP) for the scheme.

Comments made previously by the Council's Ecologist directed that the attenuation basin should have a dual SUDS/biodiversity role as a feature to benefit local wildlife. The Update notes that cross-sections have been included within the amended plans; and an indicative planting mix (Emorsgate EM8) depicted on the revised Illustrative Masterplan as requested. The Update suggests that the basin will be predominantly dry and submerged only during storm events. To that end, to better retain some standing water for at least the January/February to July period when most needed by amphibians, it would be preferable if the base was of varying depths rather than flat; and the slope of the sides of the basin made shallower to better facilitate colonisation by wildlife.

These features/measures could however be addressed within the LEMP under planning condition.

In regard to comments made regarding the brook which runs north-south along the eastern boundary of PT17/3446/F, the Update notes that this is outside the Phase 3 application site boundary.

The Council's Ecologist previously stated that the hedgerow network had been mostly intensively managed as part of its past agricultural regime and that this should be relaxed post-development and managed more sympathetically to benefit local wildlife. Whilst noted in the Update, it correctly identifies that this issue is routinely addressed within LEMPs and that this will be included as part of the relevant planning condition.

It was also previously requested that 'butterfly bank' on the roadside verge which was removed to accommodate a footpath/cycle way during a previous phase of development along Morton Way be reinstated. This loss caused a degree of consternation locally and the comments considered that re-creating this – using nutrient-poor sub-spoils and an appropriate hay meadow seed mix – somewhere along the roadside verge is straightforward and simple and would be a welcome gesture to the local community. Whilst the Update merely commented that the road verge along Morton Way was outside the application site, the bank's loss was as a direct result of the foot and cycle path created along the verge and is thus directly linked to the development.

It is therefore considered that creating a new bank should be specifically included within Phase 3 and thus form part of the LEMP for the scheme.

The Update notes that the 'turf and amenity grass' around the allotments has been replaced by rough, tussocky grassland and fruit trees on the revised Illustrative Masterplan which offers habitat for slowworm and foraging for the badger social group. This is welcomed and further detail can be provided within the LEMP under condition.

White-clawed Crayfish

White-clawed crayfish is widely regarded as being extinct within South Gloucestershire (with the possible exception of St Catherine's Valley) and is thus highly unlikely to be present even given potentially suitable habitat.

Nonetheless, the Update of 6th November 2017 suggests that a Construction Environment Management Plan (CEMP) should be drawn up in order to protect the ecological integrity of the stream corridor from pollutant events and maintain its water quality.

This is acknowledged and should form the basis of an appropriate planning condition.

Reptiles

The Update provided clarification on the location of the population of slowworm recorded on site – one record from the grassy margin associated with hedge H1; and three records from the margin to hedge H3. Both are located within the southernmost two fields.

The revisions to the Illustrative Masterplan now provide a continuous swathe of semi-natural habitat suitable for slowworms along the southern boundary to access the allotment area as well as connecting habitat to the northern open space. It also notes the provision of 'log piles' or 'brash' as additional foraging and cover although the Update correctly suggests that the exact location of these features could form part of the LEMP.

The mitigation measures for slowworm included within Section 4.3 of the Ecological Report are thus considered acceptable and should form the basis of an appropriately worded condition.

Birds

The Update notes that the sympathetic management of the new and retained hedgerows to maximise the species of farmland birds nesting and foraging across the site will form the basis of the LEMP.

Previous comments from the Council's Ecological Officer expressed concerns regarding the proximity of residential units 238 – 242 to hedge H2 as well as suggesting a nest boxes/design features for birds such as house sparrows, starlings and house martins within the new build across the site. The Update of 6th November 2017 notes that the masterplan has been re-designed in this area; and agreed that a nest box scheme was acceptable and could suitably form part of the LEMP for the development under condition.

Bats

The Update notes that the revised Masterplan provides buffers to the hedges containing trees with features suitable for use by roosting bats.

It also notes that one of these trees (TN2 near a property called the Folly on the Phase 1 habitat map) was incorrectly mapped and is actually located some 40m to the south-east within the public open space surrounding the allotments. It is therefore some distance removed and will be unaffected from any light spill arising from residential or street lighting.

The Update also noted that the concerns relating to compromising use of hedges H1 and H2 by bats through the proximity of some of the residential units, as well as incorporating H1 into a domestic garden, had been addressed through the amended layout and with the units being moved further away from the hedgerows.

A condition is attached for a street lighting plan to be agreed to prevent light spill from affecting areas of semi-natural habitat across the site, to concord with the Bat Conservation Trust (BCT) 'Bats and Lighting' Best Practice (2009).

Dormouse

Whilst dormouse has not been recorded during any of the surveys (there were no further comments within the Update of 6th November 2017), as a precautionary measure, the original Phase 3 ecological report (Updated Extended Phase 1 Habitat Survey Report dated 5th July 2017 by WYG) undertook that any removal of vegetation (including the various sections of hedge) on site would be carried out under the supervision of a suitably qualified and experienced ecological clerk of works.

This is accepted and should form the basis of an appropriately worded planning condition.

Badgers

An active main (breeding) badger sett (TN1) was recorded along hedge H2 between the two southernmost fields.

As indicated in comments on other aspects of ecology within the Update of 6th November 2017, the layout (Illustrative Masterplan) has been amended in the vicinity of hedge H2 and Units 238-244. The houses have been moved further away from the eastern side of H2 (establishing a 'buffer zone') and reconfigured.

The amended layout will mean less direct impact or intrusion than would be likely with the previous version. However, the level of activity and number of holes indicates that it is a main (and breeding) sett which is critically important to a social group's well-being. Accordingly, closure of main setts (by Natural England licence under the Protection of Badgers Act 1992) requires that an artificial sett be created by way of compensation and relocation invariably follows an established protocol. None of this was acknowledged in the original ecological information, with the sett being simply closed under licence.

The Update recognises this and undertakes to provide an artificial sett within an area of open space within the scheme as required by Natural England during the licensing process.

The mitigation measures for badgers should form the basis of an appropriately worded condition to include a re-surveying of the application site if more than 12 months has elapsed since the previous survey.

Hedgehog

Section 4.9 of the initial ecological report provides details of measures to avoid harm to hedgehog during the removal of vegetation (hedges, scrub).

These are similar to the precautionary provisions made for dormouse and the two issues can be amalgamated and addressed within a single condition.

Ecological Conclusions

There are no ecological constraints to granting planning permission. Conditions are attached in relation to the revised Illustrative Masterplan, badger, slowworm/hedgehog/dormouse, street lighting, a Construction Environment Management Plan and a Landscape & Ecological Management Plan.

Flooding/Drainage

Following concerns raised by the Environment Agency and the Lead Local Flood Authority, an addendum Flood Risk Assessment has been submitted. The addendum sets out that although car parking for the allotments is proposed in Flood Zone 3b (functional floodplain) they can be considered to be essential infrastructure as they provide a necessary function for the allotments which are a POS requirement. National Guidance is that essential infrastructure is appropriate within Flood Zone 3b provided that the exception test is passed. In order to pass the exception test, it is proposed to raise the parking areas to 39.4 AOD (up to 240mm of land raising) to ensure that flood risk to vehicles using the parking area is mitigated. Parking spaces nearest the watercourse have been removed to allow a continuous flood flow route. The environment Agency have withdrawn their previous objection subject to conditions.

In addition, the Lead Local Flood Authority have raised no objections to the proposal in principal but have requested that further drainage details are secured by way of condition. These have been attached accordingly.

Affordable Housing

Affordable Housing is sought in line with policy CS18 of the Council's adopted Core Strategy Development Plan Document. This application generates an affordable housing requirement of 29 affordable homes (21 x social rent and 8 x shared ownership homes) to be provided on site without any public subsidy; therefore, 35% of the dwellings proposed will be affordable housing. Although the Council's adopted Policies Sites and Places Plan specifies national space standards for affordable dwellings, the application was submitted before adoption and can be considered a transitional scheme. The Affordable Housing Officer has accepted that the size standards applied on Phase 1 and 2 Morton Way are acceptable on Phase 3 and there is no objections on this basis. The type of housing proposed has been revised and is now based upon the Strategic Housing Market Assessment (SHMA) in order to meet the housing needs of the area. The applicant has submitted a checklist showing compliance with Lifetime Homes. Although an objection has been raised by a member of the public in relation to the number of affordable units within a cluster, the Council's Affordable Housing Officer has accepted that whilst this is a new application, it follows on from Phase 1 and 2; therefore, clusters of 8 affordable units is accepted. Wheelchair unit plot 241 has been swapped with plot 265 as requested by the Council's Affordable Housing Officer and the housetype plans amended to ensure compliance with South Gloucestershire's Wheelchair Standards. The Council's Occupational Therapist has no objections in respect of the internal layout of the units provided that internal access is provided to rear gardens. As proposed, it would be necessary for a resident to leave their homes via the front door to access their garden via a garden gate. A condition is attached on this basis. The only outstanding issue raised by the Council's Affordable Housing Officer is that the floor plans do not show through floor lift positioning and hoist route between bedroom and bathroom; however, the affordable housetypes proposed are similar to those used in previous phases which have been accepted. Therefore, there is no objection on this basis.

A new S106 agreement is required to ensure that the affordable housing proposed is delivered accordingly.

Noise

The Council's Environmental Protection Officer raised no objections in principle to the proposal but advised that the acoustic report submitted with the application was from 2012 and should be updated and have regard to advice in Planning and Noise Specific Guidance Note 1 particularly for properties and gardens along Morton Way. The agent has not provided an updated Noise Report and has instead highlighted that the previous noise report concluded that noise did not pose a material constraint on the site, and that baseline conditions and the development proposed have not changed sufficiently to warrant an additional assessment. Given the fact that it has been clearly established by virtue of the previous consent that noise does not pose a material constraint to residential development of the site, there are no objections in respect of noise.

Contamination

The Council's Environmental Protection Contaminated Land Officer response dated 18 August 2017, requested that an addendum report to the submitted Contaminated Land Report (December 2011) be submitted to set out any changes since this original report was prepared. The agent has not acceded to this request and has instead set out that the previously submitted contamination report considered the site along with areas to the north now being developed as Phases 1 and 2 of the Bloor Homes development. The contaminated land report concluded that no works were necessary prior to the determination of a planning application. The works suggested comprised geotechnical investigations, which have been undertaken as part of the progression of previous phases and included this application site, and sampling/testing of a bund of material which was not located on this application site.

The agent states that the site has only been in use as grazing land since the original contaminated report, and has been controlled by Bloor Homes who can confirm that no activities likely of causing any contamination have been undertaken on the site. As set out in the 2011 report, since the earliest OS mapping for the area, the site has remained as an open field system with no indications of development.

The Council's Environmental Protection Officer has considered the agent response and has subsequently raised no objection to the proposed development.

Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations.

This should be reflected in the policies of that organisation and the services it delivers.

The Local Planning Authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have a neutral impact as equality matters have duly been considered in planning policy.

Further Matters

The Local Planning Authority is unable to specifically link money generated by a CIL to a project in and around the development by way of a planning permission, which was previously possible through the use of S106 agreements. Therefore, this is now beyond the remit of the Local Planning Authority and is a matter that cannot be given weight in the decision making process.

The reduction in affordable housing at Park Farm was the result of an open book viability assessment. It is not relevant to the proposal.

The proposal is an allocated site within the Council's Core Strategy. The objection on the basis of additional speculative planning applications have been submitted in the Thornbury area is beyond the scope of this application.

The details submitted are considered to be sufficiently accurate to allow the impacts of the proposal to be properly considered. The length of consultation process is considered to meet national statutory requirements and local requirements set out in the Council's Statement of Community Involvement SPD.

Planning Obligations

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

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

In the case of the planning obligations set out above, and as set out in the heads of terms below, it is considered that they are appropriate mitigation, necessary to make the development acceptable in planning terms, directly related to the development and in scale and kind to the development. As such, all planning obligations set out are considered to pass the CIL Regulation 122 tests.

Conclusion

The proposed development is considered to comply with the Council's Local Plan Core Strategy and Policies Sites and Places Plan and there are no material considerations which would indicate otherwise. Government guidance

within the NPPF and Local Plan CS4a is that the proposal should therefore, be approved subject to securing the heads of terms and conditions set out below.

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 Policies Sites and Places Plan (Adopted) November 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

POS

The provision of 4610 square metres of allotments;

The provision of 1355 square metres of equipped play space for children and young people; in perpetuity arrangements for the public open space to be privately managed in accordance with an agreed management and maintenance scheme.

Affordable Housing

35% of dwellings to be delivered as affordable housing as defined in the NPPF to be provided on site without any public subsidy based on a tenure split of 73% social rent (21 social rent homes) and 27% shared ownership (8 shared ownership homes) and to be built in accordance with all other heads of terms set out in the Affordable Housing Officer's comments in section 4 of this report (Consultation Responses).

Transportation

A quiet lane scheme for Crossways Lane contribution of £8,300.

A safe routes to school contribution of £2,767.

A travel plan contribution of £31,125.

Secure off site crossing and footway works to be delivered through the existing S106 agreement.

Contact Officer: Jonathan Ryan
Tel. No. 01454 863538

CONDITIONS

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

Reason

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

2. Notwithstanding the details submitted, prior to the construction of plots 245-247 and 250-248 revised locations within 15m of the adoptable highway for the bin collection areas serving these properties shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

In the interest of highway safety and to accord with Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017; and South Gloucestershire Council's Waste Collection SPD.

3. A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority prior to commencement of the development. The CEMP as approved by the Council shall be fully complied with at all times.

The CEMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (IV) Adequate provision for the delivery and storage of materials.
- (V) Adequate provision for contractor parking.
- (vi) A lorry routing schedule.
- (vii) Temporary access arrangements for construction traffic.
- (viii) Details of Main Contractor including membership of Considerate Constructors scheme.
- (ix) Site Manager contact details.
- (x) Processes for keeping local residents informed of works being carried out and dealing with complaints.
- (xi) Measures to safeguard the water quality and ecological integrity of all water courses on site.

Reason

In the interest of highway safety, to protect the wildlife interests of the site and the amenities of the area and to accord with Policies PSP11, PSP19 and PSP21 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

This is required to be a pre-commencement condition in order to adequately protect highway safety, wildlife and the amenities of the area.

4. Prior to commencement of the development details of facilities for charging plug in or other ultra-low emission vehicles at each dwelling with an adjacent garage or parking space are to be submitted to and agreed in writing by the Local Planning Authority. The approved facilities are to be provided prior to occupation of each dwelling.

Reason

To promote sustainable transport choices and to accord with Policy CS8 of the South Gloucestershire Core Strategy (adopted) December 2013.

This is required to be a pre-commencement condition to avoid any unnecessary remedial works.

5. No dwelling shall be occupied until the highway linking that dwelling to the existing public highway has been provided with street lighting, completed to base course level for the carriageway and surface course level for the footway or shared surface, all in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason

In the interests of highway safety, to ensure all dwellings are provided with a safe and suitable access and to accord with Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

6. No dwelling shall be occupied until car and cycle parking has been provided for the relevant dwelling in accordance with the approved details.

Reason

In the interest of highway safety and to accord with Policy PSP16 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (adopted).

7. The hours of working on site during the period of construction shall be restricted to:

Monday - Friday.....7:30am - 6:00pm

Saturday.....8:00am - 1:00pm

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 reduce noise and disruption effects on the residential amenity of neighbouring occupiers during construction, and to accord with policy CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and PSP21 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

8. Prior to the construction of any of the shared surface highway areas the detailed design of the shared surface areas including kerb lines, materials and drainage channels shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

In the interests of highway safety and the visual amenity of the area and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

9. Within 3 months of the commencement of the development, a Landscape and Ecological Management Plan (LEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The LEMP shall accord with the Illustrative Landscape Masterplan (Drawing JBA14/366-19, Rev C) and include details of the existing habitat to be safeguarded (hedges, trees, grass buffer strips); all new habitat to be created (species-rich or wet grassland, hedges, scrub, butterfly bank and water bodies) and a scheme of bird nest boxes. It should also include details of its management regime and a programme of monitoring of all works for a period of 5 years. Development shall be carried out in accordance with the agreed plan.

Reason

In the interests of the character and visual amenity of the area and to provide biodiversity gain and to accord with policies CS1 and CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policies PSP2 and PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

10. Within 3 months of the commencement of the development a detailed landscape plan to accord with the approved Illustrative Landscape Masterplan no. JBA 14/366-19 shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details. These details shall include means of enclosure; hard surface materials; furniture; play equipment; refuse or other storage units; signs; lighting; proposed and existing functional services above and below ground; planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment; schedules of plants noting species, plant sizes and proposed numbers/densities where appropriate; an implementation programme.

Reason

In the interests of the character and visual amenity of the area and to accord with policies CS1 and CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

11. No development shall take place until protective fencing has been erected around the trees and hedgerows to be retained, in accordance with the Arboricultural Impact Assessment by James Blake Associates Ltd 27th November 2017 and Tree Removals and Protection Plan JBA 14/366 TP04 D. The fencing shall be retained and maintained in accordance with the approved details throughout the construction of development hereby approved.

Reason

To protect the health and amenity of trees and vegetation in the interests of the character, visual amenity and ecology of the site and to accord with policies CS1 and CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policies PSP2, PSP3 and PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

12. All development is subject to the provisions relating to slowworm, hedgehog and dormouse (European Protected Species) included within Section 4.0 ('Constraints and Opportunities') of the Updated Extended Phase 1 Habitat Survey Report dated 5th July 2017 by WYG and LPA Ecologist Response Update dated 6th November 2017 forming part of the application. All works are to be carried out in strict accordance with the said strategies.

Reason

To protect the wildlife interests of the site and to accord with policy CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

13. Prior to the commencement of the development, details of a scheme of street lighting shall be submitted to and agreed in writing by the Local Planning Authority. The scheme will demonstrate a sensitive design in relation to bats, ensuring dark corridors and limiting light spillage over hedges/bat commuting/foraging habitat. Development shall be carried out in accordance with the agreed details.

Reason

To protect bats to protect the wildlife interests of the site, and to avoid conflict with trees, and in the interests of security and crime prevention and to accord with policies CS1 and CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP2 and PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

This is required to be a pre-commencement condition to avoid any unnecessary remedial works.

14. Prior to the commencement of the development, the site shall be re-surveyed for badgers and a report submitted to and agreed in writing by the Local Planning Authority. The report should also provide details of all works agreed with Natural England and subject to the licensing provisions of the Protection of Badgers Act 1992. Development shall be carried out in accordance with the agreed report.

Reason

To protect the wildlife interests of the site and to accord with policy CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

This is required to be a pre-commencement condition to ensure that badgers are adequately protected.

15. Notwithstanding the details submitted, direct internal access shall be provided to the rear garden of the wheelchair units (plots 293 and 265).

Reason

To ensure that the accommodation functions adequately for future occupiers and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

16. The development shall be carried out in accordance with the approved Flood Risk Assessment (FRA) Addendum WB04480/FR02 dated 06/12/17 (V1) and the following mitigation measures detailed within the FRA:

There should be no new development in the floodplain, except the essential allotments and associated car parking.

There should be a clear strip of land between the top of bank of the watercourse and any car parking (of around 5m or greater), as indicated in Figure 1 of the FRA addendum. This is to allow for the conveyance of flood water as well as access to the watercourse.

Finished floor levels of all units shall be no lower than 40.76m AOD.

Reason

To reduce the risks of flooding at the site and to reduce the risks of flooding elsewhere and to accord with policy CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP20 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

17. Prior to the commencement of the development details of a scheme of flood mitigation shall be submitted to and agreed in writing by the Local Planning Authority. This scheme should include mitigation of the proposed ground raising to include the provision of level for level compensatory flood storage around the area indicated in the FRA addendum; a scheme of flood boards and bollards around the allotment car parking area to inform users about the depth of floodwater and prevent cards from floating away during extreme storm events; and details of flood resilient construction techniques to be used in relevant dwellings to mitigate against extreme flood events. Development shall be carried out in accordance with the agreed details.

Reason

To reduce the risks of flooding at the site and to reduce the risks of flooding elsewhere and to accord with policy CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP20 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

This is required to be a pre-commencement condition to avoid any unnecessary remedial works.

18. Bin storage shall be provided in accordance with the approved details before the relevant buildings are first occupied, and thereafter retained for that purpose.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

19. The development shall be carried out in accordance with the energy efficient and carbon reduction measures identified in the approved Energy Statement by Briary Energy July 2017 Version 1.

Reason

In the interests of energy and carbon reduction and to accord with policy PSP6 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

20. 200mm trellis shall be provided to the rear boundaries of plots 231-234 and 240-244 over the boundary treatment shown on the approved Boundary Treatment Layout plan no.SW002-SL-060-A prior to the first occupation of these units.

Reason

In the interests of the security of the development and crime reduction and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

21. Sample panels of stonework, demonstrating the colour, texture 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 approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

22. Within 6 months of the commencement of the development, a scheme of public art shall be submitted to the Local Planning Authority for their agreement. The public art shall be provided in accordance with the agreed details prior to the occupation of 50% of the units hereby approved.

Reason

To ensure that public art is adequately embedded into the scheme to enhance the amenity of the public realm and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

23. Prior to the construction of plot 258 a method statement for the construction of the southern gable, demonstrating that the adjacent hedgerow will not be harmed, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure that the hedge is not harmed through the construction of the development in the interests of the character and visual amenity of the site and ecology, and to accord with policy CS9 of the South Gloucestershire Core Strategy (adopted) December 2013; and policy PSP2 and PSP19 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (adopted) November 2017.

24. Prior to the first occupation of plots 231 - 244 stiles blocking the definitive line of the footpath OTH94 shall be removed and replaced with structures compliant with the British Standard BS5709 Least restrictive Access option i.e. a gap or a gate.

Reason

In the interests of the quality and amenity of the route and to accord with policy PSP10 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

25. Prior to the commencement of above ground works, the applicant shall liaise with Avon Fire and Rescue and agree the number and position of fire hydrants required. These shall be provided in the form and locations agreed prior to the 70th occupation of the approved residential units and retained thereafter.

Reason

To ensure the provision of adequate infrastructure to serve the development and to accord with policy CS6 South Gloucestershire Core Strategy (adopted) December 2013.

This is required to be a pre-commencement condition to avoid any unnecessary remedial works.

26. Prior to the construction of development above Damp Proof Course (DPC) level, samples of all external facing materials shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

27. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out in the first available planting season following the first occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Reason

In the interests of the character and visual amenity of the area and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

28. Notwithstanding the details submitted, prior to the commencement of the development, surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate drainage design is provided and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy PSP20 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

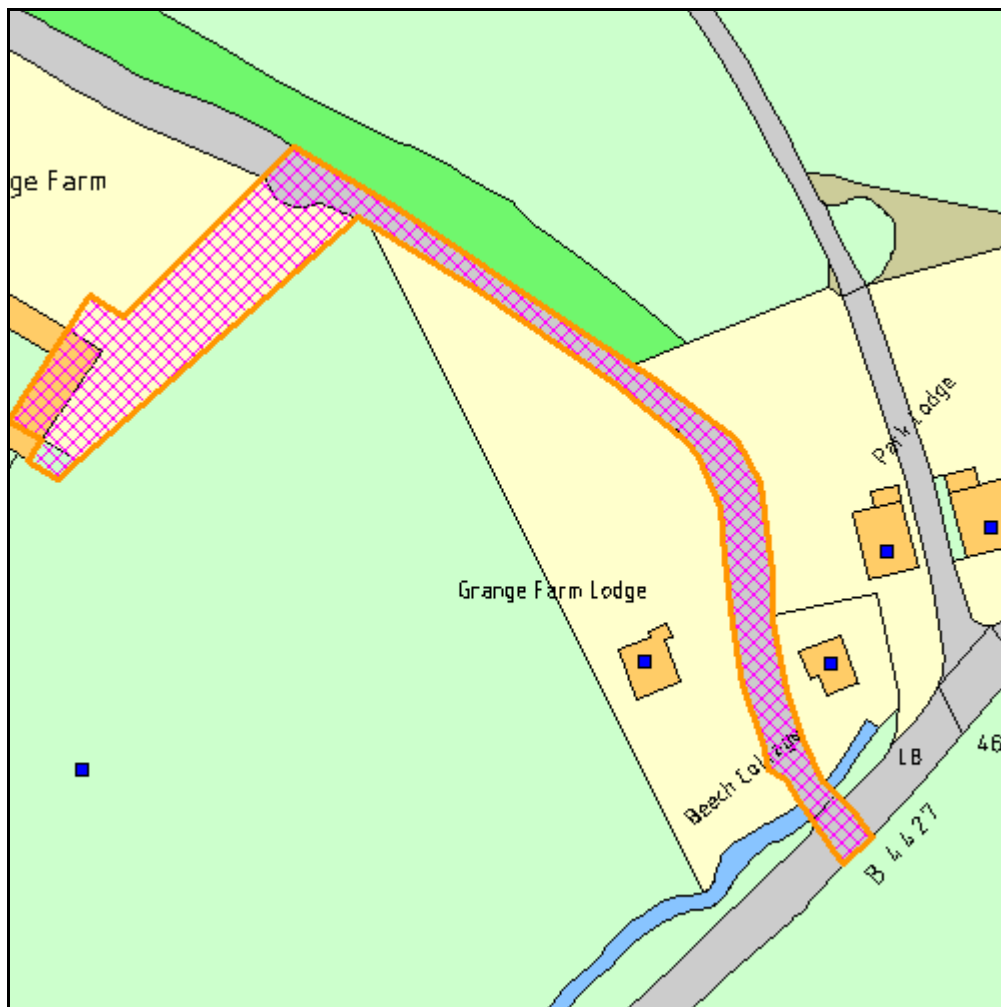
29. Notwithstanding the details submitted, prior to the commencement of the development, a detailed development layout showing surface water and SUDS proposals shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure an adequate drainage design is provided and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy PSP20 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/4636/F	Applicant:	Mr Geoff Bracey
Site:	Grange Farm Old Gloucester Road Winterbourne Bristol South Gloucestershire BS36 1RR	Date Reg:	19th October 2017
Proposal:	Conversion of existing barn to form 1 no. dwelling with associated works	Parish:	Frampton Cotterell Parish Council
Map Ref:	363842 182442	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	11th December 2017



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PT17/4636/F

REASON FOR SUBMISSION TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the conversion of an existing barn to a single residential dwelling at Grange Farm, Old Gloucester Road.
- 1.2 The barn is a block and corrugated sheeting building, currently being used as a storage area.
- 1.3 The building is located within the curtilage of Grange Farm, a locally listed building. The proposal would involve the conversion of the existing building to a dwelling. The dwelling would retain the existing footprint and ridge height. A number of barns within the curtilage of Grange Farm have previously been converted to dwellings; these are listed within section 3.
- 1.4 The original landscape plan was not considered acceptable; an updated landscaping plan was submitted on 18th January 2018. This is considered in the following report.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

National Planning Practice Guidance March 2014

Managing Significance in Decision-Taking in the Historic Environment (GPA 2)

The Setting of Heritage Assets (GPA 3)

Historic England Advice Notes, in particular Note 2 - Making Changes to Heritage Assets

2.2 Development Plans

South Gloucestershire Local Plan: Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

CS23 Community Infrastructure and Cultural Activity

CS34 Rural Areas

South Gloucestershire Local Plan: Policies, Sites and Places Adopted November 2017

PSP1 Local Distinctiveness

PSP2 Landscape

PSP8 Residential Amenity

PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

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

3. **RELEVANT PLANNING HISTORY**

- | | | | |
|-----|--|----------|------------|
| 3.1 | PT13/3548/F | Approved | 25.11.2013 |
| | Conversion of existing barn to 1no dwelling with associated works | | |
| 3.2 | PT13/3549/F | Approved | 25.11.2013 |
| | Conversion of existing barn to 1 no dwelling with associated works | | |
| 3.3 | PT13/3542/F | Approved | 25.11.2013 |
| | Conversion of existing barn to 1no dwelling with associated works | | |

4. **CONSULTATION RESPONSES**

- 4.1 Frampton Cotterell Parish Council
Object due to comments made by conservation officer
- 4.2 Conservation Officer
Original Plans
Objected due to conservation concerns relating to landscaping
- Updated Landscape Plan*
No objection
- 4.3 Ecology Officer
No objection, subject to addition of an informative to the decision notice
- 4.4 Sustainable Transport
No objection
- 4.5 Highway Structures
No comment
- 4.6 Drainage and Flood Risk Management
No objection subject to conditions added to decision notice.
- 4.7 Landscape Officer
Original Plans
Objection due to ratio of hardstanding to soft landscaping and other soft landscaping concerns.

Updated Plans

The landscaping scheme is an improvement over what was previously submitted. However, some concerns remain; more detail is required, and this could be conditioned. A condition was suggested by the landscape officer.

Other Representations

4.8 Local Residents

None received

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks planning permission for the conversion of an existing storage building into a residential dwelling.

Principle of Development

- 5.2 Paragraph 14 of the NPPF states that proposals that accord with the development plan should be approved without delay.

- 5.3 Policy CS5 and Policy CS34 set out the locational strategy for development in the district. Generally new residential development is directed towards the existing urban areas and defined rural settlements; the application site is located outside of a defined settlement and in the open countryside. However, PSP40 of the Policies, Sites and Places Plan (Adopted) November 2017 states that the conversion of rural buildings into residential dwellings may be acceptable in principle. This hinges on the building being of a permanent and substantial construction, the development not adversely affecting the operation of rural businesses or working farms, any extensions not being disproportionate, and the reuse of the building leading to an enhancement of its immediate setting.

The proposals are therefore considered broadly in line with these principles. Therefore the proposal is considered to comply with the development plan policy, and should be assessed against the analysis set out below. The site is also located within the green belt; the impact of the development on the green belt should be assessed.

In addition the proposal would provide a positive contribution (albeit very modest) in meeting the shortfall identified in respect of the five-year housing land supply. This however gives added weight to the principle of development which is supported in these circumstances.

5.4 Impact upon the Green Belt

The site is located within the Bristol / Bath Green Belt; the proposal would consist of the conversion of an existing barn.

- 5.5 Paragraph 90 of the NPPF indicates that it is appropriate development to reuse an existing building so long as it is of permanent construction; and would not otherwise be harmful to openness. The physical alterations proposed are fairly superficial; but materials will be improved. The amount of built form however will not have a harmful impact upon the openness of the Green Belt at this

point. The curtilage of the proposal will largely follow an established area that already exists – but the detailed treatment of the curtilage is something considered in more detail below. However the reuse of this building is considered appropriate development in the green belt.

5.7 Design and Conservation

The existing building is a block barn with a corrugated metal roof. The development would include the replacement of the roof with a clay tiled lean-to roof with timber barge boards and timber windows and doors. The blockwork would be faced using local pennant stone. The design would be typical of a barn conversion, with large glazed features to the north, east and south east elevations. These improvements to the materials will improve the current very functional blockwork appearance of the structure. The development would not be considered to have a negative impact on the surrounding area, and would be acceptable in terms of visual amenity.

- 5.8 There were originally concerns regarding the proposed landscaping, in relation to how it affected the historic nature of the farmstead. An updated landscaping plan was submitted; the conservation officer was satisfied that the landscaping design was headed in a suitable direction, and his objection was withdrawn. However, the parish council objection remains.

5.9 Residential Amenity

The proposal is unlikely to have any overbearing, overshadowing or overlooking impacts. It consists of the conversion of an existing rural building to a residential dwelling. The barn would sit within its own large plot, and would be located a significant distance from any other dwellings.

- 5.10 Private amenity space would be located to the side of the dwelling. Overall, it is not considered that there would be any impact on the residential amenity of neighbouring occupiers as a result of this development.

5.11 Transport

The transport officer has commented on this application. The building is currently in use as a mess room and a small storage facility; after conversion it will possess two bedrooms. Accordingly, it is not considered that this change of use will materially alter this building's trip generation rates.

- 5.12 The plans show that the dwelling would have two parking spaces and a vehicle turning area. Hence, it conforms to the requirements of the Council's residential car park standards, as set out in the Residential Parking Standards SPD adopted in December 2013.

- 5.12 The new dwelling will be accessed from the existing farm track, rather than directly from the B4427 Old Gloucester Road and this access will not be changed in anyway. The proposal is unlikely to raise any material highway or transportation issues.

- 5.13 There are no objections to the proposal in highway terms.

5.14 Landscape

A number of revised landscaping plans have been submitted, most recently on the 18th January 2018. Whilst improvements have been made, the landscape officer still has some concerns, but feels that a condition is appropriate to ascertain some of the finer details of the landscaping. This landscaping plan will need to be assessed by the landscape officer, the conservation officer and a tree officer to verify its suitability.

5.15 The Planning Balance

The proposal is for the conversion of an existing outbuilding and a single storey extension to form 1 no. new dwelling. This is supported by policy PSP40. The proposal is considered to be appropriate development in the Green Belt as it reuses an existing building. The design and impact from the development are considered acceptable, subject to a landscape condition. Paragraph 14 indicates that such proposals should be determined without delay.

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 development plan, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That planning permission be granted subject to the conditions set out below.

Contact Officer: Owen Hoare
Tel. No. 01454 864245

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 first occupation of the dwelling hereby agreed a landscaping scheme shall be submitted to and agreed in writing by the Local Planning Authority. This shall include details of all existing trees and hedgerows on the land and details of any to be retained and removed, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hard surfacing. The scheme should comply with SGC planning policy in relation to landscape (inc. CS1, CS9, PSP1, PSP2, PSP3, PSP17, PSP19, PSP38) and the strategic landscape recommendations of the South Gloucestershire

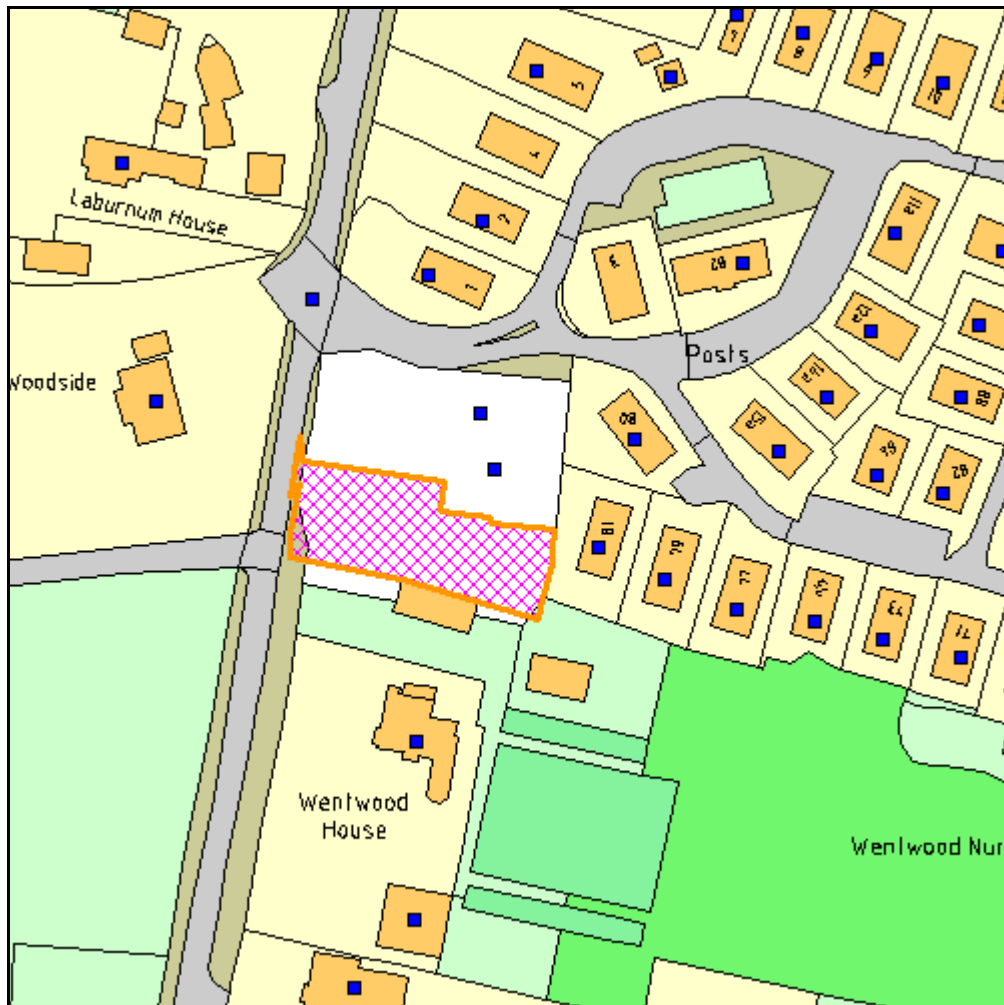
Landscape Character Assessment (LCA 10). The landscape scheme also to include specification notes covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives. Development shall be carried out in accordance with the agreed details and times for planting.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP1, PSP2, PSP3, PSP17, PSP19 and PSP38 of the Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/5087/F	Applicant:	Mr Hearne
Site:	Greenacres Park Ram Hill Coalpit Heath South Gloucestershire BS36 2UB	Date Reg:	15th November 2017
Proposal:	Erection of 1no. new dwelling and associated works	Parish:	Westerleigh Parish Council
Map Ref:	367866 180006	Ward:	Westerleigh
Application Category:	Minor	Target Date:	8th January 2018



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PT17/5087/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application has been subject to representations contrary to the findings of the following report. Accordingly under the current scheme of delegation, it is required to be taken forward under circulated schedule.

1. THE PROPOSAL

- 1.1 The proposal seeks permission erection of 1no new dwelling and associated works.
- 1.2 The subject site is part of the Greenacres Park which is a park for static caravans. The proposal would sit adjacent to a recently constructed dwelling of a similar style and design. This dwelling was approved as a replacement dwelling in the countryside.
- 1.3 Permission was refused for a retrospective application for the stationing of 2no mobile homes on the plot in 2016. This decision was upheld at appeal.
- 1.4 The site is located within the village of Coalpit Heath, adjacent to a caravan park, in an area washed over by the Bristol/Bath Greenbelt and is situated outside of any defined settlement boundary.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan 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
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS23 Community Infrastructure
CS24 Open Space Standards
CS34 Rural Areas

South Gloucestershire Local Plan: Policies, Sites and Places DPD (Adopted) November 2017

PSP1 Local Distinctiveness
PSP2 Landscape
PSP7 Development in the Greenbelt
PSP8 Residential Amenity
PSP16 Parking Standards
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP38 Development within Existing Residential Curtilages
PSP40 Residential Development in the Countryside

PSP42 Custom Build Dwellings
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) August 2006
Residential Parking Standards SPD (adopted) December 2013
Development in the Greenbelt SPD (adopted) June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PK16/5646/F – Refusal – 29/11/2016 – Change of use of land for the siting of 2no. mobile homes with hardstanding and associated works. (Retrospective). – *This decision was upheld at appeal as the Inspector found that the framework specifies that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Although in this case the additional visual effect on the openness of the Green Belt would be moderate, substantial weight should still be given to any harm to the Green Belt. In this appeal I have also identified harm to the character and appearance of the area, to which I also attach substantial weight. Very special circumstances will not exist unless the harm to the Green Belt and any other harm is clearly outweighed by other considerations.*
- 3.2 PT07/0588/F – Approval – 16/04/2007 – Demolition of existing dwelling to facilitate erection of 1no. dwelling and detached double garage with construction of new access.
- 3.3 PT06/12952/F – Refusal – 24/07/2006 – Erection of 2no semi-detached dwellings to replace existing vacant building.
- 3.4 PT01/2307/TRE – Approval – 01/10/2001 - Works to trees included within Tree Preservation Order.
- 3.5 P99/1990 – Refusal – 26/07/1999 – Use of land for stationing of 4 mobile homes.
- 3.6 P91/2175 – Refusal – 13/11/1991 – Use of land for stationing of five mobile homes in place of existing sub-standard bungalow
- 3.7 P90/1329 – Refusal – 11/06/1990 – Demolition of existing bungalow and via of land for siting of five mobile homes
- 3.8 P89/1118 – Refusal – 31/05/1989 – Demolition of existing bungalow and use of land for siting of 7 mobile homes.

4. CONSULTATION RESPONSES

- 4.1 Westerleigh Parish Council
Westerleigh Parish Council objects to this application as it is a complete additional new build on green belt land.
- 4.2 Other Consultees
- Lead Local Flood Authority
No objection in principle but requests that a condition is attached for the submission of further details.
- Highway Structures
No Comments

Transport Officer

No comments

Landscape Officer

There is not landscape objection but a condition is requested.

Other Representations

4.3 Local Residents

One objection has been received:

This application is on Green Belt land. Several applications for this site have been refused over the past few years. If this application is allowed it will open the door for all the people that have been refused planning permission over the years. There is already an empty bungalow on the site, empty for some time. There is no information on sewage disposal. There is no information on recycling facilities.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Development within the Green Belt would be considered inappropriate unless it falls within one of limited categories viewed as acceptable in a greenbelt location. Paragraphs 89 and 90 of the National Planning Policy Framework and Policies CS5, CS34, PSP7 and PSP40 set out a number of instances where development in the Green Belt is not inappropriate, subject to certain criteria. This includes limited infilling within villages. According to adopted local policy such development should be situated within defined settlement boundaries, this is not the case with the subject property and as a result the proposal would not accord with Policy CS5 of the Core Strategy and therefore the adopted local plan. That said, paragraph 49 of the NPPF states that housing applications should be considered against the presumption in favour of sustainable development and relevant policies for the supply of housing should not be considered up to date unless the LPA can demonstrate a 5 year supply of deliverable housing sites. South Gloucestershire are unable to demonstrate such land supply and more weight is attributed to the provisions of the NPPF and specifically paragraph 14, which is a very important material consideration. This requires that where the development plan is absent, silent or out of date, permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the framework taken as a whole, or specific policies in the framework indicate development should be restricted. According to footnote 9 of the NPPF, greenbelt policy is such a specific policy. Paragraph 89 within the greenbelt section states that “limited infilling in villages” is viewed as acceptable but no definition of ‘limited infilling’ or a ‘village’ is provided within the framework. Limited weight can be applied to the definitions in the Development in the Greenbelt SPD and Core Strategy for the reasons outlined above and the SPD having predated the NPPF. Nevertheless definitions for infill development suggest that it is the development of a “relatively small gap between existing buildings, normally within the built up area”. The Inspector’s appeal decision

does not dispute the definition of infill development however no such definition is provided for a village. It should be noted that paragraph 89 makes no distinction between a village with or without a defined settlement boundary. On this basis and given the lack of weight applied to settlement boundaries, if the proposal is found to constitute limited infilling in a village, it would be considered appropriate development in the greenbelt.

- 5.3 It is noted that there has been a significant number of applications on the site, most of which have been refused on greenbelt grounds. The most recent of which was for the retrospective permission for stationing of 2no mobile homes within the site. This refusal was upheld by the planning Inspectorate at appeal. In this appeal, the Inspector found the proposal to amount to inappropriate development and was not consistent with the provisions of the NPPF as it would not constitute 'limited infilling within a village'. In addition substantial weight was applied to the harm to the character of the area. Paragraph 5 of the Inspector's report suggests that the site was not found to fall within a village as the locality does not benefit from the range of services expected of a village. The above said, since the Inspector's decision the Policies Sites and Places DPD (PSP) has been adopted which provides a different policy context under which the application is assessed. PSP11 provides what is considered to be appropriate walking and cycling distances from residential development to a range of services, facilities and also states that if these facilities are not within suggested distances, there is a regular bus service within 400m of the site. A sustainability profile was produced for settlements around South Gloucestershire as part of the consultation process for the document. This identifies a range of services within the defined settlement of Coalpit Heath, including a doctor's surgery, public house, community centre/hall, primary school and a convenience store. It should first be noted that the proposal site falls around 800m from the nearest bus stop with a regular service. The proposal would fall within the suggested catchment area with regard to the primary school, secondary school, community hall, convenience store, post office, a public house and a major employment site; the only provisions that do not fall within these distances are local health services (c.900m) and a pharmacy (c.2900m). Further to this the proposal site in some cases would in fact benefit from these village facilities to a greater extent than other residential properties that do fall within the defined settlement boundary. The sustainability profile identifies that due to the size of the village and the location of its centre, there are some areas beyond the recommended distances to facilities. It must be noted that the pharmacy lies outside of the identified 800m catchment zone for the centre of the village and would not be a reasonable walking distance from properties in the village centre in any case. Equally the proposal site is no further from appropriate public transport links than other sites within the village boundary and considered to be in a sustainable location. As a result whilst the location would not fully accord with the provisions of PSP11, as most the requirements are met the site is considered to be broadly in line with the aims of the policy. Given this consideration the proposal is viewed to benefit from sufficient services for a village location to be reasonably sustainable. Consequently it is concluded that the proposal would be within a 'village'. The sustainability profile was not available to the Inspector at the previous appeal.

- 5.4 With regard to the other points raised in the Inspector's report this proposal will be providing a new house of substantial construction and the long term benefits of the provision of a house, over a mobile home (which is a use of land) is proportionately greater. The appearance of the development proposed provides greater weight in support of the application. Furthermore, the proposal is for a new dwelling of an identical appearance to the existing dwelling to the north of the site. The previous proposal was for 2no units rather than the 1 proposed under this application. The Inspector found that the provision of two units would not be limited and furthermore that the siting of the caravans forward of the existing line of development would undermine any sense it was infilling a gap between buildings. Lastly the proposal was also considered to have a significant negative impact on the character and visual amenity of the area and therefore permission was refused. In terms of this application the proposal would sit between the recently erected dwelling to the north and Wentwood house to the south. It would be roughly in line with the existing linear pattern of development fronting onto Ram Hill. The proposal is also for only one dwelling unit. On this basis the proposal would be considered to firstly be limited, unlike the previous proposal, and would accord with the definition of infill provided above as it would fill a 'relatively small gap between buildings'. Notwithstanding the decision of the Inspector, the proposal has been seen to be sufficiently distinct from the earlier refused applications for the stationing of mobile homes for the reasons outlined above. In this case the proposal has been found to constitute limited infilling and has also been found to benefit from the range of services within a village. Accordingly the proposal is considered to fall within one of the limited categories considered appropriate in the greenbelt and is acceptable in this respect.
- 5.5 Comments have been received suggesting that a number of applications have been refused on the site. The comment continues to state that permitting the development would open the door to all the applications that have been refused over the years. It must be made clear that all planning applications should be assessed on their individual merits. It is not evident which refused applications the comment is referring to, however any resubmitted application would be assessed against policy in force at the time. For the reasons outlined above the proposal has been considered to accord with the provisions of the NPPF and therefore this comment is not seen as relevant to the assessment of this application.
- 5.6 Design and Visual Amenity
Good Design
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. The proposal seeks to erect a two storey 'dormer bungalow'. The dwelling would have a gabled roof, brick and cedar elevations and a slate roof. The surrounding area has no defining character and properties vary in type and construction era. It is however noted that the recently erected dwelling appears to have an identical design and material palette and on this basis the proposal

- would be considered to be informed by the adjacent property and would therefore accord with the general character of the area and to a degree would provide a more defined character.
- 5.7 Development nearby tends to be in a linear or ribbon along Ram hill and fronting the road. The proposal would follow this linear pattern of development and whilst slightly stepped forward of the existing dwelling this would be to a similar degree to other properties nearby and their neighbours. The proposal is therefore seen as consistent with this pattern of development.
- 5.8 The existing site has been left in a relatively poor state, it is assumed that the introduction of a new dwelling would mean the site would be tidied up. Derelict and disused land has a negative impact on the character of the area and reducing this issue could only be considered to improve the situation. This would be considered to weigh positively in the planning balance. No landscaping scheme has been provided and comment from the landscape officer has suggested that a condition is applied. This is seen as reasonable and a condition will be appended to that effect.
- 5.9 Overall, it is considered that the proposed detached dwelling 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 accord with policies CS1 and PSP38 and conforms to the criteria in the adopted Local Plan.
- 5.10 Residential Amenity
Policy PSP38 of the adopted Local Plan gives the Council's view on development within existing residential curtilages. Proposals should not prejudice the residential amenity (through overbearing, loss of light and loss of privacy) of neighbouring occupiers as well as the private amenity space of the host dwelling.
- 5.11 The proposed dwelling would be detached and at the closest point would be around 8 metres from its neighbour to the north. The dwelling to the rear would be around 18 metres from the elevation of 81 Greenacres Park. Technical guidance suggests that windows serving primary living accommodation should be situated a minimum of 20 metres from neighbouring windows serving primary accommodation. Whilst that is not achieved to the rear the first floor windows are only rooflights and are not the primary windows serving the rooms to the rear of the proposed dwelling. Such windows normally exceed 1.7 metres from the floor of the room in which they are situated. Additionally windows of this type would be permitted via the provisions of the General Permitted Development Order 2015 (as amended) without the requirement for planning permission. As a result it is seen as unreasonable to resist the proposal on these grounds. In terms of the side outlook, as previously mentioned the proposal sits slightly forward of the existing dwelling and as a result the window in the northern elevation, serving the master bedroom, would not directly look onto the side elevation of the existing property. Given the above consideration the proposal is seen to have an acceptable impact on the amenity of neighbouring occupiers and there is no objection in this respect.

- 5.12 The proposal would be situated on a relatively large site and it would subdivide the existing plot. Nevertheless the proposal would leave sufficient private amenity space for the existing and proposed dwellings and there is no objection with regard to amenity space.
- 5.13 The subject property is located within a built up residential area and given the scale and location of the proposed development will not result in an unacceptable detrimental impact on the residential amenity of its neighbouring occupiers and would provide a sufficient level of amenity future occupiers, meaning the proposal is in accordance with PSP38 of the adopted Policies Sites and Places DPD.
- 5.14 Sustainable Transport and Parking Provision
The proposal would create an additional dwelling with 3 bedrooms. The existing property is also served by 3no bedrooms. The existing property has a double garage and hardstanding sufficient for the parking of two vehicles and sufficient hardstanding will be provided to the front of the proposed property for 2no parking spaces. This is considered to be sufficient for the size of the host dwelling and the proposed detached dwelling. In respect of this there are no objections in relation to highway safety or parking provision; meaning the proposal is in accordance with PSP16 of the Policies Sites and Places DPD and the provisions of the Residential Parking Standards SPD. Comments from the transport officer states that whilst the location is less than sustainable, the proposal is not considered to result in a severe impact on highway safety or traffic generation and no objection could be sustained.
- 5.15 As mentioned in the greenbelt section of the report, the proposal is located nearby the settlement of Iron Acton and is largely within the catchment area for the range of services expected to be accessible to residential properties. As a result the proposal is broadly in line with the provisions of PSP11. There are however no local health centres or a pharmacy within the suggested distances and limited negative weight has been attached to this consideration. It is however noted that proposal would not be for an isolated dwelling in the open countryside and would benefit from local services better than other dwellings that fall within the settlement boundary. As a result the location is viewed to be relatively sustainable.
- 5.16 Planning Balance
The proposal is for a new housing unit on a site outside of any defined settlement boundary and washed over by the Bristol/Bath Greenbelt. The settlement boundaries are afforded limited weight as the LPA are unable to demonstrate a 5 year housing land supply and therefore housing related policies are not considered to be up to date. The proposal has however been found to accord with the provisions of the NPPF in relation to the greenbelt and the proposal should therefore be assessed against the first limb of paragraph 14. In this context permission should be granted unless the harm of permitting development significantly and demonstrably outweighs the benefit of doing so. The decision of the Inspector is acknowledged however for the reasons outlined within the greenbelt section of the report, this application differs from that refused and has been found to amount to appropriate development in the greenbelt, consistent with the fifth exception of paragraph 89 to the NPPF as it

would be 'limited infilling within a village'. No negative impacts have been identified apart from not being within the stipulated distances of a local health centre or pharmacy. Nevertheless the site is located broadly in line with the suggested distances for services and facilities and limited negative weight has been applied to this consideration. Modest positive weight can be given to the provision of an additional housing unit with the current deficit. On this basis the positive impact of permitting development has been found to outweigh the harms identified and therefore permission should be granted.

5.17 Consideration of likely impact on Equalities

The proposal would have a neutral impact on equalities.

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 Policies Sites and Places DPD (Adopted) November 2017 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. Prior to the occupation of the dwelling hereby approved details relating to the storage provision for refuse bins and boxes shall be submitted to and agreed in writing by the Local Planning Authority. The residential units hereby approved shall not be occupied until the storage areas have been provided in accordance with the agreed details.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

3. Prior to the commencement of development drainage detail proposals incorporating Sustainable Drainage Systems SUDS and confirmation of hydrological conditions e.g. soil permeability, watercourses, mining culverts) within the development shall be submitted for approval in writing to the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012. This information is required prior to development to ensure the proposal has acceptable drainage provisions.

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

Reason

To ensure the satisfactory provision of parking facilities and in the 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.

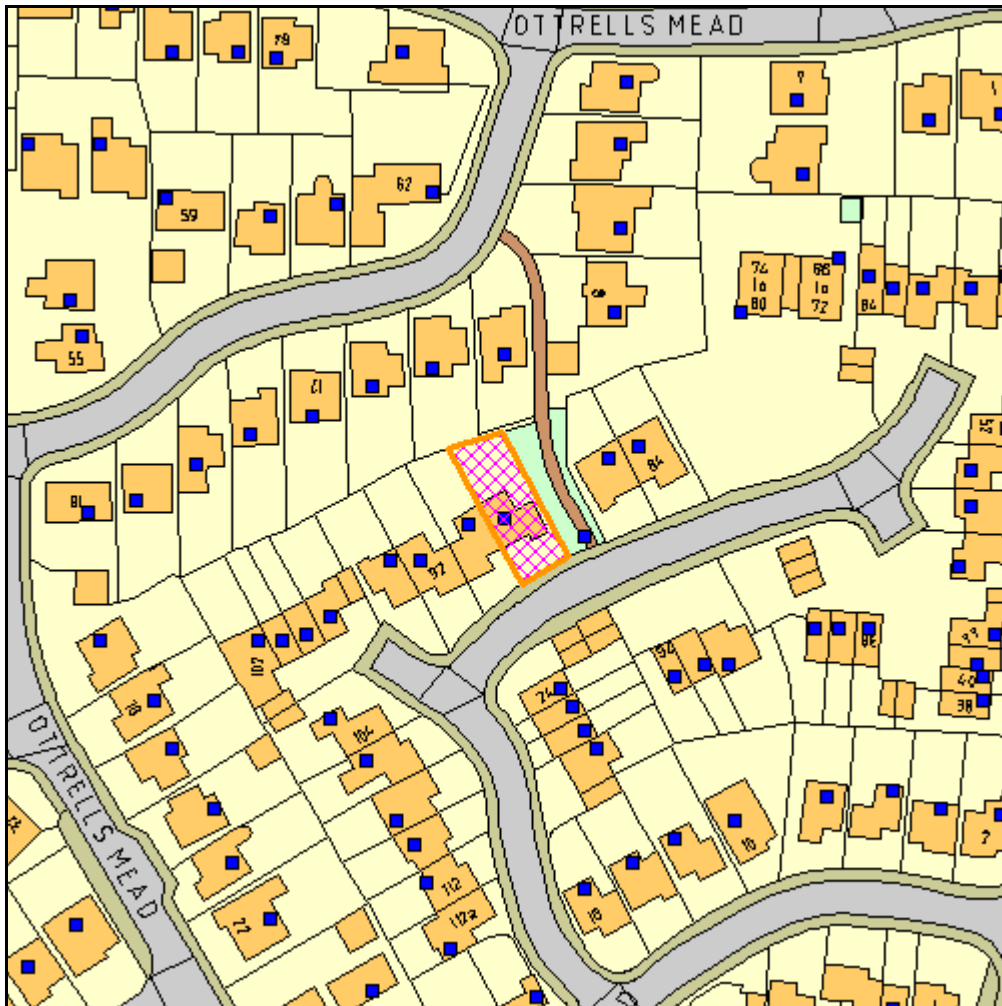
5. Prior to the relevant part of the build a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); 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

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of the Policies Sites and Places DPD (Adopted) November 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/5825/F	Applicant:	Mr Sunderland
Site:	88 Apseleys Mead Bradley Stoke Bristol South Gloucestershire BS32 0BG	Date Reg:	2nd January 2018
Proposal:	Erection of two storey side extension to provide additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361331 183022	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	9th February 2018



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PT17/5825/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as a representation has been received which is contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the erection of a two storey side extension to provide additional living accommodation at 88 Apseleys Mead, Bradley Stoke.
- 1.2 The application site consists of a two storey semi-detached property with attached garage, located within a 20th century housing estate in the built up residential area of Bradley Stoke. There are a variety of housing styles in the surrounding area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2012

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

South Gloucestershire Policies, Sites and Places Plan Adopted November 2017

PSP1 Local Distinctiveness

PSP8 Residential Amenity

PSP16 Parking Standards

PSP38 Development within Existing Residential Curtilages

PSP43 Private Amenity Space

2.3 Supplementary Planning Guidance

Design Checklist SPD (adopted) December 2013

Residential Parking Standards SPD (adopted) August 2007

3. RELEVANT PLANNING HISTORY

3.1 P88/0020/90

Amendments to house types and layout of plots 84, 90, 91, 135, 136, and 137. Use of land for open space purposes (in accordance with the amended plans received by the council on 15th July 1988).

Approved: 3rd August 1988

3.2 P88/0020/69

Residential development on approximately 2.8 hectares (6.96 acres) to include erection of 115 dwelling units with associated garages and boundary walls. Construction of estate roads and car parking areas (in accordance with the amended plans received by the council on 30th march 1988 and 14th April 1988) (to be read in conjunction with P84/20/1).

Approved: 20th April 1988

3.3 P88/0020/106

Erection of 10 semi-detached houses, 10 terraced houses and 8 flats in a two storey block. Erection of associated garages and construction of associated parking spaces (in accordance with the amended plans received by the council on 21st November 1988) (to be read in conjunction with P84/20/1).

Approved: 6th December 1988

3.4 P84/0020/1

Residential, shopping & employment development inc. Roads & sewers and other ancillary facilities on approx. 1000 acres of land.

Approved: 3rd December 1986

4. **CONSULTATION RESPONSES**

4.1 Bradley Stoke Town Council

No objection

4.2 Sustainable Transport

No objection.

4.3 Tree Officer

No comment received.

Other Representations

4.4 Local Residents

1 no. objection comment received for a local resident, summarised as follows:

- Concerns over loss of privacy from first floor bedroom window.

This is addressed within section 5.7 of the report.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan (November 2017) allows the principle of development within residential curtilages subject to considerations of visual amenity, residential amenity and highway safety.

Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The proposal is for the erection of a two storey side extension to include the conversion of an attached garage into living accommodation.

- 5.3 The proposed two storey side extension would sit on the east elevation and would be erected above and to the rear of the existing attached garage. The existing garage door would be replaced by a window to facilitate the garage conversion and the proposed first floor would be set back from the principal elevation by approximately 0.4 metres. It would consist of a pitched roof with a ridge height lower than the existing dwelling, as such the proposal would identify as subservient. The rear wall of the proposal would be level with the rear building line of the original dwelling.

- 5.4 The host dwelling consists of a combination of brickwork and painted render elevations, double roman concrete roof tiles and white UPVC windows. The materials to be used in the construction of the proposed development would match the existing property and are therefore considered to be acceptable.

- 5.5 Overall, it is not considered the proposed development would have a significantly detrimental impact on the character of the host dwelling or surrounding area and is of an appropriate scale for the host dwelling and its context. Therefore, it is deemed to comply with policy CS1 of the Core Strategy.

5.6 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan (Adopted) November 2017 sets out that development within existing residential curtilages should not prejudice 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.

- 5.7 Concerns were raised by the neighbouring occupier at no.9 Ottrells Mead, located to the rear of the application site, in regards to loss of privacy from the proposed first floor window on the rear elevation. The rear elevation of the proposed extension would be approximately 20 metres from the rear elevation of no.9 Ottrells Mead. As such, it is considered by the officer that an appropriate distance would remain between the properties and it would not result in sufficient loss of privacy as to warrant refusal.

- 5.8 The host dwelling is separated from the neighbouring occupier to the east of the site by footpath, approximately 3.5 metres in width. The proposal includes 2no. ground floor side elevation windows which would serve a bathroom and utility room; they would both be obscure glazed. No first floor side elevation windows are proposed.

5.9 Overall, considering the siting and scale of the proposal it would not appear to have a material overbearing or overlooking impact, nor is it considered to significantly impact on existing levels of light afforded to the neighbouring occupiers. Furthermore, it is considered that sufficient private amenity space for the occupiers of the host dwelling would remain should the proposed extension be constructed. As such, the proposal is deemed to comply with policy PSP38 of the PSP Plan.

5.10 Transport

The application is proposing an additional bedroom which would increase the bedroom numbers from three to four. The existing garage would be removed, however two off-street parking spaces would be provided at the front of the property. This would comply with the Council's Residential Parking Standards and therefore no objection is raised in terms of transportation.

5.11 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

5.12 In regards to the statement above, the proposal is considered to have a neutral impact on equalities.

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 development plan 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 conditions attached to the decision notice.

Contact Officer: **James Reynolds**
Tel. No. **01454 864712**

CONDITIONS

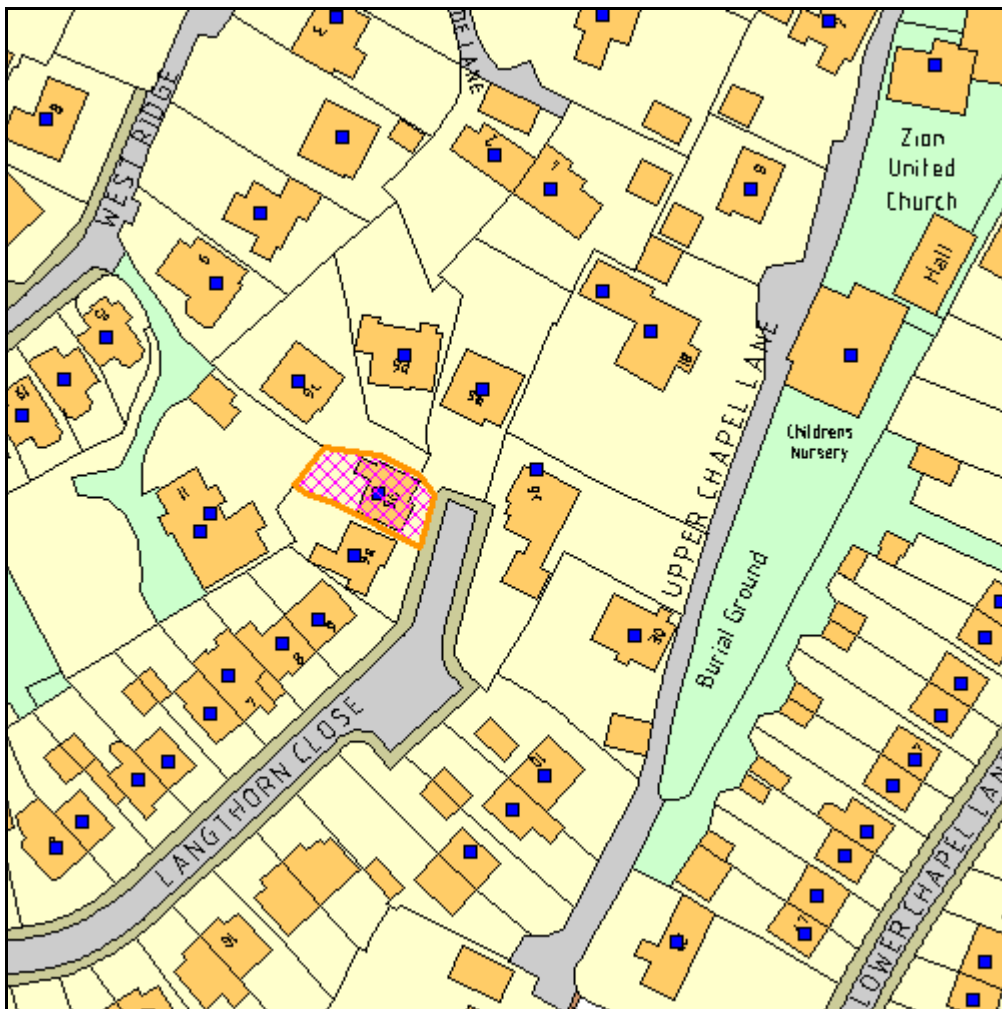
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/5848/F	Applicant:	Mr & Mrs Stickland
Site:	9B Langthorn Close Frampton Cotterell Bristol South Gloucestershire BS36 2JH	Date Reg:	28th December 2017
Proposal:	Erection of two storey front extension and single storey rear extension to provide additional living accommodation.	Parish:	Frampton Cotterell Parish Council
Map Ref:	367079 181203	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	16th February 2018



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PT17/5848/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule as a result of consultation responses received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the erection of a two storey front extension and single storey rear extension to provide additional living accommodation.
- 1.2 The property is a detached dwelling, on a cul de sac containing similar, within the residential area of Frampton Cotterell.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Access/Transport

South Gloucestershire Local Plan – Policies Sites and Places Plan (Adopted) November 2017
PSP8 Residential Amenity
PSP16 Parking Standards
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
The Parish Council object, this is over development of the site and there is inadequate parking

Other Representations

- 4.2 Local Residents
One letter has been received, raising concern over impact on access to their property and potential impact to the boundary party wall.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Extensions to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

5.2 **Design**

The proposals would extend to the whole of front of the dwelling, to two storey level, in line with the existing single storey garage and porch area, approximately 0.96m on depth. Whilst the comments above, regarding overdevelopment are noted, the proposals are not considered to significantly increase footprint of the dwelling to an unacceptable degree, and are considered to be of an appropriate standard in design. Whilst the pitch of the roof would be altered to the front, the proposals would remain acceptable and not be considered materially out of keeping with the character of the main dwelling house and surrounding properties. The proposals are of an acceptable size in comparison to the existing dwelling and the site and surroundings. Materials would match those of the existing dwelling.

5.3 **Residential Amenity**

The length, size, location and orientation of the proposals, are not considered to give rise to any additional significant or material overbearing or overlooking impacts on adjacent properties in this instance. The comments regarding the party boundary wall are noted. Issues of party walls are a civil matter to be agreed between the two relevant parties, should any issues arise. Notwithstanding this, planning permission would not grant rights to develop over, use or access property not within the applicants control. Further to this the proposals as submitted remain away from the shared boundaries on this detached plot.

5.4 **Transportation**

The property is and would remain a 4 bedroom dwelling, which, in accordance with the Councils adopted parking standards would require 2 spaces. The comments above, regarding parking provision and access are noted. The proposed development would not increase the number of existing bedrooms and in this respect parking requirements would not increase. Further to this the development does not impinge upon the existing level of parking which consists of the integral garage and surfaced area to the front. Whilst this area to the front does appear relatively narrow, it is not affected by the front extension which does not extend the building line any further forward than existing, but rather aligns with it. Therefore as stated the existing parking requirements for the site are not increased and existing useable parking space remains unaffected and so overall there is no material change in this respect. It is not clear how the proposals would be considered to affect access as the extensions remain within the curtilage of the detached plot. As stated above, planning permission would not grant rights to develop over, use or access property not within the applicants control.

5.5 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

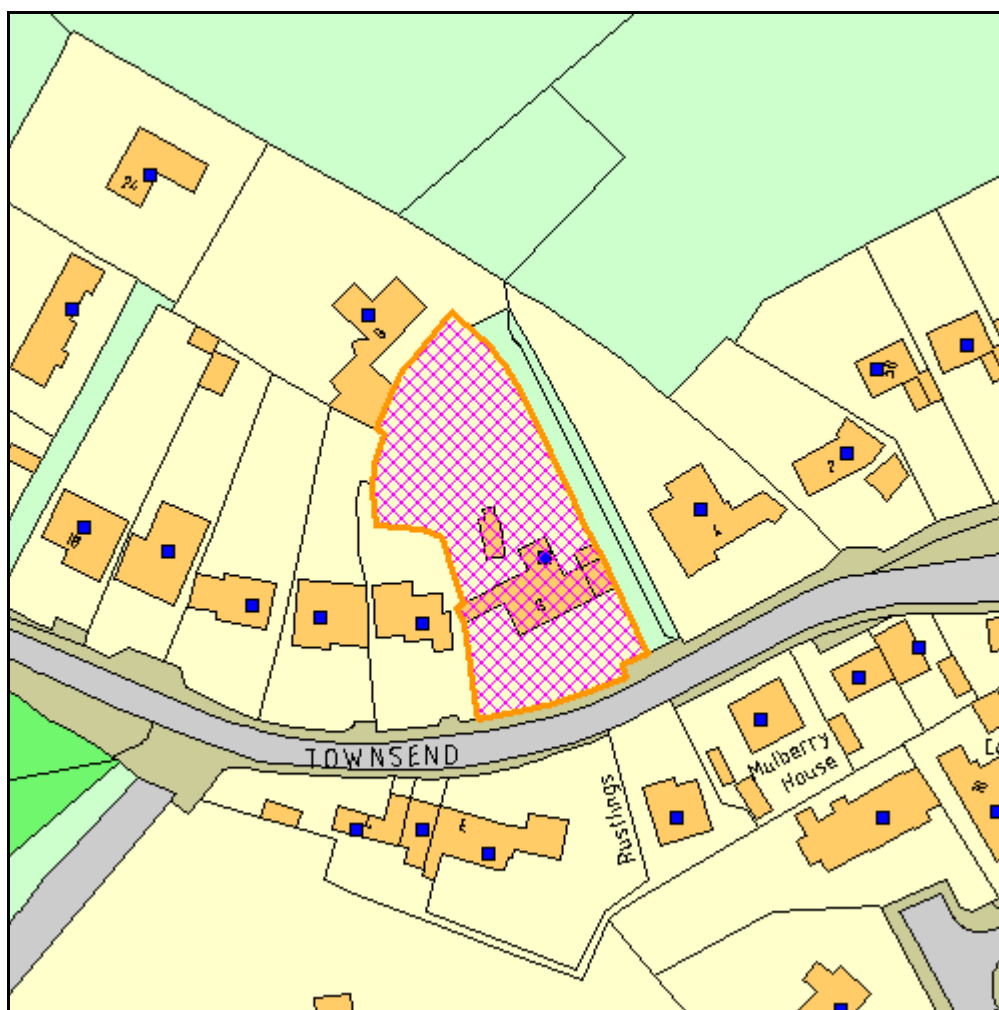
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/5955/CLP	Applicant:	Mr L Evans
Site:	Townsend House 8 Townsend Almondsbury South Gloucestershire BS32 4EN	Date Reg:	4th January 2018
Proposal:	Application for a certificate of lawfulness for a proposed single storey extension.	Parish:	Almondsbury Parish Council
Map Ref:	359740 183905	Ward:	Almondsbury
Application Category:	Certificate of Lawfulness	Target Date:	15th February 2018



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PT17/5955/CLP

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The applicant is seeking a formal decision as to whether the proposed single storey rear extension at Townsend House, 8 Townsend, Almondsbury would be lawful.
- 1.2 The application is a formal way of establishing whether the proposal requires planning permission or not. Accordingly there is no consideration of planning merit, the decision is based solely on the facts presented.

2. POLICY CONTEXT

- 2.1 National Guidance
Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

The submission is not a planning application thus the Development Plan is not of relevance to the determination of this application; the decision rests upon the evidence that has been submitted. If the evidence submitted demonstrates that the proposed use is lawful on the balance of probabilities, the Local Planning Authority must grant a Certificate confirming that the proposed development is lawful.

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history

4. CONSULTATION RESPONSES

- 4.1 Almondsbury Parish Council
No comments received

Local Councillor
No comments received

Other Representations

- 4.2 Local Residents
No comments received

5. SUMMARY OF EVIDENCE IN SUPPORT OF APPLICATION

- 5.1 Existing Lower Ground Floor Plan
Proposed Elevations
Existing First Floor Plan
Existing South and West Elevations

Existing Site and Location Plan
Existing Ground Floor Plan
Existing North and East Elevations
Proposed Lower Ground Floor Plan

Received by Local Planning Authority 21st December 2017

6. **ANALYSIS OF PROPOSAL**

6.1 **Principle of Development**

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

6.2 The key issue in this instance is to determine whether the proposal falls within the permitted development rights afforded to householders under Schedule 2, Part 1, Class A of the GPDO (2015).

6.3 The proposed development consists of a single storey extension to the rear of property with dual pitched roof. This development would fall within Schedule 2, Part 1, Class A, which allows for the enlargement, improvement or other alteration of a dwellinghouse, provided it meets the criteria as detailed below:

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

(a) Permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use)

The dwellinghouse was not granted under classes M, N, P or Q of Part 3.

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

The total area of ground covered by buildings (other than the original dwellinghouse) would be less than 50% of the total area of the curtilage.

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

The height of the rear extension would not exceed the height of the roof of the existing dwellinghouse.

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

The height of the eaves of the rear extension would not exceed the height of the eaves of the existing dwellinghouse.

- (e) The enlarged part of the dwellinghouse would extend beyond a wall which—**
(i) forms the principal elevation of the original dwellinghouse;
or
(ii) fronts a highway and forms a side elevation of the original dwellinghouse;

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

- (f) Subject to paragraph (g), the enlarged part of the dwellinghouse would have a single storey and—**
(i) extend beyond the rear wall of the original dwellinghouse by more than 4 metres in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

The proposal does not extend beyond the rear wall of the original dwellinghouse by more than 4 metres, or exceed 4 metres in height.

- (g) Until 30th May 2019, for a dwellinghouse not on article 2(3) land nor on a site of special scientific interest, the enlarged part of the dwellinghouse would have a single storey and—**
(i) extend beyond the rear wall of the original dwellinghouse by more than 8 metres in the case of a detached dwellinghouse, or 6 metres in the case of any other dwellinghouse, or
(ii) exceed 4 metres in height;

Not applicable.

- (h) The enlarged part of the dwellinghouse would have more than a single storey and—**
(i) extend beyond the rear wall of the original dwellinghouse by more than 3 metres, or
(ii) be within 7 metres of any boundary of the curtilage the dwellinghouse opposite the rear wall of the dwellinghouse;

The extension would be single storey.

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

The extension would not be within 2 metres and the eaves would not exceed 3 metres in height.

- (j) The enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would—**
 - (i) exceed 4 metres in height,**
 - (ii) have more than a single storey, or**
 - (iii) have a width greater than half the width of the original dwellinghouse; or**

The proposal does not extend beyond a side wall of the original dwellinghouse.

- (k) It would consist of or include—**
 - (i) the construction or provision of a verandah, balcony or raised platform,**
 - (ii) the installation, alteration or replacement of a microwave antenna,**
 - (iii) the installation, alteration or replacement of a chimney, flue or soil and vent pipe, or**
 - (iv) an alteration to any part of the roof of the dwellinghouse.**

The proposal does not include any of the above.

A.2 In the case of a dwellinghouse on article 2(3) land, development is not permitted by Class A if—

- (a) it would consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;**
- (b) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse; or**
- (c) the enlarged part of the dwellinghouse would have more than a single storey and extend beyond the rear wall of the original dwellinghouse.**

The application site does not fall on article 2(3) land.

A.3 Development is permitted by Class A subject to the following conditions—

- (a) The materials used in any exterior work (other than materials used in the construction of a conservatory) must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;**

The submitted plans indicate that the proposed extension would be finished in materials to match existing. As such, the proposal meets this criterion.

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

Not applicable.

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

Not applicable.

7. RECOMMENDATION

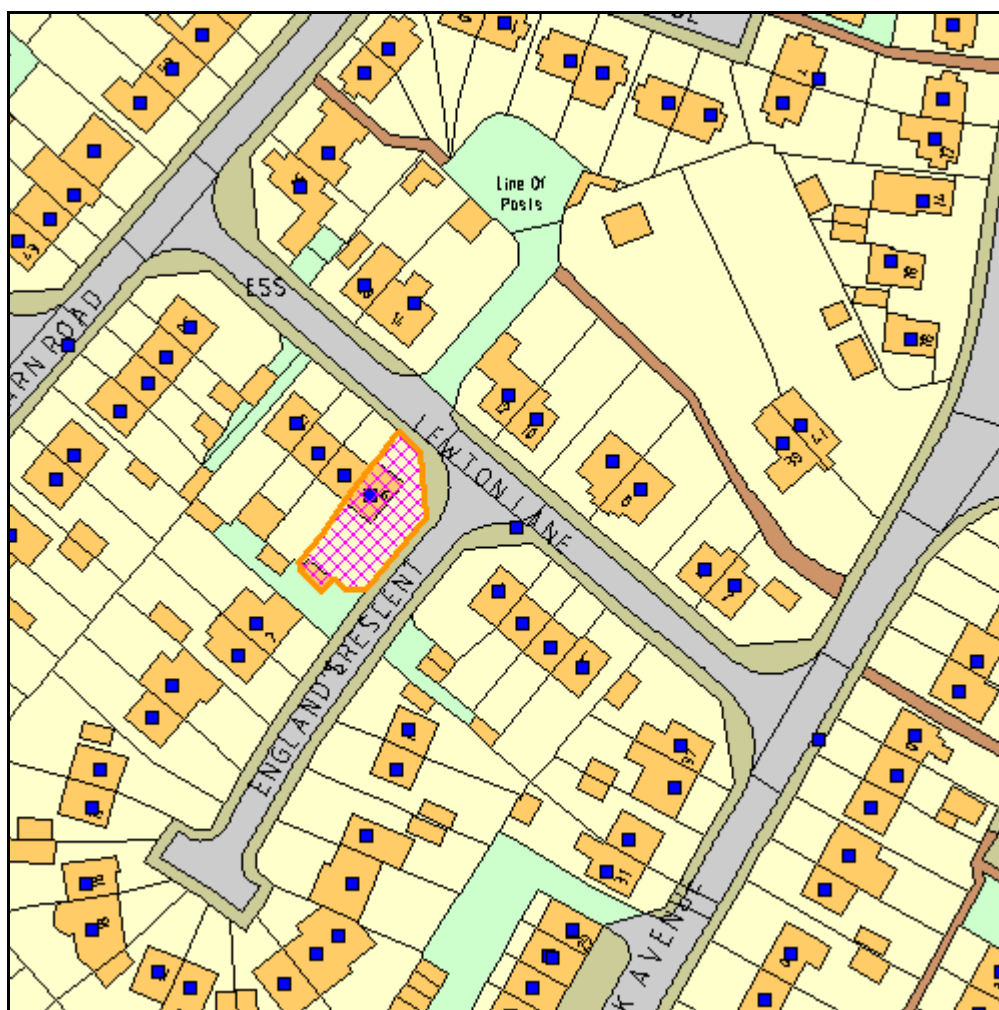
- 7.1 That a certificate of Lawfulness for Proposed Development is **granted** for the reasons listed below:

Evidence has been provided to demonstrate that on the balance of probabilities the proposed erection of a single storey rear extension would fall within the permitted rights afforded to householders under Schedule 2, Part 1, Class A of the Town and Country Planning General Permitted Development Order 2015.

Contact Officer: Westley Little
Tel. No. 01454 867866

CIRCULATED SCHEDULE NO. 05/18 – 2 FEBRUARY 2018

App No.:	PT17/5959/F	Applicant:	Mrs Jessica Caswell
Site:	9 Lewton Lane Winterbourne Bristol South Gloucestershire BS36 1NL	Date Reg:	3rd January 2018
Proposal:	Installation of rear dormer to facilitate loft conversion to form additional living accommodation.	Parish:	Winterbourne Parish Council
Map Ref:	365416 181174	Ward:	Winterbourne
Application Category:	Householder	Target Date:	15th February 2018



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PT17/5959/F

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the installation of a rear dormer to facilitate a loft conversion at 9 Lewton Lane, Winterbourne.
- 1.2 The application site consists of a two storey end terrace property, located within a terrace of four. The property benefits from an existing two storey side extension.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

South Gloucestershire Policies, Sites and Places Plan Adopted November 2017

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

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (adopted) December 2013
Residential Parking Standards SPD (adopted) August 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/0936/F
Erection of two storey side extension to provide additional living accommodation. Erection of detached garage.

Approved: 8th May 2013

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Objection. They feel it is over development of the site and would like to know parking arrangements.

4.2 Sustainable Transport

Please provide a scale plan indicating level of off street parking available within the site boundary.

Comments after revised plan was submitted and confirmation that an existing dropped kerb is in place at the front of the property.

No objection.

Other Representations

4.3 Local Residents

Objection comments received from 3no. neighbouring occupiers. Summarised as follows:

Resident 1

The size of the proposal is out of proportion to the whole area- give an unbalanced look to the terrace. It would allow full overview of the adjoining houses.

Resident 2

I will not allow any scaffolding or contractor on my property or roof. My driveway at the rear was damaged when garage was built. When putting in driveway at the front the adjoining pillar at the side of my garden was knocked down. My driveway at the rear was used to unload sand and chippings which also caused damage. Will the loft conversion affect surrounding drains? Will it affect the skyline and distract drivers in the cul-de-sac?

Resident 3

Proposal would be out of character with surrounding houses. Would this affect the value of properties in the location? Overshadowing concerns for houses on Englands Crescent. Overlooking concern for no.2 Englands Crescent. Would it affect the parking in the area? Could it be changed into more than one living accommodation space?

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the Policies, Sites and Places Plan (November 2017) allows the principle of development within residential curtilages subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site

and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The proposal consists of the erection of a flat roof rear dormer to form an additional bedroom and en-suite. Concerns were raised by neighbours over the size of the initial proposals giving an unbalanced appearance to the terrace; these concerns were shared by the officer who considered the proposal to have a detrimental impact on the host dwelling and surrounding area. Therefore revised plans were submitted by the applicant which significantly reduced the size of the proposed dormer and lowered the ridge height to meet the ridge height of the existing property.

5.3 The proposed dormer would be approximately 5.6 metres in length, have a depth of approximately 3.3 metres and height of approximately 2.5 metres.

5.4 The materials to be used in the construction of the proposal would include hanging vertical tile elevations and UPVC windows to match the existing dwelling. As such, the proposed materials are deemed acceptable.

5.5 Overall, it is considered that the proposed rear dormer would not be so detrimental to the character of the host dwelling or surrounding area as to warrant refusal and is of an acceptable standard of design. As such, the proposal is deemed to comply with policy CS1 of the Core Strategy.

5.6 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan (Adopted) November 2017 sets out that development within existing residential curtilages should not prejudice 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.

5.7 Concerns have been raised from local residents relating to overlooking onto neighbouring properties, more specifically no.2 Englands Crescent which is located at the rear of the application site. The rear gardens of the terrace in which the host dwelling is located run along the side of the rear of no.2 Englands Crescent; the properties in question are separated by a lane used to access garages. The existing first floor rear windows of the four properties within the terrace currently have some outlook onto no.2 Englands Crescent and considering the siting of the proposal the officer does not consider that the proposed dormer would significantly alter the level of privacy already afforded to no.2 Englands Crescent or surrounding properties and is therefore deemed acceptable.

5.8 Concerns of overshadowing have also been raised by local residents. The rear gardens of the adjoining properties are south-west facing and the proposal has been significantly reduced in size from the original plans, it is therefore considered the proposed dormer would not significantly impact existing levels of light currently afforded to

neighbouring occupiers. Furthermore, the proposal would not appear to have a material overbearing impact.

- 5.9 Overall, the proposal is not considered to have a detrimental impact on the residential amenity of surrounding properties or the host dwelling and is therefore deemed to comply with policy PSP38 of the PSP Plan.

5.10 Transport

The application is proposing an additional bedroom, taking the property from four to five bedrooms; South Gloucestershire Residential Parking Standards require a five bedroom property to provide three off-street parking spaces. After a site visit, it was noted the property benefits from block paving and a dropped kerb at the front with space for 2no. vehicles and a single garage with 1no. off-street parking space at the rear. As such, this level of parking complies with the Council's Residential Parking Standards and there is no objection in terms of transportation.

5.11 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

- 5.12 In regards to the above statement, the proposal is considered to have a neutral impact on equalities.

5.13 Other Matters

This decision does not grant the rights to carry out works on land not within the ownership of the applicant and written consent is required from the owner of any land upon which it is necessary to carry out any works in connection with the development. It is hoped that the applicants would remain considerate towards neighbouring occupiers during the construction period, however an informative will be included on the decision to notify the applicant.

Drainage details are not a material planning consideration for minor works such as this proposal. This will be satisfied by compliance with Building Regulations, a Building Control application will be required to be approved prior to commencement of the development. An informative will be included on the decision to advise the applicant to contact the Council's Building Control Team.

With regard to concerns over converting to more than one accommodation space, the application can only be assessed on the submitted plans. However, HMO's of more than 6 people require planning approval from the Local Authority and therefore the applicant would be required to submit a planning application if they wish to convert the property into an HMO.

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 development plan 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 conditions attached to the decision notice.

Contact Officer: James Reynolds
Tel. No. 01454 864712

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).