

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. 49/18

Date to Members: 07/12/2018

Member's Deadline: 13/12/2018 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2018. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid 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, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

PLEASE NOTE: The circulated schedule process is only open to elected Members of South Gloucestershire Council.

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

If any Member requires any of the proposals listed in the Schedule to be considered by the appropriate planning committee then a referral should:

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) 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 end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

The Circulated Schedule will always contain the following applications unless the application is required to be determined by Committee:

- 1) Any application submitted by, or jointly, or on behalf of the Council.
- 2) Any application submitted by or any matter directly affecting or involving any

Member of the Council and any application(s), submitted by an Officer of the Council working in the Strategic Planning area (specifically the Policy and Specialist Advice, Development Management, Strategic Major Sites and Planning Enforcement, Validation & Registration and Planning Technical Support teams) or any Member or Officer of the Council acting as a planning agent.

- 3) Any application requiring a new planning agreement.
- 4) Any applications requiring a modification of an existing planning agreement where in the opinion of the Director, there would be a detriment to the public benefits secured.

5) Any application where the proposed decision of the Director would, in his opinion, be contrary to the policies of the Council as expressed in the Development Plan and/or any emerging plan and require referral to the Secretary of State following approval in principle by the Council for the purposes of development control decision making.

6) Any applications, except those listed below a-f where three or more representations contrary to the Officers recommendation are received within the notification period other than from officers of the Council acting in their professional capacity.

7) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

8) Any applications, except those listed below a-f where a representation is received within the notification period which is contrary to the officer's recommendation from any Member of South Gloucestershire Council.

Applications that will not appear of the Circulated Schedule procedure as a result of representations received:

a. All applications, where approval is deemed to be granted upon the expiry of a defined period

b. All applications to be determined the lawfulness of a proposed or existing use of a site

c. All applications for non-material amendments

d. All applications to discharge planning conditions

e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction

f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

When emailing your circulated referral request, please ensure you attach the written confirmation from the Supporting Member(s) and Supporting Chair or Spokes

Please note a copy of your referral e mail will appear on the website.

Before referring an application always contact the case officer or Development 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.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

The referral should include the reasons for the referral indicating why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issues the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay of the referral

4. If the site is outside your ward have you contacted the ward Member(s) to inform them of the referral?

5. Have you discussed the referral with the case officer or Development Manager?

a) Referring Member:

b) Details of Supporting Member(s) (cannot be same ward as Referring Member)

c) Details of Supporting Chair or Spokes Member of the Development Management Committee

Do you consider this is an application of strategic importance such that you would request the Director to consider using his discretion to refer the matter to the Strategic Sites Delivery Committee? If so please set out your reasons:

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
50/18	Wednesday 12 th December 5pm	Friday 14 th December 9am	Thursday 20 th December 5pm	Friday 21 st December
51/18	Wednesday 19 th December 5pm	Friday 21 st December 9am	Thursday 3 rd January 5pm	Friday 4 th January
No Circulated on Friday 28 th December				

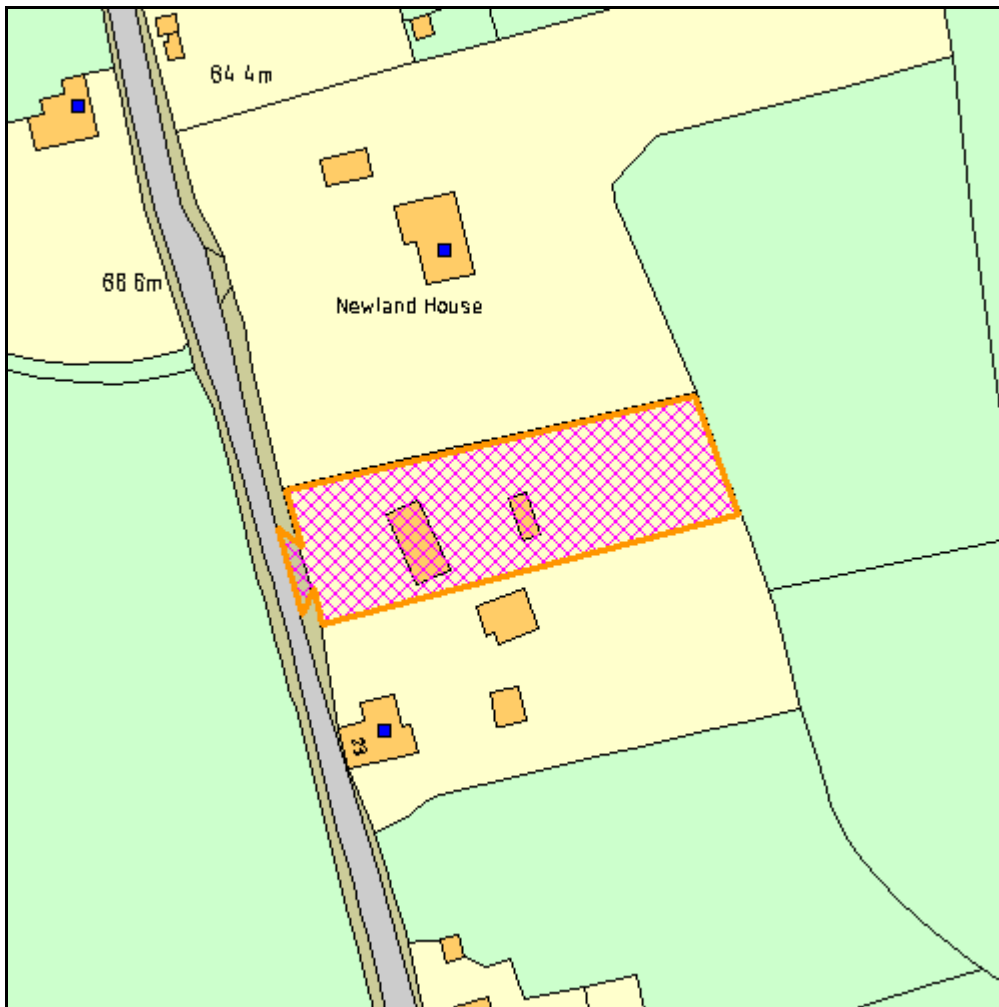
Dates and officer deadlines for Circulated Schedule Christmas Holidays 2018

CIRCULATED SCHEDULE - 07 December 2018

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	PK18/3105/O	Approve with Conditions	23 Engine Common Lane Yate South Gloucestershire BS37 7PX	Ladden Brook	Iron Acton Parish Council
2	PK18/4218/RVC	Approve with Conditions	Unit 1-6 Beaufort Trade Park Pucklechurch Trading Estate Pucklechurch South Gloucestershire BS16 9QH	Boyd Valley	Pucklechurch Parish Council
3	PK18/4571/F	Approve with Conditions	52 Bickford Close Barrs Court South Gloucestershire BS30	Parkwall	Oldland Parish Council
4	PK18/4774/F	Approve with Conditions	13A Common Road Hanham South Gloucestershire BS15 3LJ	Hanham	Hanham Abbots Parish Council
5	PT18/3854/F	Approve with Conditions	103 Bush Avenue Little Stoke South Gloucestershire BS34 8NG	Stoke Gifford	Stoke Gifford Parish Council
6	PT18/4260/F	Approve with Conditions	Crest House Lime Kiln Close Stoke Gifford South Gloucestershire BS34 8ST	Frenchay And Stoke Park	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 49/18 – 7 DECEMBER 2018

App No.:	PK18/3105/O	Applicant:	Mr And Mrs D Woodman
Site:	23 Engine Common Lane Yate Bristol South Gloucestershire BS37 7PX	Date Reg:	9th July 2018
Proposal:	Erection of 1no detached dwelling and associated works (outline) all matters reserved.	Parish:	Iron Acton Parish Council
Map Ref:	370093 184914	Ward:	Ladden Brook
Application Category:	Minor	Target Date:	30th August 2018



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PK18/3105/O**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

INTRODUCTION

This application appears on the Circulated Schedule as a result of consultation responses received, from the Parish Council, contrary to officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for outline planning permission for the erection of 1no dwelling and associated works, with all matters reserved.
- 1.2 The application site is located on Engine Common Lane, Yate, adjacent to no. 23 Engine Common, and between no. 23 and Newland House. The site is located outside of the identified settlement boundary, but is approximately 500 metres to the north-east. There are existing houses and associated curtilages along this side of the road.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Development Related Transport Impact Management
PSP16	Parking Standards
PSP37	Internal Space and Accessibility Standards for Dwellings
PSP38	Development Within Existing Residential Curtilages, Including Extensions and New Dwellings
PSP42	Custom Build Dwellings

- 2.3 Supplementary Planning Guidance
Residential Parking Standards SPD (Adopted) December 2013
Design Checklist SPD (Adopted) 2007
Waste Collection: Guidance for New Development SPD (Adopted) January 2015
Community Infrastructure Levy and Section 106 Planning Obligations Guide (Adopted) March 2015

3. **RELEVANT PLANNING HISTORY**

- 3.1 PK18/2156/CLP – Single storey extension. Refused 22/6/18
- 3.2 PK18/2154/CLP – Two storey extension. Refused 22/6/18
- 3.3 PK18/2208/PNH – Single storey rear extension. Refused 11/6/18
- 3.4 PK18/4475/F – Demolition of existing dwelling and outbuildings and erection of 1no detached dwelling with access and associated works. (Land adjacent to the plot the subject of this application). Currently under consideration.

4. **CONSULTATION RESPONSES**

- 4.1 Iron Acton Parish Council
Object Concerns over the traffic on a substandard lane and lack of any safe footpath access for children attending school.

Coal Authority

After initial concern was raised a Coal Mining Risk Assessment was subsequently submitted.

On this basis, there is no objection in principle, subject to a pre commencement condition to secure intrusive site investigations.

Sustainable Transportation

It is noted that this outline planning application seeks to erect a new dwelling adjacent to 23 Engine Common Lane, Yate. We understand that this site has formerly been used for horticultural purposes and that access and parking will be included within the reserved matters, so only very limited details have been submitted at this time.

There is no objection in principle, subject to detailed design.

There were concerns that this location is not within easy walking distance of any significant facilities and so the development will be largely car-dependent. Hence, it would not be considered to that it complies with the requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document in terms of juxtaposition to necessary facilities and access by all modes. Moreover, this new dwelling would not be connected to any footpaths, so pedestrian access would not be ideal.

However, as this new dwelling will only produce around 7 vehicular movements per 24 hour day, we believe that its trip generation cannot be considered to be significant. There are also adjoining residential properties within the immediate vicinity. Given this the location would be considered unsustainable. Hence, we do not consider that we would be able to sustain an objection on this basis.

As noted, no detailed information about the proposed access or parking arrangements has been provided by the applicant. Nevertheless, it is considered that access to the adjacent public highway network can be obtained without too much difficulty. It also appears that the site is large enough for appropriate on-site parking provision to be made within its curtilage so that it will be able to conform to the Councils Residential Parking Standards SPD.

Therefore, on balance, as we consider that this development raises no significant highways or transportation concerns in principle we have no fundamental objection to this planning application. We would however, remind the applicant of need for more detailed information about access and parking arrangements to be submitted at the reserved matters stage.

Tree Officer

The applicant will need to submit an Arboricultural report with tree constraints plan, tree protection plan and arboricultural method statement in accordance with BS:5837:2012.

Lead Local Flood Authority

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

Outline Planning Application involving a new sewage Package Treatment Plant: *No public foul sewers are readily available. A Package Treatment plant is specified but its location must be shown. The method of irrigation for the effluent overflow must be indicated. A percolation test for discharge to a soakaway is necessary. The applicant must consult the Environment Agency for the need to obtain an 'Environmental Permit' and produce a copy if required.* Building Regulation approval must also be obtained.

Note: Package Treatment Plants must be located 10 metres away from any watercourse and structures including the public highway.

Reason: To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 Policy PSP21; and South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS9.

Other Representations

- 4.3 Local Residents
No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policies CS5 and CS34 of the South Gloucestershire Core Strategy state that new build housing should be limited to urban areas and established settlement boundaries. In that regard, this proposal is contrary to the adopted development plan as it proposes a new dwelling outside of any established settlement boundaries shown on the Proposals Map and is located within the open countryside.

5.2 *Five Year Housing Land Supply*

The Authority's Monitoring Report 2017 states that the Council cannot demonstrate a five year housing land supply. With reference to the NPPF advice, policies CS5 and CS34 of the adopted Core Strategy are therefore considered not to be up-to-date, as they do relate to the supply of housing. Paragraph 11 of the NPPF states a presumption in favour of sustainable development, and states that proposal that accord with the development plan should be approved without delay, and where relevant policies are out-of-date planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF, or where specific policies in the NPPF indicate that development should be restricted.

5.3 The starting point remains the development plan policy which would resist housing in principle. The question is what weight to attribute to the NPPF, as an important material consideration in light of the current housing supply shortfall. The NPPF emphasis is on sustainable growth, including boosting housing supply and building including through windfall development. The thrust of paragraph 11 is that sustainable development should only be resisted if specific and demonstrable harm can be shown as a result of the development. In light of this, simply being located outside of the designated settlement boundary alone is unlikely to justify a refusal. The site should be demonstrably unsustainable. Accordingly, a balancing exercise is required, and in this case considerable weight is given to the advice in the NPPF as an important material consideration.

5.4 *Sustainable Development*

The planning system aims to achieve sustainable development. The counter position to this is that the planning system should resist development that is unsustainable in nature. For planning there are three strands to sustainable development - economic, social, and environmental. The site is situated outside of the settlement boundary of Yate and Engine Common, however it is situated in relative proximity to the nearest settlement boundary.

5.5 The main concerns regarding development outside of defined settlement boundaries are sustainability, and impact upon the open countryside. Notwithstanding the above references to the NPPF it states of that isolated homes in the countryside should be avoided. Further to this, PSP11 provides criteria for assessing what may be considered sustainable locations in terms of availability or proximity to services or proximity to public transport services connecting to key services. In these respects the circumstances of the site and

surroundings and any mitigating effects may be considered and given weight. The site is in proximity to the settlement boundary, with dwellings further out beyond, and benefits from the same services and facilities as other properties in close proximity and beyond. The site is located immediately between two existing and established residential properties. Whilst it is noted that future occupiers would be likely to be dependent on the use of the private motor car, it is likely that they would still utilise the services and facilities within the nearest settlements Engine Common and the town centre of Yate. Whilst Engine Common Lane is a country lane with no pavement and is mainly unlit, officers consider that it could be within an acceptable cycling distance and could be an alternative mode of travel for some residents. There are bus stops nearby and the nearest bus stop is located near the junction of Tanhouse Lane and North Road, although it is noted the bus service in this location is limited.

- 5.6 Whilst each application should be addressed on its own merits, other applications (for example Refs PK17/4492/O, PK17/1226/O and PK18/0504/F) beyond this site have been approved and have similarly applied the principles of the NPPF considerations regarding sustainable development outside of settlement boundaries (subject to compliance with all other relevant policy considerations). These properties to the north of the site and further beyond the settlement boundary would serve to further enhance the consideration of this site as development within a sustainable location. This would not necessarily lead to widespread development beyond the settlement boundary and further into the open countryside, as such proposals would need to be considered for their own individual impacts and sustainability criteria.
- 5.7 Policies CS16 and CS17 of the Core Strategy seek to achieve an efficient use of land, maximise housing supplied at locations where there is good pedestrian access to frequent public transport services, and provide a mix of housing types. Paragraph 79 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities, and that isolated new homes in the countryside should be avoided. Given the considerations above, it is not considered to represent isolated development or unsustainable development from a social, environmental and economic perspective such as to warrant objection on this basis, and therefore the presumption in favour of sustainable development in paragraph 11 of the NPPF is applicable to this site.
- 5.8 Taking into account the above and given the site's location relative to the existing settlement, other properties, its relationship and proximity to dwellings immediately on either side, and its accessibility from the road, it is not considered that the site could reasonably be argued to be within an unsustainable location or that a dwelling would have an unreasonable impact upon the open countryside in visual amenity terms. The proposals would not be considered isolated development. On this basis no harm has been identified that would significantly and demonstrably outweigh the benefits of providing the dwelling at this location.

5.9 Loss of Agricultural Land

The area of land in question is a relatively small parcel of land. It is not linked directly to wider agricultural areas and it is not considered that the proposals would significantly affect available useable agricultural land.

5.10 Residential Amenity

Given the location and size of the plot and its relationship with the plots to the immediate north and south, it is considered that it is of sufficient size and space to accommodate the dwelling without giving rise to issue of residential amenity upon nearby properties by virtue of overlooking or overbearing impact. It is considered therefore that in principle the plot is acceptable in residential amenity terms.

5.11 Design/Layout/Visual Amenity

The application is for outline planning permission only, with all matters reserved and the design assessment to take place during the reserved matters application. An illustrative layout plan showing the possible siting of a new dwelling has been provided, however layout will be a consideration for reserved matters, the illustrative plan does not form part of the approved plans for this outline proposal and the layout shown would likely be considered out of character with the largely linear character of the lane. The plot is however large enough to accommodate a dwelling and this would appear to be in principle not to be out of keeping with the detached dwellings on similar plots within the vicinity, all matters however would remain reserved and this includes the layout and relationship with the surrounding area. Design would also need to be in keeping with the site and surroundings. The plot is also large enough to provide sufficient private amenity space.

5.12 Highways

Consideration of the sites relative location and sustainability issue are considered above. In this respect, whilst no footpath/pavement exists, the road is essentially a country lane and serves the remainder of the properties up and down its length. Access is likely to be predominantly car based, although trip generation would be minimal, and cycling would also be a possibility. Access to the site itself and parking will be included within the reserved matters, however gated access and gravelled surface exist off the road. It is however considered that access to the adjacent public highway network can be obtained without too much difficulty. It also appears that the site is large enough for appropriate on-site parking provision to be made within its curtilage so that it will be able to conform to the Councils Residential Parking Standards SPD.

5.13 Coal Assessment

Whilst the Coal Authority have withdrawn their initial objection to the proposals, this was on the basis of a further pre-commencement condition to secure further site investigations and remediation. This condition has been recommended and agreed.

5.14 Drainage

There are no objections in principle on drainage grounds, however a drainage condition is recommended to secure the details of the package treatment plant.

5.15 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 outline 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 That outline planning permission is granted, subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

1. Approval of the details of the layout, scale and appearance of the building(s), access and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout, scale, access and appearance of any buildings to be erected, and the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. Application for approval of the reserved matters shall be made to the Local Planning Authority 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).

4. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

5. As part of the reserved matters, required by condition 1, details of the package treatment plant specified should be provided, to include its location, the method of irrigation for the effluent overflow must be indicated and a percolation test for discharge to a soakaway is also necessary.

Reason

To ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 Policy PSP21; and South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS9.

6. As part of the reserved matters, required by condition 1, an Arboricultural report with tree constraints plan, tree protection plan and arboricultural method statement in accordance with BS:5837:2012, shall be submitted to the Local Planning Authority.

Reason

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

7. Prior to the commencement of development a scheme of intrusive site investigations which is adequate to properly assess the ground conditions and the potential risks posed to the development by past coal mining activity shall be undertaken followed by, the submission of a report of findings arising from the intrusive site investigations, including details of any remedial works necessary for approval; a to the Local

Planning Authority. Any necessary remedial works identified shall thereafter be implemented prior to the commencement of development.

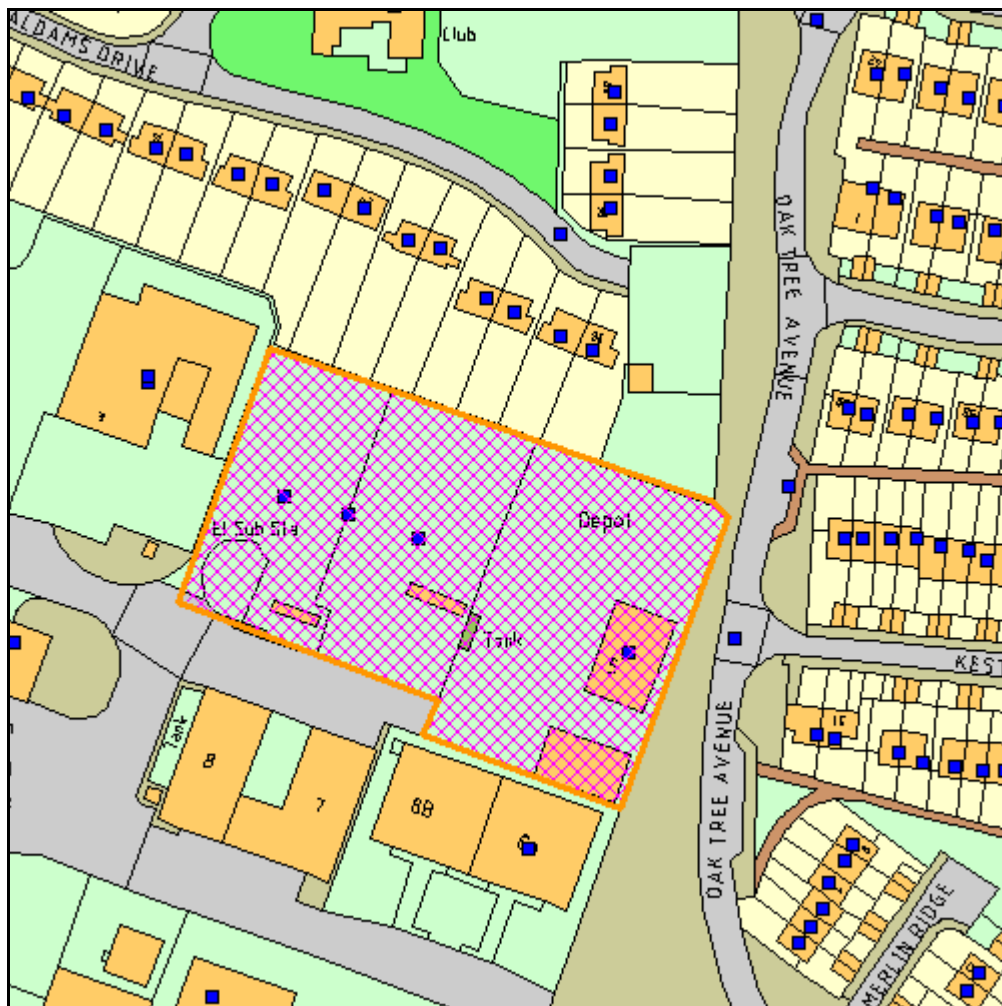
Reason

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

This is a pre-commencement condition to ensure that details of ground conditions and remediation necessary are established at an early stage of the development process.

CIRCULATED SCHEDULE NO. 49/18 – 7 DECEMBER 2018

App No.:	PK18/4218/RVC	Applicant:	Mr Tom Maltby BNPSSTC (Jersey) Ltd & BCI Ltd
Site:	Unit 1-6 Beaufort Trade Park Pucklechurch Trading Estate Pucklechurch South Gloucestershire BS16 9QH	Date Reg:	11th October 2018
Proposal:	Variation of condition 5 attached to planning permission PK18/2104/F to remove the restriction on time for the operation of vehicles.	Parish:	Pucklechurch Parish Council
Map Ref:	369717 175922	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	5th December 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008.

N.T.S.

PK18/4218/RVC

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received from the Parish Council. Under the scheme of delegation, this application must therefore be referred to the Circulated Schedule for determination.

1. THE PROPOSAL

1.1 The application seeks permission to vary a condition set out on the original consent for this site which sought to erect 2no new industrial buildings within the Pucklechurch Industrial Park within the protected employment area and nearby listed commercial buildings. Circa 37,000 ft² of commercial space was permitted within 6no units falling into classes B1C, B2 and B8 of the Use Class Order (1987) (as amended) within the proposed buildings.

1.2 The site is located within the built up industrial area of Pucklechurch nearby a number of residential properties on St Aldams Drive.

1.3 The condition proposed to be amended is condition 5 which reads:

The noise rating level from operations on site including vehicle movements and fixed plant shall not exceed the pre-existing LA90 Background Noise Level when measured and assessed in accordance with the British Standard 4142 as amended. Refrigerated units on vehicles shall not be permitted to be operated between the hours of 23:00 and 07:00.

Reason

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

1.4 The proposal is to amend the condition to read:

The noise rating level from operations on site, including vehicle movements, fixed plant and refrigeration lorries shall not exceed the pre-existing LA90 Background Noise Level when measured and assessed in accordance with the British Standard 4142 (as amended).

Reason

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

- 1.5 The agent suggests that this needs to be amended to omit the last line of the condition which is unreasonably onerous and unnecessary given Hoare Lea's Acoustic Report submitted with the original planning application and their recent explanatory note.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework, July 2018
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
CS11	Distribution of Economic Development Areas
CS12	Safeguarded Employment Areas
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodlands
PSP6	Onsite Renewables and Low Carbon Energy
PSP8	Residential Amenity
PS10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Water Management
PSP21	Environmental Pollution
PSP27	Storage and Distribution Uses
PSP28	Rural Economy

3. RELEVANT PLANNING HISTORY

- 3.1 PK18/2104/F Erection of 6 no units for Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works Approved 24th August 2018
- 3.2 PK18/2109/F – Erection of a buildings to provide Class B1C, B2 & B8 uses with car parking, service areas, landscaping and associated works. Approved 24.08.2018

- 3.3 PK11/2233/EXT – Approval – 19/09/2011 – Demolition of existing buildings and redevelopment of the site to provide 6 units in two blocks for commercial/industrial use (Class B1(c), B2, B8) with ancillary office space, car parking, landscaping and associated works including the erection of an acoustic fence. (Resubmission of PK08/0418/F).(Consent to extend time limit implementation for PK08/2278/F)
- 3.4 PK08/2278/F – Approval – 24/10/2008 – Demolition of existing buildings and redevelopment of the site to provide 6 units in two blocks for commercial/industrial use (Class B1(c), B2, B8) with ancillary office space, car parking, landscaping and associated works including the erection of an acoustic fence. (Resubmission of PK08/0418/F).
- 3.5 PK08/0418/F – Refusal – 14/04/2008 – Demolition of existing buildings and redevelopment of the site to provide two blocks for commercial/industrial use (Class B1(c), B2, B8) with ancillary office space, car parking, landscaping and associated works. Erection of 3m high boundary fence.

Refusal Reasons:

- 1. The proposed buildings by reason of their scale, design, external appearance, materials, colour and siting and 3.0 m high acoustic fencing would fail to respect and enhance the character of both the site and surrounding residential area and if allowed would have a detrimental impact on the visual amenities of the area. The proposal is therefore considered contrary to the provisions of PPS1 and Policies D1 and E3 of the South Gloucestershire Local Plan.*
- 2. In the absence of a noise acoustic report the Council is unable to assess the environmental effects of the proposed development in terms of noise and disturbance on nearby residential properties. The proposal is therefore considered contrary to Policies E3 and EP1 of the South Gloucestershire Local Plan.*

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

Objection - PPC objects to the removal of the condition that restricts the times at which refrigerated vehicles may be used at this site. It supports the original assessment made by SGCs Environmental Officer. The original acoustic report said: It is understood that the development will not have refrigeration provision and, therefore, refrigerated vehicles have not been included in the assessment. It also said: Noise control measures may be required to achieve these levels and it will be necessary to review plant selections and locations during the construction phase. It is not made clear in this report; therefore, what noise would be generated by the refrigeration provision of the buildings. PPC believes that more information about the predicted noise levels of such plant should be provided together with details of how the additional noise would be attenuated by the design and what the cumulative effect of this noise would be when assessed alongside that of the refrigerated lorries. Furthermore, there has already been an occasion in the past where the excessive noise of refrigerated vehicles using the industrial estate at night has given cause for residents to make complaints and for SGC officers to investigate.

The condition as it stands now protects the rights of local residents not to be subjected to further noise pollution from the estate.

4.2 Other Consultees

Environmental Protection - Noise

No objection - If the variation to the condition is only to remove the restriction on time for the operation of vehicles and the remaining condition will still include the following wording; The noise rating level from operations on site including vehicle movements and fixed plant shall not exceed the pre-existing LA90 Background Noise Level when measured and assessed in accordance with the British Standard 4142 as amended.

Highway Structures

No Comments

Economic Development

No objection

Tree Officer

No comment

Lead Local Flood Authority

No objection

Transport Officer

No Comments

Listed Building and Conservation Officer

No comment

Ecology Officer

No objection subject to the appendage of a condition to secure bird boxes.

Archaeology Officer

No comment

Economic Development

No comment

Other Representations

4.3 Local Residents

Two letters were received with concerns about the proposal:

- It would be appreciated that as a resident so close to the industrial estate, the working times and conditions for these dwellings should have minimum impact on our lives.
- understand that the industrial estate needs to operate but surely a decent quality of life for those closest to the rear be paramount as we live here all year round. Summer times are especially important as we are out doors more often and also windows stay open through the night.

- do not wish to hear lorries roaring or work colleagues shouting to each other throughout the site at all hours of the day or night, which has been the case in recent years.
- hope to enjoy living in a quiet pleasant village.
- Concern about loss of restriction on these vehicles.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle and detail of the proposal was established in August 2018 when the authorising planning permission was granted. This application therefore only seeks to amend a condition regarding noise. Additional information in the form of a Refrigeration Lorries - Impact Assessment and Explanatory Note has been submitted for assessment. It appears that the previous noise assessment was written on the understanding that refrigeration lorries were not a feature on the site but on the basis that this may not now be the case, an assessment of the noise from these vehicles on the nearest residential dwellings has been carried out.

5.2 Noise assessment

The assessment provided indicates that noise experienced at the nearest residential dwellings (to the north on St Aldams Drive on the far side of a 5.2m high acoustic fence, and to the east beyond Oaktree Avenue) from the operation of a refrigerated HGV unit within each service yard would fall within the BS 4142 category 'low impact' at all times of day or night time due to the relatively large distances to the dwellings and the screening provided by the unit 7. It is noted that there is sufficient headroom within the assessment to allow multiple units to operate simultaneously, given that these additional units will be located at greater distance.

5.3 The report goes on to advise that British Standard BS8233:2014 provides guidance on acceptable sound levels in and around dwellings and advises a night time internal noise level of LAeq 30dB. It must be assumed that windows may be open for ventilation and BS 8233 advises that an open window provides a sound reduction of 15dB. Available site measurement data together with Napier University report NAN R116:2013 indicates that mid-frequencies (500Hz-2kHz) will be reduced by a further 5dB for room effect. From this information, the allowable external level to achieve the BS 8233 internal requirement would be LAeq 50 dB. The calculated refrigerated HGV sound levels are LAeq 35dB at the dwellings to the north of Units 1 to 6. These levels would enable the BS 8233 requirement to be achieved with open windows.

5.4 Furthermore, in the case of gardens during daytime, BS 8233 advises a preferred limit level of LAeq 50dB. All of the calculated noise levels above are below this level by a significant margin.

5.5 The Environmental Protection team have considered the noise report and agree that the specific reference to refrigerated lorries can be removed as it is not necessary given the main requirement of condition 5. The rest of the condition will be maintained which controls the total noise production from the

whole of the site and that would include any noise emissions from vehicles operating on the site. The retention of the last sentence is not necessary and is too onerous on the site. As such it does not meet the tests relating to conditions as set out in the NPPF.

5.6 Other conditions required to be reattached

It is proper in these circumstances to reattach all other conditions relevant to the original planning consent and as such conditions relating to protection of trees (condition 3), the provision of two bird boxes (condition 4), details of tree protection measures (condition 6)and Network details relating to surface water drainage (condition 7) are all reapplied.

5.7 Further the overall time limit previously agreed to commence development and the list of plans from the consented application PK18/2104/F are reapplied.

5.8 The agent has been asked to agree the use of the two pre-commencement conditions as this is a necessary under recent changes to the statutory planning regime. This report is being circulated on the assumption that consent to apply these conditions will be given; should that not be the case the means by which this application shall be determined will be reviewed.

5.7 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.

5.8 Planning Balance

As noted above the site would be viewed as appropriately located for the proposed use. No harm was identified in relation to design, impact on heritage assets and transport. It was noted during the initial applications that the proposal would worsen the amenity of neighbouring residential uses, however this impact is considered to be well within acceptable parameters in terms of both overbearing (and associated loss of light/outlook) and noise pollution. This application has found that the removal of the last paragraph of condition 5 (to allow the use of refrigeration lorries on site at any time) would still be controlled under the overall noise parameters of condition 5 and as such the condition as sought would not materially harm the residential amenity of neighbours. Significant positive weight should be attached to the economic benefit of providing a large amount of additional commercial space in an allocated location. This weight would considerably and demonstrably outweigh any potential harm to amenity and therefore the assessment suggests that permission should be granted.

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 be **APPROVED** subject to the conditions attached to the decision notice.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

1. The development hereby permitted shall be begun before the expiration of three years from the date of the original planning permission PK18/2104/F (24.08.2018).

Reason

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

2. Development shall be carried out in accordance with the following plans:

Received by the Local Planning Authority on 3rd May 2018 - Units 1 and 2 Ground and First Floor Plan (PL004); The Location Plan (PL001); Existing Block Plan (PL002); Units 1 and 2 GA Elevation Plans (PL006); Existing Section Plans (PL009); Proposed Block Plans (PL036); Proposed Block Plan (PL003); Section Plans (PL006); Units 3, 4, 5 and 6 Ground and First Floor Plans (PL007)

Reason

In the interests of clarity and proper planning and for the avoidance of doubt.

3. Prior to first operation, a plan showing the location and specification of two bird boxes (as recommended in the Ecological Survey Report, Clarkson & Woods Ecological Consultants, February 2018) and photographic evidence of their installation shall be submitted to the local authority for approval in writing. Development shall proceed in accordance with the approved details.

Reason

To ensure the works have an acceptable impact on local ecology and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework.

4. Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

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.

5. The noise rating level from operations on site including vehicle movements and fixed plant shall not exceed the pre-existing LA90 Background Noise Level when measured and assessed in accordance with the British Standard 4142 as amended.

Reason

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

6. Prior to the commencement of development a tree protection plan and methodological report in accordance with BS2012:5837 shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the trees and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted) November 2017; and the provisions of the NPPF (2018). The information is required prior to commencement as it relates to the impact on trees

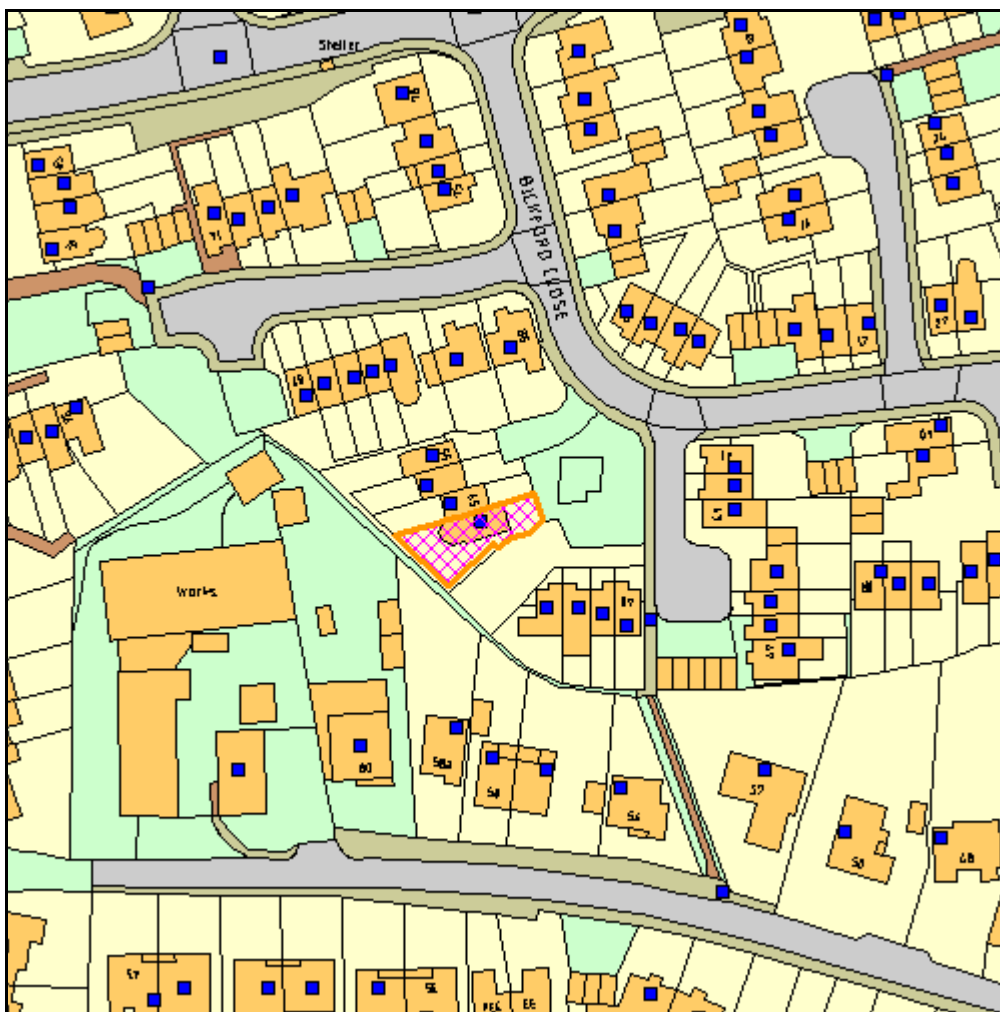
7. Prior to commencement of development Network Details (from MicroDrainage) for the proposed surface water drainage network shall be submitted to and approved by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP20 of the Policies Sites and Places DPD (Adopted) November 2017; and the National Planning Policy Framework. The information is required prior to commencement as it relates to the flood resilience of the development.

CIRCULATED SCHEDULE NO. 49/18 – 7 DECEMBER 2018

App No.:	PK18/4571/F	Applicant:	Mrs Parsons
Site:	52 Bickford Close Barrs Court Bristol South Gloucestershire BS30 8SG	Date Reg:	11th October 2018
Proposal:	Demolition of existing conservatory. Erection of two storey rear extension and single storey side extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366094 172492	Ward:	Parkwall
Application Category:	Householder	Target Date:	5th December 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK18/4571/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

INTRODUCTION

This application appears on the Circulated Schedule as a result of 3 consultation responses received, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the demolition of an existing conservatory and erection of a two storey rear extension and single storey side extension to form additional living accommodation.
- 1.2 The property is a relatively modern, volume built end of terrace dwelling dwelling, located within the residential area of Barrs Court.

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 Policies Sites and Places Plan (Adopted)
November 2017
PSP8 Residential Amenity
PSP38 Development Within Existing Residential Curtilages

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 K6937 – Conservatory. Approved 14/6/91

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
No objection.

Other Representations

4.2 Local Residents

Three letters of objection/concern have been received, as follows:
1. *'Have serious reservations to the disruption of this neighbourhood. This is a quiet cul-de-sac and access for lorries will be nigh on impossible without disrupting neighbours or damaging the grassed area adjacent to the property. Parking is very limited and people coming home from work will find it impossible to park there vehicles if these spaces are occupied by builders vehicles. There have already been disputes and the neighbours of the property next door have already put their house on the market as a result of the behaviour of the applicant regarding parking. I suggest that this is seriously considered before a decision is made.'*

2. *'We have no objections to the change in the mentioned property, but we are worried about limited access to the site. There is limited parking and turning space to the access road and there is over hanging trees. The only room available is a green space in front of our property that when driven on gets chewed up by vehicle tyres. Lorry` s delivering Bricks scaffolding etc.would have a job to get near the property.'*

3. *'I would like to add my objections based on that it would block light into the garden and parking space of 53 Bickford Close. I also feel it would compromise the privacy of no53. Furthermore I do not feel it is in keeping with the rest of the street as, to my knowledge, only double storey extensions to the side have been granted, and not to the rear of the property. I believe this is out of character and out of scale compared to the other neighbouring properties.'*

I do not believe the application has fulfilled noted the requirement for access via the parking space of no53 throughout the development.

I would also object based on the disruption and access issues during construction that this would cause.'

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 Residential Amenity

The comment and concerns above are noted. The two storey element of the rear extension would be approximately 1.9 metres in length, with a gable end roof design that would be set down lower than the main original roofline. Given that the application dwelling is set forward of the adjoining neighbouring property, the two storey extension would be level with the rear of the adjoining dwelling and therefore not visible from the side. The single storey element

would be approximately 3.5 metres in length, with a lean-to roof against the two storey rear wall. It is not considered that the proposals are of an unreasonable scale that could be considered to, given its size and location, give rise to material overbearing impact. Given therefore the distance, orientation and relationship with surrounding properties, it is not considered that the extension could be considered an unreasonable addition to the property and in this instance it is not considered that it would give rise to unreasonable, significant or material residential amenity impact by way of overbearing impact, such as to warrant objection and sustain refusal of the application on this basis.

5.3 Design / Visual Amenity

The comments above are noted. Each application must however be judged on its individual merits as to their acceptability in context with the existing property and surrounding area. The scale and design of the proposals is considered to adequately integrate with the existing dwelling and surrounding area, and is therefore not considered to give rise to material or significant impact upon the area or any streetscene. The proposals are an acceptable addition to the property in this respect. Materials would match the existing dwelling and sufficient private amenity space would remain within the property.

5.4 Transportation

The proposals would not increase the number of bedrooms at the property and therefore the current parking requirements would not be altered for the property. In terms of access/disruption to road users during construction, this would be a highways and civil matter. The granting of planning permission does not permit parking or blocking of public highways contrary to highways restrictions nor does it imply consent to use, access or obstruct land not within the applicants control or where access rights do not exist.

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 proposals are of an appropriate standard in design and are not out of keeping with the context of the area and surrounding properties. Furthermore the proposal would not materially or significantly harm the amenities of the neighbouring properties by reason of loss of privacy or overbearing impact. As such the proposal accords with the Development Plan.

6.3 The recommendation to grant permission has been taken having regard to the policies and proposals set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

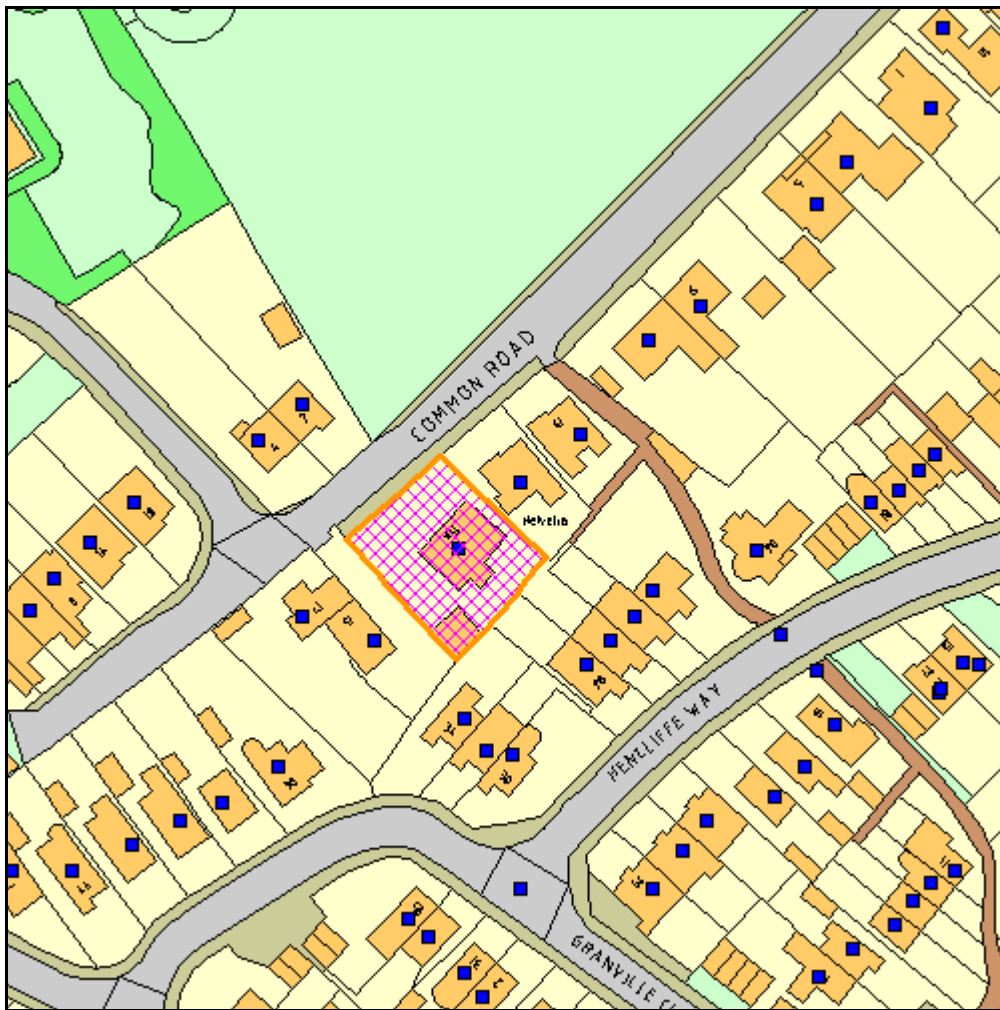
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 49/18 – 7 DECEMBER 2018

App No.:	PK18/4774/F	Applicant:	Mr James Young
Site:	13A Common Road Hanham Bristol South Gloucestershire BS15 3LJ	Date Reg:	24th October 2018
Proposal:	Installation of 2 No. front and 1 No. rear dormer window to facilitate loft conversion.	Parish:	Hanham Abbots Parish Council
Map Ref:	363857 171135	Ward:	Hanham
Application Category:	Householder	Target Date:	18th December 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PK18/4774/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received from 3no local residents which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The installation of 2no front and 1no rear dormer window to facilitate a loft conversion at 13A Common Road, Hanham.
- 1.2 The application site relates to a detached bungalow located within a cul-de-sac in the established residential area of Hanham.

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
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP11 Transport
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Hanham Abbots Parish Council

No comment

4.2 Sustainable Transport

Additional information is required, no detail on existing or proposed vehicular access and parking have been provided.

Other Representations

4.3 Local Residents

Objection comments received from 4no local residents, summarised as follows:

- Loss of privacy concerns from proposed rear dormer
- Loss of light to rear garden
- Loss of privacy from side elevation windows

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy 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 proposed development consists of 2no front dormers and 1no rear dormer to facilitate a loft conversion to create living accommodation for an elderly relative.

5.3 The proposed front dormers would consist of a pitched roof and would be equally spaced on the front elevation resulting in a well-balanced property. They would be set back from the existing eaves by approximately 0.8 metres and would have a ridge height lower than the main dwelling. The surrounding area is characterised by dormer bungalows of differing sizes and as such the introduction of pitched roof front dormers in this location is not considered to be harmful to the character of the area.

5.4 The proposed rear dormer would consist of a flat roof and would span the entire width of the host dwelling; it would be set back from the eaves by approximately 0.2 metres and would be approximately 0.7 metres lower than the ridge of the main dwelling. Examples of similar rear and front box dormers can be found on the immediate neighbouring properties.

- 5.5 The proposed materials to be used in the external finish of the proposed dormers include plain tile cladding and white UPVC windows to match the existing roof covering and windows of the host dwelling. Following amendments to the proposed front dormers, no details were submitted to indicate how the roofs would be finished. Therefore, subject to a condition for the roof tiles to match the host dwelling, the proposed materials are deemed to be acceptable.
- 5.6 Overall, it is considered that the proposed dormer windows would not be detrimental to the character of the host dwelling or the surrounding area and are of an acceptable standard of design. As such, the proposal is deemed to comply with policy CS1 of the Core Strategy.
- 5.7 Residential Amenity
Policy PSP8 of the PSP Plan (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.
- 5.8 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Concern has been raised by the occupiers of two separate dwellings at the rear of the application site regarding loss of privacy to their back gardens and rooms at the rear of the respective properties. Concern has also been raised by the neighbouring occupiers of the immediately adjacent property to the northeast of the site regarding loss of privacy from the proposed side elevation windows and a loss of light to their rear garden.
- 5.9 The proposed rear dormer includes three windows on the rear elevation serving a stairwell, bedroom and kitchen. It is acknowledged that by erecting a dormer window in this location it would result in a degree of overlooking on to the neighbouring properties to the rear; that said, within a built up residential area such as this, a certain amount of overlooking onto rear gardens is not uncommon and is to be expected. The separation distance between the proposed rear dormer and the rear elevation of the properties to the rear has been measured from the submitted site plan to be approximately 18 metres, this is considered to be an acceptable distance as not to result in a significantly detrimental loss of privacy to such a degree as to warrant a refusal. Furthermore, the permitted development rights of the host property are intact and therefore a rear dormer window could be erected in this location without the need for planning approval. Considering the siting of the proposed dormers at the front of the property, they would not appear to detrimentally impact the residential amenity of any surrounding properties.
- 5.10 The proposed left side elevation windows would be narrow in design and would serve a bathroom and bedroom, to ensure no loss of privacy from these windows a condition will be included on the decision notice to state they must be obscure glazed and non-opening. The window on the right side elevation will also be included within this condition to protect the privacy of the neighbouring property to the southwest of the site.

- 5.11 Considering the siting of the proposed dormers, it would not appear to result in a material overbearing impact, nor is it considered by the Officer to significantly alter the existing levels of light afforded to the neighbouring occupiers to such a degree as to warrant refusal. Furthermore, the proposal would not occupy any additional footprint and therefore sufficient amenity space would remain for the occupiers of the host dwelling following development.
- 5.12 Overall, the proposed dormers are not considered to have a significantly detrimental impact on the residential amenity of surrounding properties or the host dwelling and is therefore deemed to comply with policy PSP8 of the PSP Plan.
- 5.13 Sustainable Transport and Parking Provision
The application would increase the bedroom numbers from three to four; South Gloucestershire residential parking standards require a four bedroom property to provide two off-street parking spaces. The host property benefits from a large driveway to the side of the property which is able to accommodate two vehicles and a double garage. The existing access and parking provision would not be affected by the proposal and as such, no objections are raised in terms of transport.
- 5.14 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 development plan 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: 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).

2. The materials to be used in the construction of the external surfaces of the dormer windows hereby permitted shall match the roof tiles used in the existing building.

Reason

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

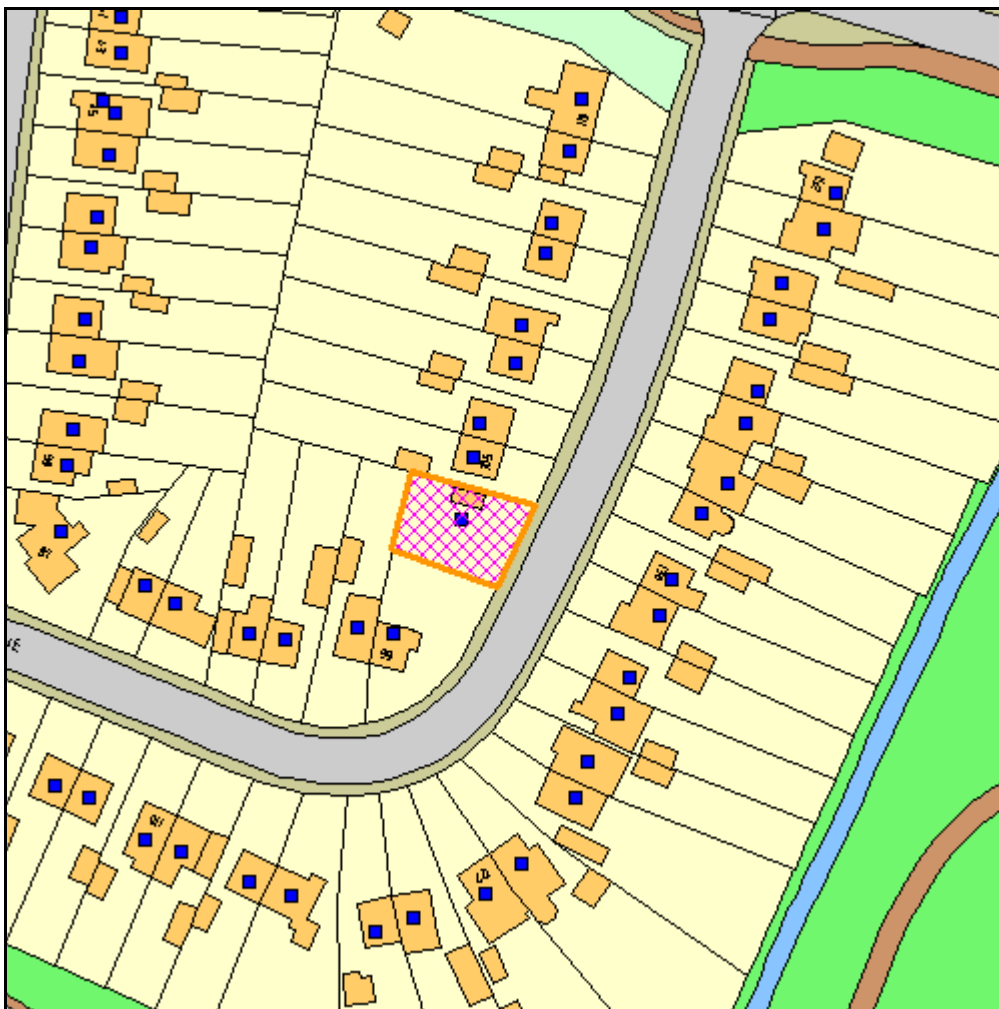
3. The glazing on the northeast elevation shall at all times be of obscured glass to a level 3 standard or above and be permanently fixed in a closed position. The glazing on the southwest elevation shall be at all times be of obscured glass to a level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 49/18 – 7 DECEMBER 2018

App No.:	PT18/3854/F	Applicant:	Ms Calina Hess
Site:	103 Bush Avenue Little Stoke South Gloucestershire BS34 8NG	Date Reg:	24th August 2018
Proposal:	Erection of two storey side extension and single storey rear extension to form additional living accommodation. (Resubmission of PT18/1797/F).	Parish:	Stoke Gifford Parish Council
Map Ref:	361714 180428	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	15th October 2018



© South Gloucestershire Council 2007.all rights reserved.
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
100023410, 2008. **N.T.S.** **PT18/3854/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REFERRING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule due to an objection having been received from the Parish Council, which is contrary to the officers recommendation.

1. PROPOSAL AND SITE DESCRIPTION

- 1.1 This application seeks full planning permission for the erection of a two storey side extension and single storey rear extension to form additional living accommodation at 103 Bush Avenue, Little Stoke.
- 1.2 This application is a re-submission of a previously refused application ref. PT18/1797/F. This application proposes amendments to the design of the two storey side extension. Plans previously showed this as a flat roof design, the current application demonstrates that it would be hipped to reflect the existing roof. There is also some change to fenestrations, but otherwise the scheme is the same.
- 1.3 The property is a modern, detached dwelling, with render elevations, upvc fenestrations and a double roman tiled roof. Surrounding properties are semi-detached and comprise similar designs. The application site is located within a built up residential area of Little Stoke, and part of the defined North Fringe of Bristol. The site is also located in Flood Zones 2 and 3.
- 1.4 The proposed single storey rear extension has been assessed as being permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A. It therefore does not require planning permission and will not be assessed in this report.
- 1.5 Revised plans have been received as part of the process, which now show the extension would be set down from the existing ridge line, and set back from the main front building line.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2018
National Planning Policy Guidance

2.2 Adopted 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
- CS29 Communities of the East Fringe of Bristol Urban Area

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

- PSP1 Local Distinctiveness
- PSP8 Residential Amenity
- PSP11 Transport Impact Management
- PSP16 Parking Standards
- PSP20 Flood Risk, Surface Water and Watercourse Management
- PSP38 Development within Existing Residential Curtilages
- PSP43 Private Residential Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT15/3373/F Approve with Conditions 15.09.2015
Erection of 1 no. dwelling with access and associated works (Retrospective)
Erection of attached single garage
- 3.2 PT17/2320/F Approve with Conditions 17.08.2017
Erection of single storey side extension to form garage.
- 3.3 PT18/1797/F Refusal 13.07.2018
Demolition of chimney, alterations to existing roofline. Erection of two storey side extension and erection of single storey rear extension to form additional living accommodation.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Objection. The Parish Council lodged an objection to the previous application based on concerns regarding parking provision and the possible use as an HMO. With the possibility of further subdivision towards that applied for previously should this application be approved, permitted development rights must be removed to ensure sufficient parking provision.
- 4.2 Sustainable Transport
Additional information required.
- 4.3 Archaeology
No comments received

Other Representations

4.4 Local Residents

1no neutral comment was received from a local resident: *'we have no objection to the revised application.'*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the Core Strategy seeks the highest possible standards of design and states 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. In addition, policy PSP1 expects proposals to show a positive response to the distinctiveness of the locality. Further to this, PSP38 allows the principle of extensions within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety.

5.2 Design and Visual amenity

The surrounding area is strongly defined by two storey semi-detached pairs. The exception being the host dwelling which was permitted as part of ref. PT15/3373/F. Materials generally comprise render/pebble dash elevations and UPVC windows. There are a number of two storey side extensions evident along Bush Avenue.

5.3 Plans show that the development would involve the erection of a large two storey side extension. This would be erected alongside the southern elevation of the property. It would have a width of 3.6 metres and a depth of 7.1 metres. The roof would form a hipped design. It would have a ridge height of 7.6 metres and an eaves height of 4.8 metres. Plans show that 1no. window would be introduced to the front and rear elevation, as would a garage door at ground floor to the front elevation.

5.4 Through the course of the application, revised plans have been received which show that the extension would now be set down from the ridge line by 0.15 metres and set back from the main front building line by 0.2 metres. In this way, it would appear subservient to the main property.

5.5 While the extension would be a large addition, it is considered that the design of the extension would reflect the form and materials of the existing dwelling. In this way it is not thought that it would appear out of character with the surrounding area. This is subject to a recommended condition to ensure that materials match the existing dwelling.

5.6 Residential Amenity

The development would bring built form towards the rear of 99 Bush Road. This would leave the separating distance between the properties would be around 12 metres. While this would represent some change to these nearby occupiers, given the orientation of the properties it is not considered that it would result in unacceptable impacts. In terms of other nearby properties, it is noted that the

extension would be visible to occupiers, but it is not considered it would result in any unacceptable residential amenity.

5.7 Transport and Parking

The development would involve the loss of hardstanding for parking cars. Plans show that the property would have 3no. bedrooms following the development. Albeit, the extension would introduce a 'home office' at first floor. While this may be the case for the existing occupiers, Officers are mindful that this space could converted to be used for 2no. bedrooms.

5.8 PSP16 sets out that for a 3 bedroom property, 2no parking spaces should be provided, and for a 5 bedroom property, 3no. parking spaces should be provided. The proposed garage would exceed the dimensions required as set out in PSP16, and therefore is considered to contribute 1no parking space. In addition to this, Officer's note that 2no. parking spaces would be provided to the front of the property. As such, in each of the above circumstances the parking provision at the site would be accordance with PSP16. It is recommended that a condition is imposed to ensure parking is completed in accordance with the plans to secure as a minimum 2 parking spaces.

5.9 Flood Risk and Drainage

The application site is partly in Flood Zone 2 and partly in Flood Zone 3. The Environment Agency state that in these areas there is a medium to high probability of flooding. For householder development it would be expected that, the Environment Agency Form; 'Householders and other minor extensions in Flood Zones 2 & 3,' should be submitted. It is noted that this has not been received prior to determination, and it is therefore recommended that a condition is imposed to this regard. Subject to this information been submitted and reviewed by Officers, there is no objection with regards to flood risk.

5.10 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.

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

5.12 Other matters

The parish council in their representation set out that concerns were raised regarding the possible use as a HMO (C4 use class). There is no certainty of this, and in any case, it would be considered a lawful change of use under the Town and Country Planning (General Permitted Development) (England) Order

2015, Schedule 2, Part 3, Class L, to convert the property to a HMO of up to six people. In any other instance, separate planning permission would be required.

- 5.13 It was also suggested that permitted development rights should be removed. It is not considered that this would be reasonable in this instance.

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 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 conditions.

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. Materials

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

Reason

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

3. Flood Risk

Prior to substantial completion of the extension hereby permitted, the following shall be submitted to, and approved in writing by the Local Planning Authority.

- flood mitigation measures in accordance with the Environment Agency Form: 'Householders and other minor extensions in Flood Zones 2 & 3'
- details of the proposed method of surface run off

Development shall be carried out in accordance with the approved details.

Reason

To minimise the effect of flooding in order 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 the provisions of the National Planning Policy Framework 2018.

4. This decision relates only to the plans identified below:

Existing Ground Floor Plan
Existing First Floor Plan
Existing Elevations

Plans received 20th August 2018

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

Plans received 5th December 2018

Reason

For avoidance of doubt.

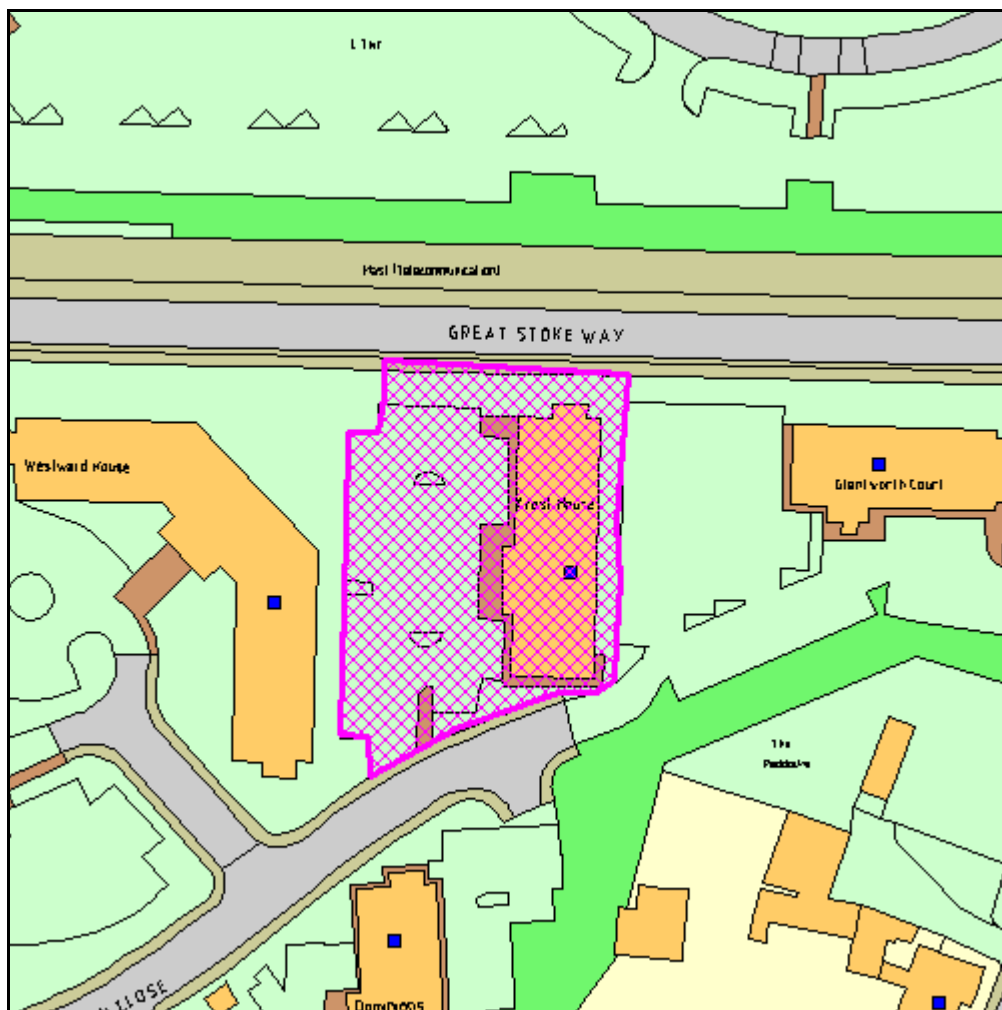
5. Prior to the first occupation of the extension hereby approved, the car parking provision for the proposed dwelling shall be implemented in accordance with the approved plans and retained thereafter for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 49/18 – 7 DECEMBER 2018

App No.:	PT18/4260/F	Applicant:	Crest Nicholson (South West) Ltd
Site:	Crest House Lime Kiln Close Stoke Gifford Bristol South Gloucestershire BS34 8ST	Date Reg:	25th September 2018
Proposal:	Creation of 6no. additional car parking spaces.	Parish:	Stoke Gifford Parish Council
Map Ref:	362057 179070	Ward:	Frenchay And Stoke Park
Application Category:	Minor	Target Date:	19th November 2018



© South Gloucestershire Council 2007.all rights reserved.
 This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings.
 100023410, 2008. **N.T.S.** **PT18/4260/F**

South Gloucestershire Councillors have five working days from date of publication to consider whether items appearing on the Circulated Schedule should be referred to the Development Management or Strategic Sites Delivery Committees for determination.

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is circulated as a result of a consultation response from the Parish Council which is contrary to the Officers recommendation.

1. THE PROPOSAL

- 1.1 The application seeks planning permission for the creation of six additional car parking spaces, bringing the total parking spaces to 56.
- 1.2 The application site relates to Crest House, which is a two-storey purpose built office building (Use Class B1) located on the northern side of Lime Kiln Close. The site is located within Parkway Business Park which is within the employment area on the north fringe of the Bristol urban area.

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
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS12 Safeguarded Areas of Economic Development
CS25 Communities of the North Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 P90/1137/A

Display of 3 no. Flag advertisements on 6 metre high flagpoles to read "crest" with logo (X2) and "buildmark" with logo (X1)
Approved: 07/03/1990

3.2 P87/3030

Erection of three two storey buildings to form offices totalling approximately 5342 sq. Metres (57,506 sq. Ft) in area. Construction of estate road and parking and manoeuvring areas. Construction of landscaped buffer area. (In accordance with the amended plans received by the council on 18th January 1988)

Approved: 28/01/1988

4. **CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council

Objection, Council would like to see the applicant address their responsibilities in a similar way to the recent developments of Westward House, and Nicholson House on adjacent sites. Namely the production of a Travel and parking plan to support alternative modes of transport and electric charging. Council presumes that all these sites had the same original permissions. Those applications also required a Tree Survey to include measures for the protection of existing trees that are to be retained and a planting scheme to mitigate any losses. This should include strengthening the hedge on the northern boundary of the development site which is currently insecure due to losses over time resulting in further damage caused by pedestrians.

4.2 Sustainable Transport

We would not normally permit the addition of such spaces, as despite the continual parking problems in the area, as we believe this would encourage further car based commuting. In this case, however, we understand from the information submitted by the applicant that at the time the original planning permission was granted, no constraints were placed on the number of parking spaces permitted on this site. We also note that at present we have no adopted car parking standards for this type of land-use. Consequently, we have no grounds to object to this proposal and therefore, we have no highways or transportation comments about this application.

We would however strongly recommend that, in future, rather than seeking further additional car parking spaces, the occupants of Crest house introduce a travel plan.

4.3 Highway Structures

If the application includes a structure that will support the highway or support the land above a highway. No construction is to be carried out without first providing the Highway Structures team with documents in accordance with BD2/12 of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out. The applicant will be required to pay the fees associated with the review of the submission whether they are accepted or rejected.

Or

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

4.4 Tree Officer

No objections to the removal of trees but it would be preferable to get some replants in mitigation for their loss.

4.5 Lead Local Flood Authority

No objection

Other Representations

4.6 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all other material considerations. Of particular importance is the location of the site within a safeguarded area for economic development. The principle of development is acceptable subject to the considerations below.

5.2 Design and Visual Amenity

The application site consists of a two storey, purpose built office building with car park to the front, which sits within Parkway Business Park. The footprint of the existing building would remain; the application is only proposing to increase the number of car parking spaces within the existing car park from 50 to 56.

5.3 The existing car park is rectangular in shape and the layout consists of 40 spaces around the perimeter and a row of 10 spaces in the centre of the car park. The centre row of spaces is flanked by a tree at either end which would be removed to be replaced by two additional spaces. Two spaces would be located adjacent to the vehicle entrance, back to back, at the south side of the car park; one adjacent to the entrance of the building on the east side of the car park; and one in place of a tree and streetlight on the east side of the car park. The surface of the proposed spaces would consist of block paving to match the existing car park.

5.4 From a site visit it was noted that a total of three trees would be removed to facilitate three of the proposed spaces. Considering the location of the trees within a car park of an Office building, the loss of these trees are not considered to result in a material impact to the character of the area. That said, three additional trees would be planted on the north boundary, adjacent to Stoke Way which is considered to mitigate the loss of the existing trees. The remaining three spaces would all be located on areas currently identified as pedestrian footpaths, however from the site visit it was apparent to the Officer that these areas were already being utilised as car parking spaces and it is the opinion of the Officer that these additional spaces would not negatively impact the appearance of the area.

5.5 Transportation

The Parish Council have objected to the proposal on the grounds they would like the applicant to submit a Travel and Parking Plan to support alternative modes of transport. The Council's Sustainable Transport Officer has raised no objections. It has been noted that the original application for the erection of the office building (Ref: P87/3030) placed no constraints on the number of car parking spaces within the site and the Council currently have no adopted car parking standards for this type of land-use. It is also considered that the existing access and manoeuvrability around the site would not be detrimentally impacted. Therefore, although a Travel Plan is highly recommended in the future, for the minimal alterations to the existing car park that are proposed, in this instance no objections are raised in terms of transport.

5.6 Trees

The Tree Officer raised no objections to the removal of trees at the site but suggested replanting to mitigate their loss. A revised plan to show the planting of three Pyrus Calleryana (standard 8-10cm in girth, 300cm in height) to replace the existing three trees is considered to be acceptable. For the avoidance of doubt, a condition will be included on the decision notice.

5.7 Residential Amenity

The application site is located within a business park with no neighbouring residential properties in close proximity. As such, the proposal is not considered to have any adverse impacts on residential amenity.

5.8 Drainage

No objections were raised by the Lead Local Flood Authority.

5.9 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 development plan 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: 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).

2. The trees detailed in plan P18-1862_02 REV B shall be planted as set out within the first planting season following the commencement of works to alter the car park. The works shall be carried out in accordance with the agreed details.

Reason

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