

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. 45/19

Date to Members: 08/11/2019

Member's Deadline: 14/11/2019 (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:

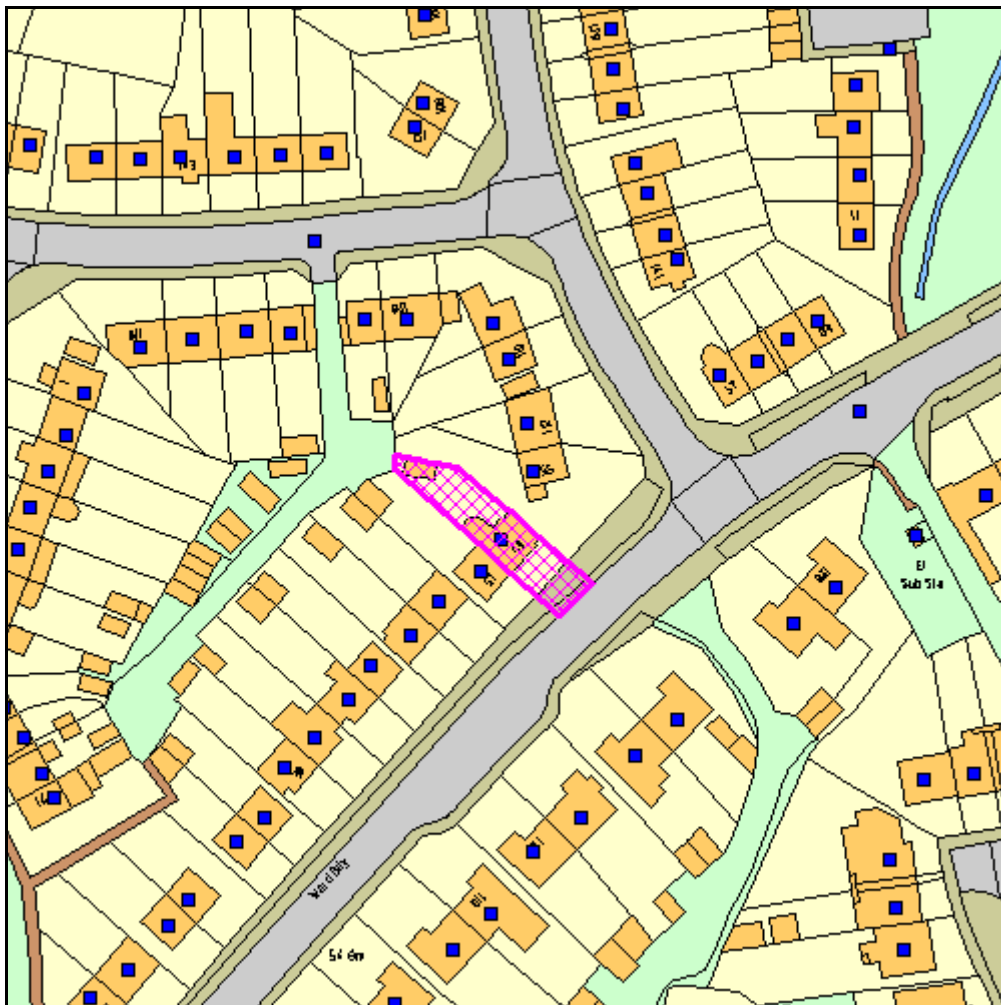
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 08 November 2019

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/09457/F	Approve with Conditions	53 Westerleigh Road Downend South Gloucestershire BS16 6UU	Emersons Green	Emersons Green Town Council
2	P19/11930/F	Approve with Conditions	42 Cock Road Kingswood South Gloucestershire BS15 9SQ	Woodstock	Oldland Parish Council
3	P19/12788/F	Approve with Conditions	75 Huckley Way Bradley Stoke South Gloucestershire BS32 8AR	Stoke Gifford	Bradley Stoke Town Council
4	P19/7017/F	Approve with Conditions	The Cottage High Street Iron Acton South Gloucestershire BS37 9UG	Frampton Cotterell	Iron Acton Parish Council
5	P19/7019/LB	Approve with Conditions	The Cottage High Street Iron Acton South Gloucestershire BS37 9UG	Frampton Cotterell	Iron Acton Parish Council
6	P19/8577/ADV	Approve with Conditions	Happy Days Nursery Willowherb Road Emersons Green BS16 7LH	Emersons Green	Emersons Green Town Council
7	PK18/0883/RVC	Approve with Conditions	Unit 9 Trubodys Yard 121 London Road Warmley South Gloucestershire BS30 5NA	Boyd Valley	Siston Parish Council
8	PK18/0989/O	Approved Subject to Section 106	Romney House Lockleaze Bristol BS7 9TB	Stoke Park And Cheswick	None

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	P19/09457/F	Applicant:	Miss Katie Batten
Site:	53 Westerleigh Road Downend Bristol South Gloucestershire BS16 6UU	Date Reg:	2nd August 2019
Proposal:	Creation of a new vehicular access.	Parish:	Emersons Green Town Council
Map Ref:	366001 177280	Ward:	Emersons Green
Application Category:	Householder	Target Date:	25th September 2019



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P19/09457/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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the creation of a new vehicular access and parking area to the front of no. 53 Westerleigh Road, Downend.
- 1.2 The application site comprises a semi-detached property set within a moderately sized plot. The site is located within the urban fringe area of Downend.
- 1.3 A revised block plan was received by the Local Planning Authority on 18th October 2019. The plan provides additional details relating to the proposed parking area to the frontage of the site.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance (2014)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Downend and Bromley Heath Parish Council
No objection

4.2 Emersons Green Town Council
Objection – there is already adequate parking to rear of property, and this is a very busy road with no parking restrictions, so additional access would make it dangerous.

4.3 Other Consultees

Sustainable Transport

Initial comments

No detail of proposed parking area to front of site has been provided. If parking area is not large enough, then vehicles would continue to park on highway which could restrict visibility.

Further comments (following submission of revised plan)

Revised plan including the suggested gradient of the parking area is considered acceptable. Therefore no objection subject to conditions requiring the construction works to be agreed first with the Council's Streetcare Manager, and any parking area on-site to be constructed with permeable bound surfaced material with no loose stone or gravel.

Other Representations

4.4 Local Residents

One letter of objection was received during the statutory consultation period. The main concerns raised are summarised below:

- Access to private lane on opposite side of road is already dangerous.
- Traffic along Westerleigh Road often exceeds 30mph speed limit.
- Visibility often impeded by parked vehicles. Particularly bad in mornings and evenings.
- Position of lamppost also restricts visibility.
- Proximity of Westbourne Road junction causes issues.
- Have been accidents over past few years, and as recently as past 3 months.
- Creating a new vehicular access at an already dangerous spot will exacerbate issue further.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The application seeks permission for the creation of a new vehicular access at a residential property. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 **Transport**

Policy CS8 of the Core Strategy outlines that vehicular access to a site should be well integrated and situated so it supports the streetscene and does not compromise walking, cycling, public transport infrastructure and highway safety. Policy PSP11 of the Policies, Sites and Places Plan outlines that appropriate, safe, accessible, convenient and attractive access should be provided for all mode trips arising to and from a particular site. In terms of parking, policy PSP16 of the Policies, Sites and Places Plan sets out the Council's minimum parking standards for residential development.

5.3 The proposal seeks to provide a new vehicular access from the application site on to Westerleigh Road, which is a classified C road. This would allow vehicles to access a parking area which is to be installed to the front of the dwelling at the site.

5.4 Concerns have been raised regarding the safety of the proposed access. However on the basis that the adjacent highway has a 30mph speed limit, and given the levels of visibility, the transport officer is satisfied that vehicles can safely enter and exit the site. In terms of parking, additional plans have been submitted which show that the proposed parking area would measure 6.9m in width and 5.3m in depth. Policy PSP16 requires external parking spaces to measure a minimum of 2.4m x 4.8m, and as such the area to the front would provide parking space for two vehicles.

5.5 The comments made regarding the provision of parking spaces to the rear have also been taken in to account. However the private lane to the rear is narrow, and provides minimal space for vehicular parking. Whilst some properties are served by external parking areas to the rear, no. 53 is only served by a small single garage, which does not appear to meet the modern size standards for a single garage of 3m x 6m (as set out in policy PSP16). As such, it is concluded that the site is not currently served by any adequate off-street parking facilities, and the provision of an access and parking to the front would, in this respect, modestly decrease the pressure on on-street parking in the locality.

5.6 On the basis of the assessment set out above, there are no fundamental concerns with the proposal from a highway safety perspective. However as some works relate to the highway, any works must be carried out in accordance to the Council's standards of construction, with all details and method of construction first to be agreed by the Council's Streetcare Manager.

A condition will be attached to any consent securing this. Furthermore, given the heavily trafficked nature of the adjacent highway, it is considered reasonable and necessary to attach a condition requiring the parking area to be constructed from a permeable bound material, as to prevent loose material from being tracked on to the highway. Subject to these conditions, the development proposal is considered to comply with policies CS8, PSP11 and PSP16.

5.7 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

- 5.8 It is noted that the proposed access and parking area would be visible from public areas, and as such the proposed works would have some impact on the visual amenity of the streetscene. However similar accesses and front parking areas are present at other properties along Westerleigh Road, and it is therefore not considered that they would appear as out of character additions at the application site. As such, the proposal is considered to comply with policies CS1 and PSP38.

5.9 Residential Amenity

Given the nature of the proposals, it is not considered that the proposed works would have any significant adverse impact the residential amenity of neighbouring residents.

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.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

2. Any works to the adopted highway shall be carried out in accordance with the Council's standards of construction, with all details and the method of construction first to be agreed with the Council's Streetcare Manager, who may be contacted on 01454 868000.

Reason

To maintain road safety and maintain the highways asset, to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

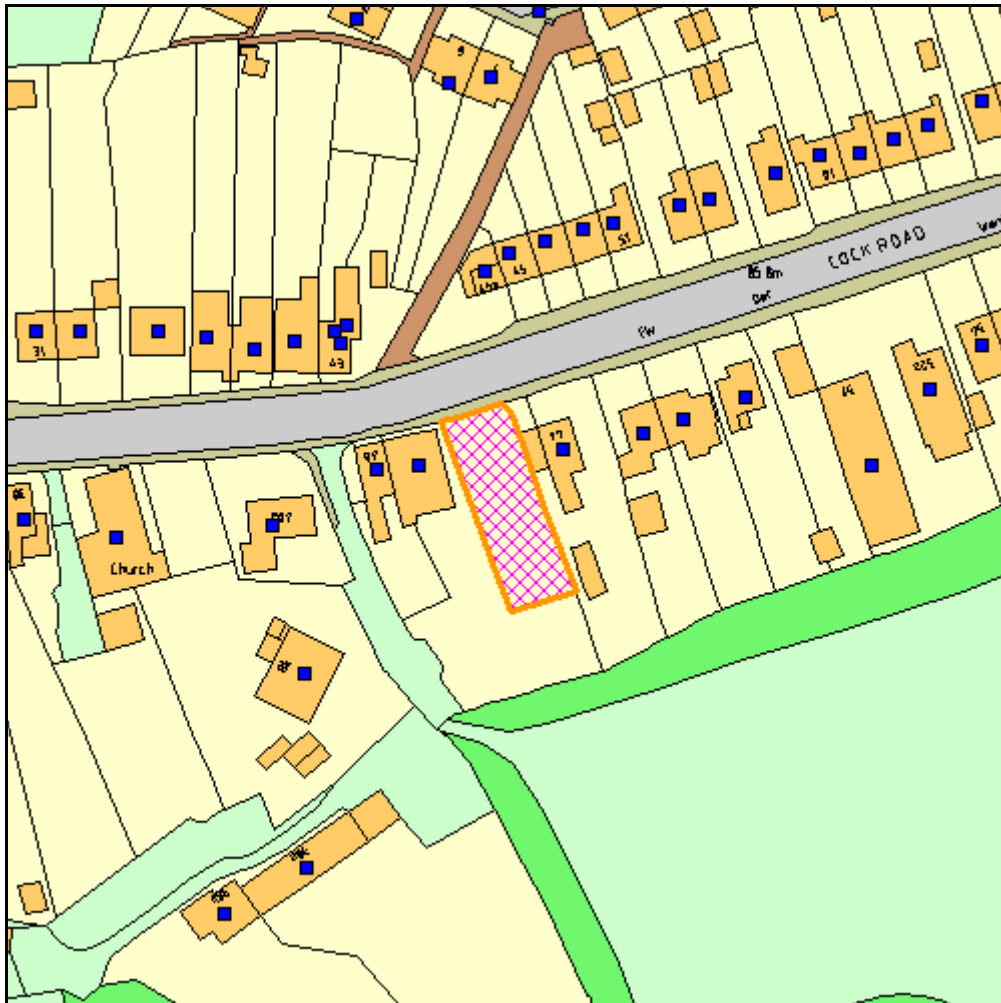
3. The approved on-site parking area shall be constructed with a permeable bound surfaced material. For the avoidance of doubt the parking area should not be constructed from loose stone or gravel.

Reason

To prevent loose material being tracked onto the public highway, to maintain road safety and accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	P19/11930/F	Applicant:	Mr And Mrs Williams
Site:	42 Cock Road Kingswood Bristol South Gloucestershire BS15 9SQ	Date Reg:	3rd September 2019
Proposal:	Erection of 1no. detached dwelling with associated works and access.	Parish:	Oldland Parish Council
Map Ref:	365666 172780	Ward:	Woodstock
Application	Minor	Target	24th October 2019
Category:		Date:	



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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 THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule following the receipt of an objection from Oldland Parish Council; the representation being contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application site relates to part of the extensive residential curtilage of no. 42 Cock Road, Kingswood. The site lies within the development boundary of the Bristol East Fringe.
- 1.2 It is proposed to erect a single, detached, two-storey, 4-bedroom dwelling house. The house would be served by a new vehicular access off Cock Road.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS29 Communities of the East Fringe of the Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP20 Flood Risk, Surface Water and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP38 Development within Existing Residential Curtilages, including extensions and new dwellings
PSP43 Private Amenity Space Standards

- 2.3 South Gloucestershire Supplementary Planning Documents
Residential Parking Standards SPD (Adopted) December 2013
Design Checklist SPD (Adopted) 2007
Waste Collection: Guidance for New Development SPD (Adopted) January 2015

3. RELEVANT PLANNING HISTORY

- 3.1 PK06/2033/F - Erection of 1no. detached dwelling with associated works and access.
Approved 31 Jan 2007
- 3.2 PK06/2078/F - Erection of first floor side extension, front canopy porch and rear conservatory.
Approved 27 Oct 2006

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
The Parish Council objects to this application on the same terms as the Transportation Officer namely:

1. adequate details as to the visibility splays.
2. inadequate provision of parking spaces on site.
3. if there is a garage to be constructed then, its internal dimensions ought to be 3m by 6m.
4. evidence is provided that a large private car can turn on site in order to exit the site entrance in forward gear.

- 4.2 Other Consultees

Highway Structures

No comment

Lead Local Flood Authority

No objection in principle.

The Coal Authority

No objection subject to a condition to secure an intrusive site investigation and appropriate mitigation if mine workings are found.

Transportation D.C.

No objection

Other Representations

- 4.3 Local Residents
1no. response was received from an immediate neighbour who raised no concerns.

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

The development plan supports residential development within the established settlement boundaries. Policy CS5 of the Core Strategy encourages new residential development within settlement boundaries and urban areas, and Policy CS29 of the Core Strategy encourages new provision of housing in the East Fringe of the Bristol Urban area. Similarly, Policy PSP38 of the Policies , Sites & Places Plan states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area; would not prejudice the amenities of neighbours; would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings; would not prejudice the provision of adequate private amenity space, and would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.

- 5.2 The acceptance in principle of a new dwelling on this site was previously established in 2007 with the grant of planning permission PK06/2033/F; which was not implemented. Detailed matters relevant to this current application are assessed below.

5.3 **Design and Visual Amenity**

Core Strategy Policy CS1 reflects the NPPF in seeking to secure the highest possible standards of design and site planning; development proposals are required to demonstrate *inter alia* that siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Furthermore, Policy PSP1 of the South Gloucestershire Local Plan : Policies, Sites and Places Plan, seeks to ensure that development demonstrates an overall understanding of, and responds constructively to, the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the locality.

- 5.4 The immediate area is characterised by a mix of house styles and ages ranging from Victorian cottages to 1970's detached and semi-detached houses. The proposed dwelling would be set within the plot to respect the existing building line and would not appear out of place or incongruous within the street scene.

- 5.5 Given the variety of styles and ages of architecture within the immediate and wider location, there is no one design vernacular that needs to be replicated here; officers therefore consider that, on balance, the scale and design of the scheme is acceptable.

5.6 **Residential Amenity**

In line with Policy PSP8, development proposals will only be acceptable where they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of the development or of nearby properties. Matters to consider are:

- a) Loss of privacy and overlooking;

- b) Overbearing and dominant impact;
 - c) Loss of light (daylight/sunlight)
 - d) Noise or disturbance; and
 - e) Odours, fumes or vibration.
- 5.7 The application site is within a densely populated, built up residential area, and as such, some overlooking of neighbouring gardens is only to be expected, especially if the most efficient use of land within the Urban Area is to be achieved, as required by the NPPF. The scale of the proposed building is not excessive and would not result in any significant harm due to overbearing impact or loss of light. There are no principle windows to habitable rooms in the side elevations of either nos. 42 or 44 and none are proposed in the new dwelling. There would be two first-floor, en-suite windows in the west elevation but these can be obscurely glazed.
- 5.8 As regards increased noise and disturbance during the development phase, this would be short term only and the hours of working on the site can be controlled by condition. Increased noise or anti-social behaviour from future residents is not a planning issue and falls to be controlled by the appropriate enforcement agencies.
- 5.9 Moving to the issue of amenity space provision; Policy PSP43 requires all new residential units (including those created by sub-division of existing buildings), to have access to private amenity space. The space should *inter alia* be easily accessible from living areas and of a sufficient size and functional shape to meet the needs of the likely number of occupiers. The Policy sets minimum space standards; the requirement for a 4 bedroom house is 70sq.m. - the proposal comfortably meets this standard and more than enough private garden space would be retained to serve the existing property no.42.
- 5.10 The site is not subject to excessive levels of odour, fumes or vibration.
- 5.11 The scheme therefore accords with the criteria listed under PSP8 and is acceptable in terms of residential amenity.
- 5.12 Highway Safety
 Para. 109 of the NPPF states that "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Furthermore, the Council have minimum parking standards which are set out in Policy PSP16. The standards require two parking spaces for a 4 bedroom dwelling.
- 5.13 The Council's Transportation Officer initially raised concerns about the scheme as originally proposed; these concerns were replicated by the Parish Council and related to:
- 1. inadequate details as to the visibility splays.
 - 2. inadequate provision of parking spaces on site.
 - 3. sub-standard dimensions of the garage.

4. lack of provision of a turning area to allow a large private car to turn on site in order to exit the site entrance in forward gear.
- 5.14 Revised plans were subsequently submitted that satisfactorily address all of the above concerns. The location is a sustainable one and subject to a condition to secure the access, parking and turning areas, prior to first occupation, there are no objections on transportation grounds.
- 5.15 Landscape
There is a silver birch tree within the curtilage of the site, which would be retained. The low pennant sandstone frontage wall and planting would be retained and extended. The rear garden would be enclosed by a 1.8m high, close boarded boundary fence. All other hard and soft landscaping shown on the plans is acceptable.
- 5.16 Environmental Issues
The site is within a Coal Referral Area but is not in an area at high risk of flooding. Neighbouring property would not be subjected to excessive noise levels. Neither would future occupants be subjected to excessive levels of noise, dust or smell. The Council's drainage engineer raises no objections to the scheme which would utilise the existing mains sewer. The Coal Authority raise no objection subject to a condition to secure an intrusive site investigation and appropriate mitigation measures if mine workings are found.
- 5.17 Sustainability Issues
The site lies in a highly sustainable urban location. The proposed building would be highly insulated to modern standards. There is ample room on site for refuse and re-cycling facilities to be provided.
- 5.18 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires considerations to be reflected into the design of policies and the delivery of services.
- 5.19 With regards to the above, this planning application is considered to have a neutral impact on equality. Equalities have been given due consideration in the application of planning policy as discussed in this report.
- 5.20 CIL
The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015 and this development would be subject to CIL.

5.21 Planning Balance

NPPF para. 11c states that development proposals that accord with an up-to-date development plan should be approved without delay. It has recently been established that the Council can demonstrate a 5-year housing land supply and as such the development plan is up to date. The proposal has been assessed against the relevant policies within the development plan. The principle of the proposed residential development is acceptable in this urban location in the Bristol East Fringe.

5.22 The scheme would make efficient use of the site and would provide additional open market housing in a highly sustainable location; this weighs in favour of the scheme. There are no severe adverse highway implications and the impact on residential amenity is acceptable.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission be **GRANTED** subject to the conditions listed on the Decision Notice.

Contact Officer: Roger Hemming
Tel. No. 01454 863537

CONDITIONS

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

Reason

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

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

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and the requirements of the NPPF.

3. The development shall not be brought into use until the access (including visibility splay), car parking and turning areas have been completed in accordance with the approved Block Plan Drawing No. CR/P03 Rev A and retained thereafter for that purpose.

Reason

To ensure the satisfactory provision of access, car parking and turning area in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec.2013.

4. The boundary treatments hereby approved shall be completed before the building is first occupied.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and the requirements of the NPPF.

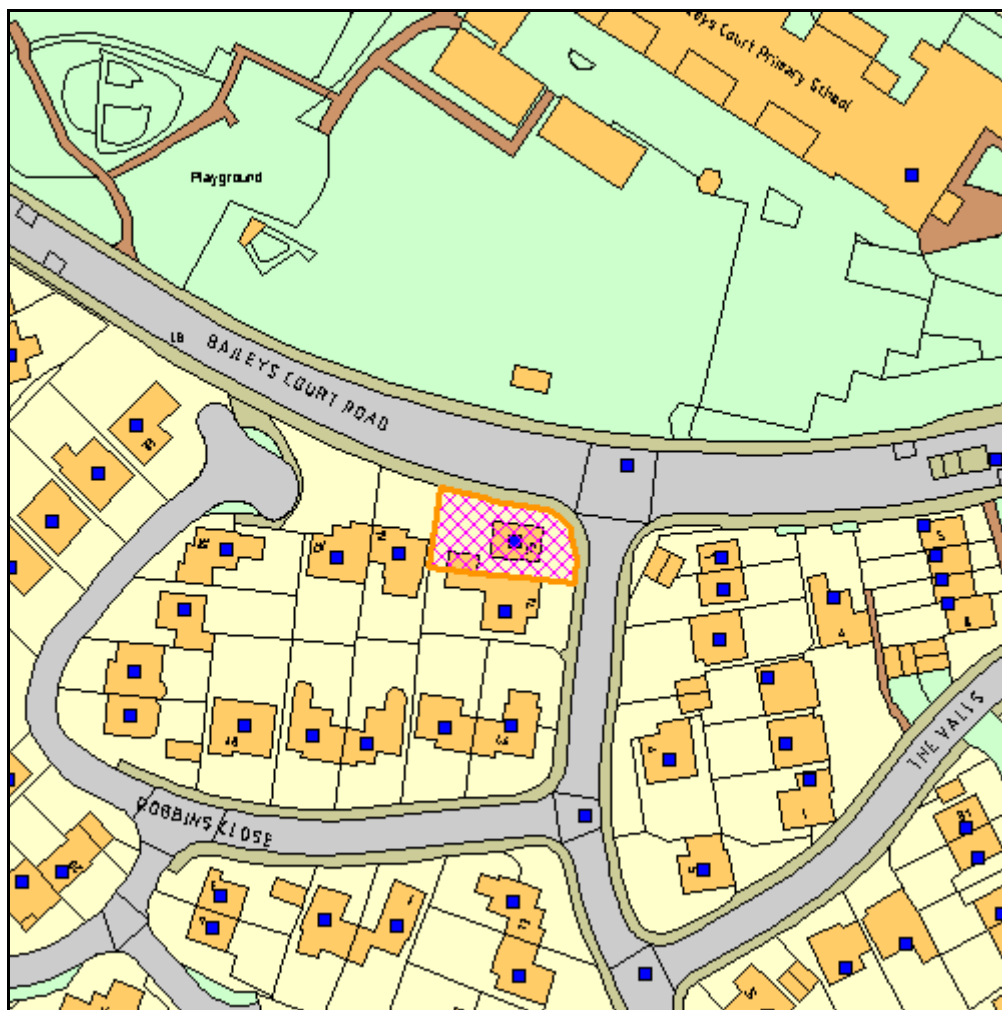
5. Prior to the commencement of the development hereby approved, intrusive site investigation works of the site shall be undertaken to establish the coal mining legacy issues (if any) on the site and appropriate measures of mitigation, should shallow mining or mine entries be found. The mitigation measures if required shall be carried out to the Council's written satisfaction prior to the commencement of the development hereby approved.

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 and to accord with Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013 and Policy PSP22 of The South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) Nov. 2017. This is a pre-commencement condition as investigation works and appropriate mitigation are required to ensure the future safety of the occupiers of the development and prevent the need for retrospective mitigation after the development is commenced/completed and to take account of the past mining activities within the area.

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	P19/12788/F	Applicant:	Mr & Mrs Aman & Gurjot Johar
Site:	75 Huckley Way Bradley Stoke Bristol South Gloucestershire BS32 8AR	Date Reg:	16th September 2019
Proposal:	Erection of a single storey side extension with garage conversion to form additional living accommodation. Installation of porch.	Parish:	Bradley Stoke Town Council
Map Ref:	362798 180679	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	7th November 2019



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N.T.S.

P19/12788/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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a single storey side extension, together with the conversion of an existing garage, to form additional living accommodation. The application also seeks permission for the installation of a front porch. The application relates to no. 75 Huckley Way, Bradley Stoke.
- 1.2 The application site comprises a detached, two storey property set within a moderately sized plot. The site is located within the urban fringe area of Bradley Stoke.
- 1.3 A revised block plan indicating proposed parking arrangements was submitted to the Local Planning Authority on 22nd October 2019.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance (2014)

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

3.1 None relevant

4. CONSULTATION RESPONSES

4.1 Bradley Stoke Town Council

Objection - Proposals are not in keeping with the streetscene and are an overdevelopment of the site.

4.2 Other Consultees

Archaeology Officer

No comment

Sustainable Transport

Further details regarding on-site parking arrangements required.

Other Representations

4.3 Local Residents

One letter of objection was received during the statutory consultation period. The main concerns raised are summarised below:

- If extension granted neighbouring property will no longer be detached.
- This will de-value neighbouring property.
- Do not oppose extension, just linking to neighbouring property.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of an extension and porch, and the conversion of an existing garage. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 The proposed extension would in-fill a gap between the host dwelling and the adjacent property to the south. Whilst the concerns regarding density and overdevelopment have been taken in to account, given the modest scale of the extension, it is not considered that it would appear as an overly prominent

feature within the streetscene. Whilst a two storey extension may result in an unduly cramped and awkward appearance, a single storey extension is considered to be appropriate.

- 5.4 The overall form of the extension, which would incorporate a lean-to roof, is also considered to be acceptable. In terms of exterior finish, it is proposed to finish the extension in materials to match the host dwelling. This is considered the most appropriate design approach.
- 5.5 In terms of the front porch, the overall design is considered appropriate, and it is not considered that the installation of the porch would detract from the appearance of the host.
- 5.6 Overall it is concluded that an acceptable standard of design has been achieved, and the character and appearance of the host and surrounding area would be preserved following the development. The proposal therefore accords with policies CS1 and PSP38.
- 5.7 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.8 The proposed extension would be single storey in nature, and would not obscure the outlook from any neighbouring windows. As such, it is not considered that its provision would have any notable overbearing or overshadowing impact on immediate neighbours. As the extension would only extend to a single storey, it is also not considered that the development would lead to any overlooking issues.
- 5.9 In terms of the amenity of the occupants of the host, it is considered that an adequate provision of external amenity space would be retained to the rear of the property. On the basis of the assessment set out above, it is concluded that the proposal would have no unacceptable impact on residential amenity. The development proposal therefore complies with policies PSP8 and PSP38.
- 5.10 Transport
The proposal would have no impact on existing vehicular access arrangements. In terms of parking, it is noted that as a result of the works, part of an existing driveway would be lost to facilitate the erection of the extension. It is also noted that the total number of bedrooms contained within the property would increase from 3 to 4.
- 5.11 Under policy PSP16 of the Policies, Sites and Places Plan, both 3 and 4 bed properties should be served by a minimum of two on-site parking spaces.

A revised block plan has been submitted, which indicates that two spaces would be retained to the frontage of the site. As such, subject to a condition securing the retention of the spaces, there are no concerns with the development from a transportation perspective.

5.12 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.

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

5.14 Other Matters

The concerns raised regarding the joining of the extension to the neighbouring property, and subsequent impact on property values, are noted. However the applicant has confirmed that it is not intended to attach the extension to the neighbouring property, with a gap retained. In any case, property values are not a material planning consideration, and attaching to a neighbouring wall is covered under separate legislation in the form of the Party Wall Act 1996.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: **Patrick Jackson**
Tel. No. **01454 863034**

CONDITIONS

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

Reason

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

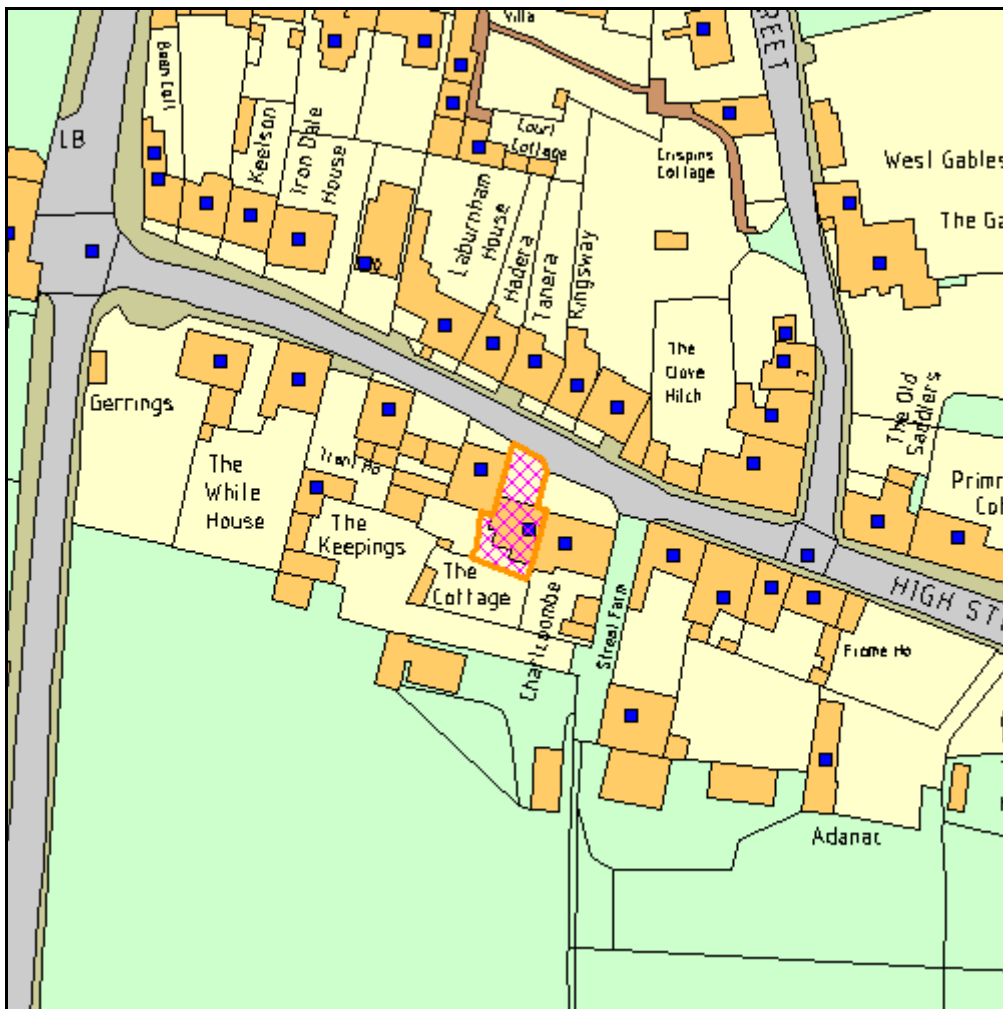
2. The off-street parking facilities (for all vehicles, including cycles) shown on the plan (P01 A) hereby approved shall make provision for the parking of a minimum of 2 vehicles (measuring at least 2.4m by 4.8m), and shall be provided within 1 month of the extension hereby approved being substantially complete, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	P19/7017/F	Applicant:	Mr Chris Wright
Site:	The Cottage High Street Iron Acton Bristol South Gloucestershire BS37 9UG	Date Reg:	18th June 2019
Proposal:	Erection of single storey rear extension to form additional living accommodation. Alteration to widen existing side dormer.	Parish:	Iron Acton Parish Council
Map Ref:	367743 183582	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	8th August 2019



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P19/7017/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 objections received which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for a single storey rear extension and to widen an existing side dormer window at 'The Cottage', Iron Acton. The site is located within the village Conservation Area, the Green Belt and possibly an area of archaeological interest. The property itself is grade II listed.
- 1.2 The application should be read in conjunction with P19/7019/LB.

2. POLICY CONTEXT

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990
(as amended)
National Planning Policy Framework Feb 2019
National Planning Practice Guidance
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)"

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance
Green Belt SPD (Adopted) 2007
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Iron Acton Conservation Area SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PK01/1522/LB
Lower chimney to 1 metre in height.
Refusal 31.8.2001

Reason(s):

1. The proposed works would be detrimental to the architectural and historic character of this listed building contrary to Policy RP42 of the adopted Northavon Rural Areas Local Plan, and Policy L14 of The South Gloucestershire Local Plan (Deposit Draft).

- 3.2 P97/1352/L
Alterations and extension
Consent 20.6.1997

4. CONSULTATION RESPONSES

- 4.1 Iron Acton Parish Council
Object due to windows overlooking neighbouring property.

- 4.2 Other Consultees

Conservation Officer

Subject to conditions, the proposals are acceptable.

Archaeology Officer

No objection

Other Representations

- 4.3 Local Residents
1 local resident has objected:
- loss of privacy due to additional window proposed on east elevation
 - additional window considered unnecessary
 - existing velux on east elevation not depicted on submitted plans

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Extensions to existing residential properties are acceptable in principle as they are supported by policy PSP38 of the Local Plan. This is subject to an assessment of design, amenity and transportation. As the proposal does not affect the existing transport arrangements or increase the needs arising from the site, in this instance transportation is not relevant.

- 5.2 However, given the site is located within the green belt and both the listed building and conservation area characters could be affected, the proposal must accord with all relevant national and local policies.
- 5.3 Therefore the proposed extensions are acceptable in principle but will be determined in line with the following analysis.
- 5.4 Green Belt
As the site is located within the green belt, only a limited extension would be permitted. An extension would be considered limited when it did not result in a disproportionate addition to the original dwelling in terms of volume.
- 5.5 The LPA has issued guidance on what is considered proportionate in the *Development in the Green Belt SPD*. This document outlines a test of proportionality based on the percentage volume increase over the original dwelling. The volume increase should be considered cumulatively and take into account all previous extensions on the site.
- 5.6 From the planning history, a two-storey rear extension (replacing a single storey addition) was added to the property in 1997. This, combined with volume arising from this development, would result in a cumulative increase of approximately 26% over and above the volume of the original dwelling. This would constitute a 'proportionate' addition.
- 5.7 The proposal therefore accords with policy PSP7 of the Local Plan and the relevant provisions of the NPPF.
- 5.8 Design
This application is considered to seek consent for the following proposals:
- Internal and external works to facilitate the erection of the flat roofed single storey rear extension – the internal works namely being the removal of the existing kitchen wall to open up the space into the new extension.
 - Widening of the existing side dormer to west elevation to include a new opening;
 - Alterations to layout which will see the existing “dog-leg” with landing stairs replaced with a “winder” stair case.
- 5.9 In order as they appear above, the “contemporary” design of the proposed rear extension is considered to be acceptable. The removal of kitchen wall is also considered acceptable as with the retention of the rear wall of what is considered the original house, the historic scale and proportions of the plan form should be retained. Finally, with the dormers removed from one side and a simplified roof form, the proposal amendments can be considered to have addressed all previous concerns.
- 5.10 To ensure a quality of appearance, conditions requiring large scale details will be required.

5.11 Amenity

Development will not be permitted if it prejudices residential amenity. Given the siting of the property, there are neighbours to either side. The one to the east has objected to the installation of a velux to light the existing study. Due to its elevated and angled position, it is not considered this would cause significant overlooking of the neighbouring property. Similarly there would be a change to the western neighbours' privacy, but this is considered limited given the proposed dormer is only a secondary window of the study.

5.12 Sufficient private amenity is retained at the dwelling after the proposed extension. It is not considered that the proposal would prejudice the amenities of the application site in any adverse manner.

5.13 Transport

As mentioned above, the proposal does not alter the existing transportation requirements or arrangement and is therefore acceptable.

5.14 Consideration of likely impact on Equalities

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

With regards to the above this planning application it 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 It is recommended to GRANT permission subject to the conditions listed below.

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

2. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a. All new windows and fixed glazing (including cill, head, reveal and glass details) for both new windows and conservatory;
 - b. Rooflights;
 - c. Any new vents and flues;
 - d. New staircase
 - e. Eaves (including rainwater goods), verges and ridges

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

3. Prior to the commencement of the relevant works, details/samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

4. The development shall be implemented strictly in accordance with the following plans:
Received 13.6.2019:
The Location Plan (A101)
Existing Layout (A101)

Received 9.10.2019:
Proposed Layout (A102)

Reason

For the avoidance of doubt.

Applicant: Mr Chris Wright

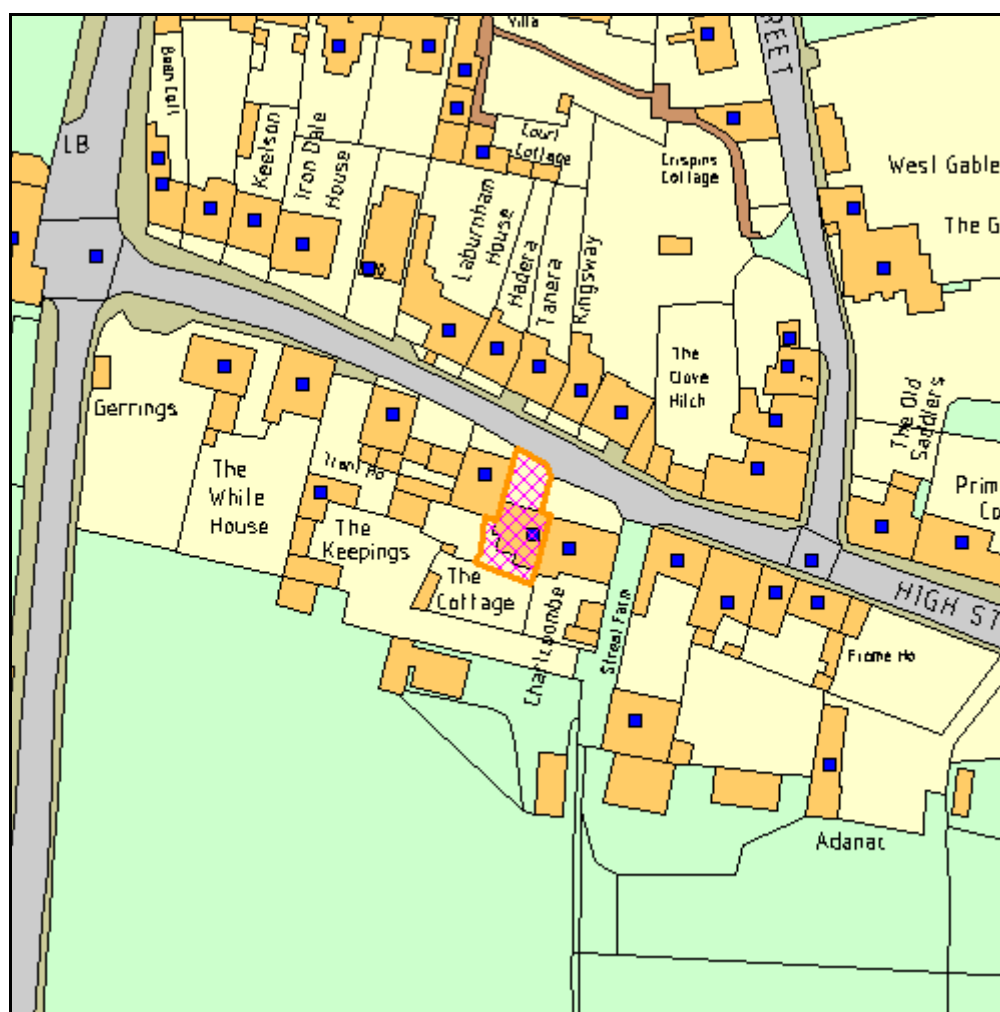
Date Req: 18th June 2019

Parish: Iron Acton Parish Council

Ward: Frampton Cotterell

Target 8th August 2019

Date:



100023410, 2008.

N.T.S.

P19/7019/LB

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 objections received which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks listed building consent for internal and external works, a single storey rear extension and to widen an existing side dormer window at 'The Cottage', Iron Acton. The site is located within the village Conservation Area, the Green Belt and possibly an area of archaeological interest. The property itself is grade II listed.
- 1.2 The application should be read in conjunction with P19/7017/F.

2. POLICY CONTEXT

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990
(as amended)
National Planning Policy Framework Feb 2019
National Planning Practice Guidance
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)"

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS9 Managing the Environment and Heritage

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

PSP17 Heritage Assets and the Historic Environment

2.3 Supplementary Planning Guidance

Iron Acton Conservation Area SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PK01/1522/LB
Lower chimney to 1 metre in height.
Refusal 31.8.2001

Reason(s):

1. The proposed works would be detrimental to the architectural and historic character of this listed building contrary to Policy RP42 of the adopted Northavon Rural Areas Local Plan, and Policy L14 of The South Gloucestershire Local Plan (Deposit Draft).

3.2 P97/1352/L
Alterations and extension
Consent 20.6.1997

4. CONSULTATION RESPONSES

4.1 Iron Acton Parish Council

Object – the proposed windows are not in keeping to the building and intrusive to the neighbours.

4.2 Other Consultees

Conservation Officer

Subject to conditions, the proposals are acceptable.

National Amenity Societies

No comment

Other Representations

4.3 Local Residents

1 local resident has objected:

- loss of privacy due to additional window proposed on east elevation
- additional window considered unnecessary
- existing velux on east elevation not depicted on submitted plans

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

This application stands to be assessed against National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

5.2 Impact on the Listed Building

This application is considered to seek consent for the following proposals:

- Internal and external works to facilitate the erection of the flat roofed single storey rear extension – the internal works namely being the removal of the existing kitchen wall to open up the space into the new extension.
- Widening of the existing side dormer to west elevation to include a new opening;
- Alterations to layout which will see the existing “dog-leg” with landing stairs replaced with a “winder” stair case.

5.3 In order as they appear above, the “contemporary” design of the proposed rear extension is considered to be acceptable. The removal of kitchen wall is also considered acceptable as with the retention of the rear wall of what is

considered the original house, the historic scale and proportions of the plan form should be retained. Finally, with the dormers removed from one side and a simplified roof form, the proposal amendments can be considered to have addressed all previous concerns.

5.4 To ensure a quality of appearance, conditions requiring large scale details will be required.

5.5 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

7.1 That listed building consent is GRANTED subject to the conditions listed below.

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

2. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a. All new windows and fixed glazing (including cill, head, reveal and glass details) for both new windows and conservatory;
 - b. Rooflights;
 - c. Any new vents and flues;
 - d. New staircase
 - e. Eaves (including rainwater goods), verges and ridges

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

3. Prior to the commencement of the relevant works, details/samples of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building and its setting, in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and national guidance set out at the NPPF and Historic Environment Planning Practice Guide.

4. The development shall be implemented strictly in accordance with the following plans:
Received 13.6.2019:
The Location Plan (A101)
Existing Plans (A101)

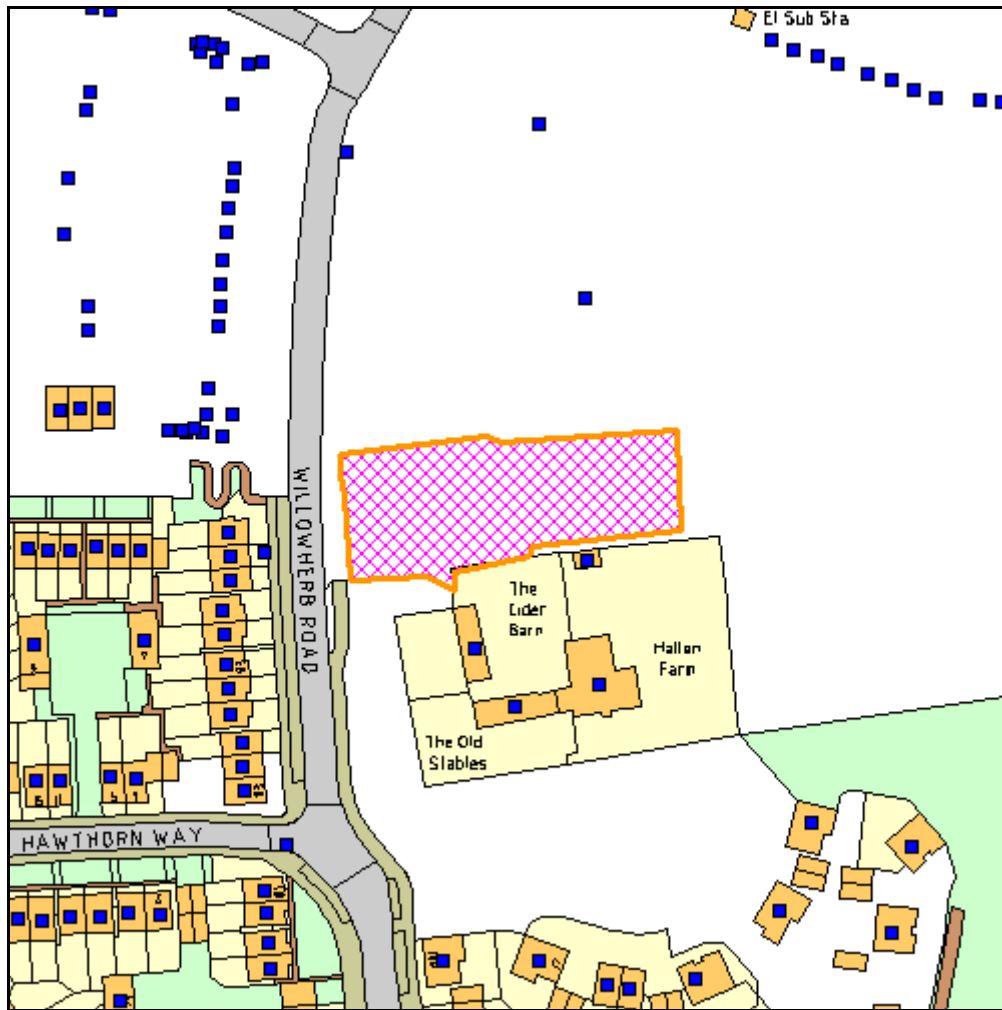
Received 9.10.2019:
Proposed Layout (A102)

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	P19/8577/ADV	Applicant:	Kitto Construction Ltd
Site:	Happy Days Nursery Willowherb Road Emersons Green BS16 7LH	Date Reg:	2nd August 2019
Proposal:	Display of 1no. non-illuminated fascia sign and 1no. non-illuminated free standing direction sign.	Parish:	Emersons Green Town Council
Map Ref:	367476 177695	Ward:	Emersons Green
Application Category:	Minor	Target Date:	24th September 2019



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N.T.S.

P19/8577/ADV

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 THE CIRCULATED SCHEDULE

This application is placed on the Circulated Schedule due to the receipt of more than three letters of objection.

1. THE PROPOSAL

- 1.1 This application seeks advertisement consent for 1 no. fascia sign located on the front – western- elevation of the nursery, currently under construction at the Lyde Green local centre. The sign will measure 4.3m in length by 700mm in width, incorporating graphics and blue lettering. For reasons given below, officers have concluded that illumination is not appropriate.
- 1.2 In addition, it is proposed to erect one freestanding directional sign to parent parking adjacent to the car park.
- 1.3 Since the application was originally submitted, the applicant has agreed to omit the proposed freestanding totem sign adjacent to Willowherb Road as officers considered it to be unacceptable. In addition, the directional sign has been amended to improve its visual appearance.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS9 Managing the Environment and Heritage

South Gloucestershire Local Plan: Sites and Places Plan November 2017
(adopted)

PSP1 Local Distinctiveness

PSP17 Heritage Assets and the historic environment

2.3 Supplementary Planning Guidance

South Gloucestershire Shopfronts and Advertisements (adopted) 2012

Other material considerations

Approved Masterplan and Design Code or Emersons Green East

3. RELEVANT PLANNING HISTORY

- 3.1 The application site has been subject to a large number of applications both for planning and advertisement consents. Of most relevance is:

PK04/1965/O: Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m2 of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m2 of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Approved June 2013.

P19/09100/RVC: Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m2 of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m2 of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application. Approved 17th October 2019.

PK18/2772/RM: Approval of Reserved Matters to be read in conjunction with Outline planning permission PK04/1965/O (partial) for access, appearance, landscaping, layout and scale for the erection of a single-storey nursery development with associated play area and car park to the nursery site fronting Willow Herb Road including bin store. Reserved matters consent 11th January 2019.

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council

No objection to the originally submitted scheme, however in response to consultation on the revised scheme, the Town Council commented that the views of the SGC Conservation officer should be sought due to possible negative impact on the nearby listed building.

Transportation Officer

No objection.

Street Care – Lighting Engineer

The proposed 250 cd/m² sign luminance is within the suggested threshold by the Institution of Lighting Professionals (600 cd/m²).

Other Representations

Local Residents

- Letters have been received from seven local residents. The grounds of objection can be summarised as follows:
- The most frequent concern is the illumination of the signs which is seen as unnecessary as there is no need to attract passing trade, and further illumination is out of keeping with the residential area, and the existing signage on the school and community centre is not illuminated.
- Also concern over proximity of signage to adjacent listed building, which together with the illumination will be visually harmful.
- Illumination a waste of energy
- One resident stated that if the illumination was switched off when the nursery was closed there would be no objection.
- Residents of Willow Courtyard (Hallen Farm) have concerns that the car park signage is not sufficiently related to the nursery and should be skewed towards the nursery.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007 state that a Local Planning Authority shall exercise its powers under these regulations in the interests of amenity and public safety.

The National Planning Policy Framework (NPPF) states that the quality and character of places can suffer when advertisements are poorly sited and designed and states that advertisements should be subject to control only in the interests of amenity and public safety taking into account cumulative impacts (para 132).

5.2 Design and Visual Amenity and Heritage

The application site is situated at the southern end of 'School Square' the centre of the local centre for Lyde Green which comprises a primary school, community centre and convenience store currently under construction. The nursery was granted Reserved Matters consent earlier this year and is currently at an advanced stage of construction.

When the application for signage was originally submitted, it include a totem sign in the grass verge to the front of the property on Willowherb Road. At officer's request, this element of the proposal was deleted.

The proposed fascia sign would be located on the projecting main entrance area for the nursery. Its size - 4.3m in length by 700mm in width- is considered in proportion with the building, and its colour – white background with dark blue lettering and graphic with very small element of yellow, is considered to

integrate with the muted mushroom coloured render on this elevation. The proposed car park directional sign is located at the entrance to the nursery car park, close to the listed wall, however this sign is small in scale (1m x 200mm, at a height of 1.2m), and its supports have been amended to be matt black.

Due to the proximity of the adjoining listed Hallen Farm buildings, consideration of the design of the proposal is inextricably linked to the effect of the setting of the heritage asset. When the application for the nursery itself was considered, officers considered the impact of the proposed nursery due to its proximity to the listed building and associated structures and the impact this will have on the setting of the heritage asset. It was concluded that as the nursery is to the north – rear – of the listed building, and the principal views towards and from the farmhouse are from the west, south –west and south, officers accepted that these views will be largely unaffected by the nursery development. The submitted Statement of Significance set out mitigating factors which included the impact of the recently constructed new development on the former farmland, together with the location of the nursery in relation to the listed building. The nursery is set back some 30m from Willowherb Road, so views of the nursery will be partly obscured from views towards the heritage asset from the south west, south and south east. The nursery was judged to impact on view of the listed wall, but this is in the context of surrounding new development.

Officers consider that the proposed adverts when considered purely in terms of the heritage impact would result in harm to the setting and thus significance of the designated assets identified; and the level of harm would be less than substantial. For the reasons discussed above, the level of harm is considered to be at the lower part of the spectrum.

However it is inevitable that the development of the urban extension and the introduction of a new urban setting to the designated heritage assets will result in irreversible changes to the way in which they are experienced. Such change will naturally be negative since the significance of the asset is partly due to the farmland context.

Paragraph 196 of the NPPF (2) states that *‘Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing optimum viable use.*

As part of this balancing exercise, a number of mitigating factors or ‘public benefits’ have been identified in the application. This includes retaining sightlines, the location of the signage at the rear of the listed building, and the public benefits of adequate signage for a community facility. As part of this balancing exercise it has also been concluded that illumination is not appropriate in this location, despite the Council’s lighting Engineer being satisfied with the level of illumination.

Urban Design and Heritage Conclusion

Following the receipt of revised plans there have been significant improvements to the proposed signage. The scheme is now considered to fully

comply with the Policy CS1 and CS9 of the Core Strategy and PSP1 and PSP17 of the PSP.

5.3 Residential Amenity

The closest residential properties are located on the other side of Willowherb Road, with the closest at some 47m from the proposed fascia sign. Now that officers have concluded that illumination of this sign is not appropriate due to the adjacent listed building, the sign would have little tangible impact on these dwellings. With regard to the concern raised over the location of the car park directional sign and its relationship with the private drive of these dwellings, officers have considered the suggested amendments, but ultimately it needs to be viewed from drivers on Willowherb Road, so it needs to be parallel to Willowherb Road.

5.4 Public Safety

The Council's Highway Officer has confirmed that the signage would not result in any material highways or transportation issues.

6. **CONCLUSION**

- 6.1 The recommendation to **grant** consent 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 condition included on the decision notice.

Contact Officer: Helen Ainsley
Tel. No. 01454 863643

CONDITIONS

1. The development shall conform in all aspects with the approved plans listed below:
Proposed Signage – 853_201 B Signage Details
Site Plan – 853_401 C
Location Plan – 853-505
North and South Elevations – 853-120
East and West Elevations – 853-121

Reason

For the avoidance of doubt and to ensure that the scheme is implemented in full accordance with the plans submitted and assessed.

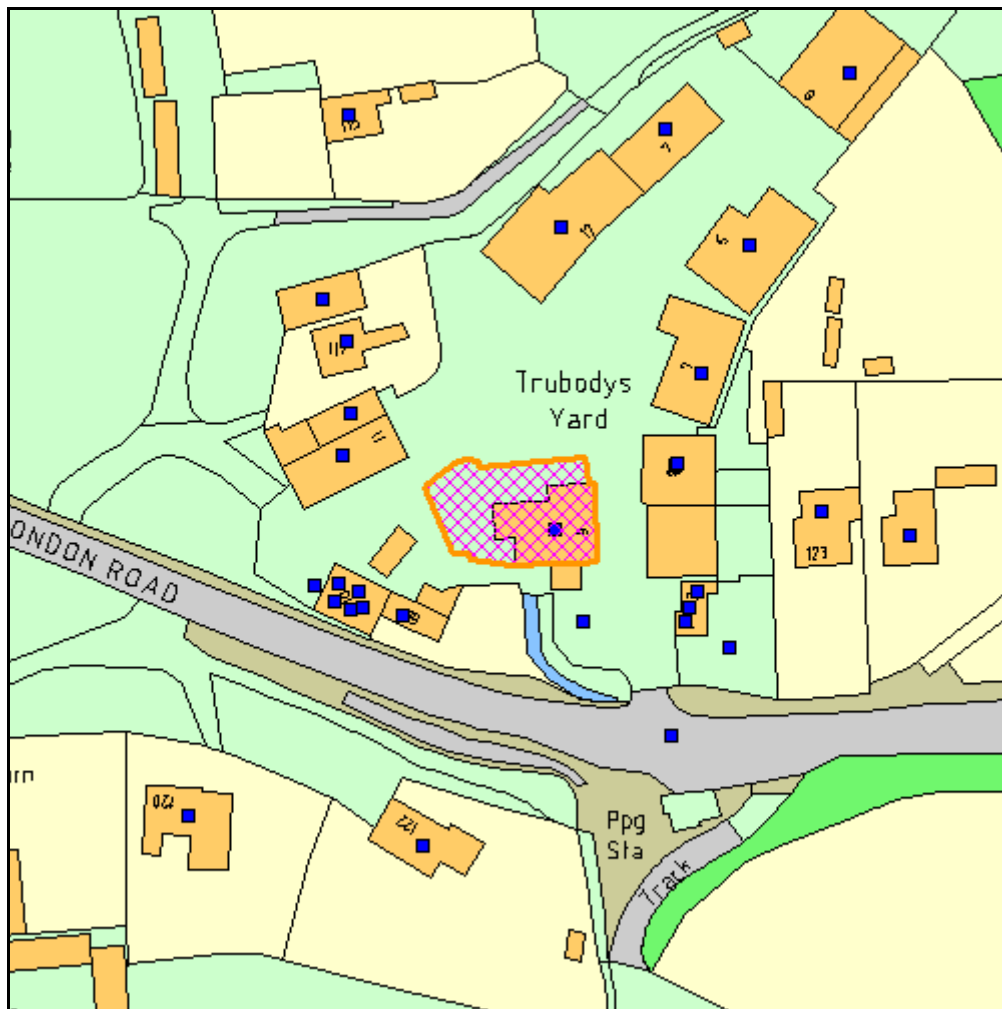
2. Notwithstanding the plans hereby approved, the fascia sign shall be non-illuminated.

Reason

In the interests of the visual amenity of the adjacent heritage asset, and in the interests of Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013, and Policies PSP1 and PSP17 of the South Gloucestershire Local Plan: Sites and Places Plan November 2017 (adopted).

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	PK18/0883/RVC	Applicant:	The Pit Gym
Site:	Unit 9 Trubodys Yard 121 London Road Warmley South Gloucestershire BS30 5NA	Date Reg:	3rd April 2018
Proposal:	Variation of condition 3 attached to PK10/2471/F to change opening hours to 6am to 9pm Monday to Friday and 8am to 4pm Saturday and Sunday.	Parish:	Siston Parish Council
Map Ref:	368275 173225	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	23rd May 2018



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PK18/0883/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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

This application is to appear on Circulated Schedule due to the receipt of an objection from the Parish Council and two local residents contrary to the Planning Officer's recommendation.

1. THE PROPOSAL

1.1 This application has been submitted under section 73 of the Town and Country Planning Act 1990 and seeks permission for the variation of condition 3 attached to planning permission PK10/2471/F to amend the opening hours of the personal training studio.

1.2 Condition 3 attached to PK10/2471/F states:

"The hours of the site being open to the public shall be restricted to 0800 to 1800 Mondays to Fridays and 0800 to 1400 on Saturdays; and the site shall remain closed on Sundays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with the existing restrictions placed on the site by the Section 52 Agreement."

1.3 The site is located in a well-established industrial yard, Trubodys Yard, with residential properties to either side of the yard, and to the front on the main entrance on London Road, Warmley. The unit subject to this application is a small single storey unit situated near the front of the yard adjacent to the nearest residential unit, which is fronting London Road to the west of the main entrance.

1.4 Over the course of the application clarification was sought over the proposed hours applied for due to initial comments received from Environmental Protection. These amendments were made with the proposed hours altered to those forming the current description. Due to the alteration in proposed hours a full re-consultation was carried out.

1.5 The hours applied for are for the site to open to the public two hours earlier and three hours later on Mondays to Fridays than that approved. The application is also seeking for amended hours for the site to remain open for two hours longer on a Saturday from those previously approved, and to now open on a Sunday with the same hours as those applied for on a Saturday.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework March 2019

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

CS34 Rural Areas

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

PSP 7 Development in the Green Belt

PSP 8 Residential Amenity

PSP 11 Transport Impact Management

PSP 21 Environmental Pollution and Impacts

PSP 28 Rural Economy

PSP 44 Open Space, Sport and Recreation

3. RELEVANT PLANNING HISTORY

3.1 PK10/2471/F - Change of use from Business (Class B1) to personal training studio (sui generis) as defined in the Town and Country Planning Act (Use Classes) Order 1987 – Approved with conditions – 12th November 2010

3.2 K6138 – Change of use from builders merchant and cement mortar works to light industrial use and general ind. use – Approved with conditions – 3rd August 1989

4. CONSULTATION RESPONSES

4.1 Siston Parish Council

‘Members wish to register their continuing concerns at the increasing vehicular movements associated with this site, giving rise to highway and public safety concerns by road-users and local residents.

We are of the view Condition 3 of the 2010 approval went some way to recognising such concerns, a restriction being imposed to protect the amenities of the occupiers of nearby dwelling houses, with a closure time of 6.00pm Monday to Friday. It is felt such a daily limit on use is now of even greater need, so would request no such variation be approved”

The above comments were also received during the round of reconsultation.

4.2 Other Consultees

Sustainable Transport (summary)

“The proposed variation of condition 3, which seeks permission to increase the hours of operation from this existing use on the site has potential to add some extra traffic movements to and from the site. However, the officer’s assessment is that any potential increase in vehicular traffic resulting from this would small and indeed it would not cause any severe issues in this respect.

By reference to the SG decision notice for the site, It is noted that the reason given in the original planning decision for this was not related to any highway issue.

In view of the above-mentioned therefore, it would be inappropriate to refuse this application on transportation or highway safety ground.”

Environmental Protection (summary)

Received on the first round of consultations:

“Having reviewed the application details, and checked our records for any previous complaints in principle the Environmental Protection Team have no objections. However, I would suggest a condition confirming the new hours applied for as it isn’t clear in one section of the application. I have understood it to be as follows:

6am - 9pm mon to fri and 8am to 4pm sat and Sunday

NB: the application has been inputted by South Gloucestershire Council as 6am on Saturday/Sunday

Furthermore, to ensure the residents are protected from any noise nuisance from gym classes etc, I recommend that a condition is attached to any consent that will ensure all gym activities/classes shall be carried out inside the building and not anywhere outside or in the carpark.

I should also note that the granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health section.”

Comments received on the second round of consultations:

“Having reviewed the application details, and checked our records for previous complaints in principle the Environmental Protection Team have no objections at this time.

I would suggest a condition confirming the new hours applied for. I understand this is now as follows:

6am - 9pm mon to fri and 8am to 4pm sat and Sunday

Furthermore, to ensure the residents are protected from any noise nuisance from gym classes etc, I recommend that a condition is attached to any consent that will ensure all gym activities/classes shall be carried out inside the building and not anywhere outside or in the carpark.

I also note that the granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact the Environmental Health section.”

Other Representations

4.3 Local Residents

Comments were received from three local residents, one comment of support and two objection comments over both consultation periods. These are summarised below:

One support comment:

- Support anyone helping people especially the very young to take an interest in physical activity, fitness and health issues.
- Varying the hours will give people more scope to attend

Two objection comments:

- The gym is already operating at extended hours.
- The level of noise emitting from the gym, especially during unsociable hours, is causing harm to neighbours.
- The interceptor tank on the estate is overfilled and the users of the estate already exceeds more than the recommended amount the tank can cater for, twenty four people.

One further comment was received enquiring if the variation would be restricted to Unit 9.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of development was considered under the approved application PK10/2471/F. The scope of this application is only to consider the conditions subject to which planning permission should be granted. This proposal seeks to amend condition 3 regarding the opening hours of the site only, although if the proposal is acceptable, due to the granting of a new planning permission,

all previously attached conditions will be assessed and re-attached if necessary.

- 5.2 Condition 3 of permission PK10/2471/F presently limits the opening hours of the site from 0800 to 1800 Monday to Friday and 0800 to 1400 on a Saturday with no opening permitted on Sundays. The condition was attached to protect the amenity of the nearby residential dwellings and to accord with an existing Section 52 agreement on place at the site. This proposal seeks to extend the operating hours to opening from 0600 to 2100 Monday to Friday and 0800 to 1600 on Saturday with the same hours now on a Sunday. There is no 'in principle' policy objection to the extension of the operating hours and therefore, in assessing the acceptability of the proposal the impact on residential amenity will be assessed, along with any potential transport impacts the extended hours may possess.

5.3 Residential amenity

The unit is located in an industrial estate and not a residential area. There is one residential property in close proximity of the unit and other properties flanking the estate, with objection comments received stating that the gym is already operating at such hours and is causing harm to local residents, mainly due to noise issues. Whilst this is a noted concern, the noise is considered to be in the form of loud music and has resulted in complaints to both the planning enforcement team and the Council's Environmental Protection team. It has been shown that the noise can be, and has been, abated during these investigations to levels that are no longer considered to cause an issue, and the Council's Environmental Protection team have been consulted further for this application. As such Environmental Protection have raised no objection in principle to the proposed hours subject to further conditions which limits any outside gym activities due to the proximity of residential properties. The team have also pointed out that any further noise issues, should they arise, can be dealt with as a statutory nuisance within the remit of the Environmental Health Act 1990 should any substantiated complaints be received. As hours restricting the use on Bank Holidays are not attached to the original permission, to protect residential amenity, it is considered appropriate to also attach Bank Holiday hours restriction that match the proposed weekend hours.

- 5.4 Further to the suggested condition for no outside activities at the site, the planning enforcement team have also previously dealt with complaints regarding activities in the yard area in the form of the construction of an outside training area, which has since been resolved. With the proposed increase in operating hours, and in order to help prevent such occurrences again, it is considered appropriate to attach the suggested condition relating to limiting outside activities in order to further protect residential amenity. It is considered that if activities were held outside during the extended hours, this may impact on the neighbouring residential properties more so due to noise.
- 5.5 The objection comments received from the Parish Council raises concerns for residential amenity by extending the hours and the impact vehicular movement has on nearby dwellings. As the principle of the use has already been established, due to the small size of the unit this increase in movements is

considered to be small, and therefore limited additional impact on the residential amenity. The transport impacts are considered further below.

- 5.6 Therefore, due to the previously demonstrated control of noise issues from the unit, and only a small increase in vehicular movements, it is considered that extending the operating hours to those proposed, subject to imposing a further condition, would not possess a materially adverse impact on the residential amenity of nearby dwellings, and would comply with policy PSP 8 Residential Amenity.

5.7 Transport

Objections were received from the Parish Council surrounding increased vehicle movements associated with the increase in hours, stating concerns to highway and public safety. However, transport officers were consulted and raised no objection to the scheme stating that whilst the proposed increase in hours would add some extra traffic movements to and from the site, in their assessment any potential increase in vehicular traffic resulting in the proposed new hours would be small and would not cause severe issues. The unit in itself is small so this would limit the amount of users at any one time and the principle of the use has already been established, alongside the access for the unit, which will remain as existing and there has been no comments put forward to suggest the access is unsafe. Whilst there may be a small level of increase in the traffic generated to and from the unit by extending the operating hours it is considered there would not be a materially adverse impact in this. Therefore, it is considered this is not a justifiable refusal reason and the proposals would comply with policy PSP 11 Transport Impact Management.

5.8 The Section 52 agreement

The Section 52 agreement limits the operating hours of the site as a whole, and was put in place when the industrial use of the site was granted permission under reference K6138. When considering the original change of use application for this unit, of which this section 73 application seeks to amend, the determining officer considered it appropriate to attach these same operating hours despite a different use of the site. Due to the change of use of this unit it is considered the PK10/2471/F permission overrides the original permission the Section 52 agreement applies to and therefore it is considered new operating hours can be granted for this unit without the need to amend the Section 52 agreement (which still applies to the remainder of the site still operating under the original permission).

5.9 Other 'existing' conditions

Two other conditions were attached to the original approval PK10/2471F. These were:

Condition 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)”

Condition 2 “No outside storage of material/goods/waste or plant shall take place at the premises.

Reason

In order to preserve the openness of the Green Belt, to accord with policy GB1 of the adopted South Gloucestershire Local plan”

It is still deemed appropriate to limit the external storage in order to preserve the openness of the Green Belt. Therefore, condition 2 will be reattached. Also, it is considered that the site is already operating at extended hours to that previously granted, therefore it is not considered appropriate to attach the standard three year condition as the application can be considered as retrospective and condition 1 will be removed.

5.10 Additional ‘new’ conditions

Under the scope of a section 73 application it is possible for the local planning authority to attach new conditions onto any new permissions granted that weren’t in place on the existing permission. In this instance, due to the extension of opening hours at the site, although not originally attached, it is now considered appropriate to attach a condition limiting outside activities/classes associated with the permitted use in the interests of protecting residential amenity. It is considered this restriction would prevent any potential disturbances to the residential properties in close proximity to the site especially at the beginning and end of the proposed opening hours, as discussed previously, and as advised by the Council’s Environmental Protection team.

5.11 Other matters

An objection comment was received stating concerns with the interceptor tank within the yard. This would be out of the control of the applicants, as it is an issue that affects the industrial estate as a whole, and the principle of development for the use of the gym has already been established. This application is only assessing the hours of operation for the gym, and therefore this matter is not materially relevant to the consideration of this application.

5.12 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not.

The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

- 5.13 No material considerations that are considered to engage the Public Sector Equality Duty have been identified through the assessment of the planning application.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **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 planning permission is **granted** subject to the conditions outlined below

Contact Officer: Aaron Bush
Tel. No. 01454 863117

CONDITIONS

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

Reason

In order to preserve the openness of the Green Belt, to accord with policy CS5 Location of Development from the South Gloucestershire Local Plan Core Strategy Adopted December 2013, and to accord with section 13 of the National Planning Policy Framework.

2. The hours of the site being open to the public shall be restricted to:

06:00 to 21:00 Monday to Friday, and;
08:00 to 16:00 Saturday, Sunday and Bank Holidays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses and to accord with policy PSP 8 Residential Amenity from the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017.

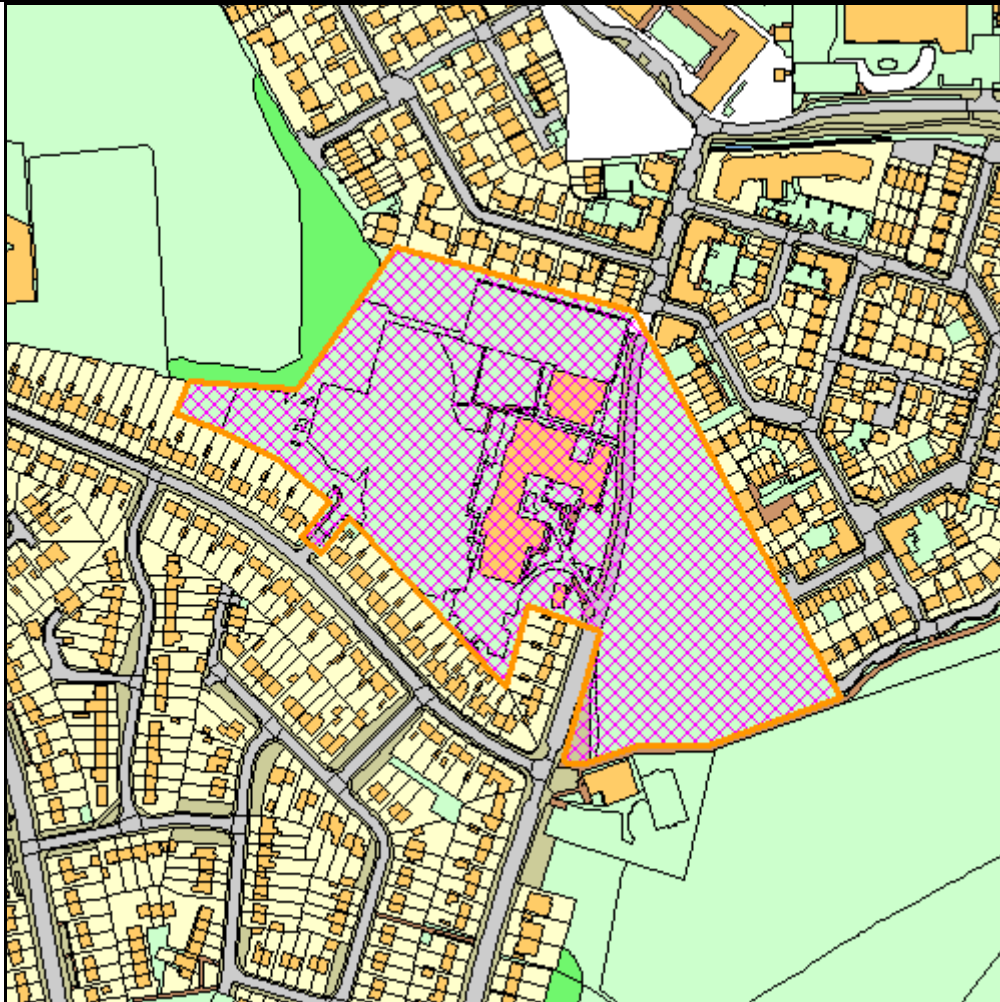
3. No classes or sessions associated with the use hereby approved shall take place outside of the building at any time.

Reason

To protect the amenities of the occupiers of nearby dwelling houses and to accord with policy PSP 8 Residential Amenity from the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017.

CIRCULATED SCHEDULE NO. 45/19 – 8 NOVEMBER 2019

App No.:	PK18/0989/O	Applicant:	Bristol City Council
Site:	Romney House Lockleaze Bristol BS7 9TB	Date Reg:	14th March 2018
Proposal:	Outline application with all matters reserved (save for access and layout parameters) for demolition of existing buildings/structures and comprehensive redevelopment comprising up to 268 dwellings (Use Class C3) including affordable homes, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open space, landscaping and other associated works. THIS IS A CROSS BOUNDARY APPLICATION WITH THE LARGER ELEMENT OF LAND FALLING WITHIN THE ADMINISTRATIVE BOUNDARY OF BRISTOL CITY COUNCIL (Ref: 18/00703/P)	Parish:	None
Map Ref:	364972 176152	Ward:	Stoke Park And Cheswick
Application Category:	Major	Target Date:	13th June 2018



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N.T.S.

PK18/0989/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.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application was been referred to the circulated schedule as the Agreement has not been completed before 6 months of the date of the previous resolution to grant planning permission. The required Agreement is now agreed by all relevant parties, and all previous conditions have been reviewed and replaced with the new conditions, which are agreed by both Councils and the applicant.

1. THE PROPOSAL

- 1.1 This planning application seeks outline permission with only access and layout parameters to be determined for the demolition of the existing buildings / structures on the site and the comprehensive redevelopment for up to 268 dwellings including affordable housing, vehicular, pedestrian and cycle access from Romney Avenue and Hogarth Avenue, car parking, public open spaces, landscaping and other associated works. All other matters are reserved.
- 1.2 It should be noted that the site is located within the administrative boundaries of both Bristol City and South Gloucestershire councils. Each council is the local planning authority in its administrative area and therefore a planning application must be made to each local planning authority. The authority in which the majority of the development falls acts as the lead authority – which in this case is Bristol City Council – however, regardless as to how the administrative boundaries are laid out, the application should be assessed as one proposal and considered in its whole. That said, under planning law, the local planning authority is obliged to determine applications against its Development Plan unless material considerations indicate otherwise. Each planning authority should consider the other authority's Development Plans as material planning considerations and a proactive approach taken. This is set out in the body of this report. The site is not situated within any sensitive land-use designation area.
- 1.3 The northern corner of the application is situated within the South Gloucestershire area, the proposed indicative layout shows that the housing blocks would accommodate approximately 8 new dwellings with garden, parking spaces. Also, there would be a vehicular access passing the South Gloucestershire area. The site is within the urban area of the North Fringe of Bristol. The proposed layout also indicates that the existing trees / shrubs would be removed to make way for the development.
- 1.4 It is noted that Bristol City Council is the applicant and the land owner of the site. The Committee of Bristol City Council has resolved that planning permission be granted for the residential proposal subject to the delegation to offices to secure the planning obligation / contributions by a Grampian style condition requiring the entering into a S106 agreement prior to the commencement of the development (or suitable legal mechanism).

2. **POLICY CONTEXT**

2.1 **National Guidance**

National Planning Policy Framework February 2019

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
CS6	Infrastructure and Developer Contributions
CS7	Strategic Transport Infrastructure
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS13	Non-Safeguarded Economic Development Sites
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS24	Green Infrastructure, Sport and Recreation Standards
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
PSP5	Undesignated Open Spaces
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP22	Unstable Land
PSP37	Internal Space Standards
PSP43	Private Amenity Space Standards

2.3 **Supplementary Planning Guidance**

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

Affordable Housing and ExtraCare SPD (Adopted) May 2014

CIL and S106 SPD (Adopted) March 2015

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

2.4 **Other Relevant Planning Documentation**

Bristol Development Framework: Core Strategy, June 2011

Bristol Local Plan: Site Allocations and Development Management Policies, July 2014

3. RELEVANT PLANNING HISTORY

All relevant planning applications were listed in the original officers report dated 26 October 2018.

4. CONSULTATION RESPONSES

Further consultation has been carried out given the site boundary has been updated. No material changes to the original comments. In addition, Officers, including the Council Highway Officer and Drainage Engineer, have reviewed all conditions.

5. ANALYSIS OF PROPOSAL

5.1 This application seeks planning permission for the demolition of the existing building on the site and its redevelopment for residential purposes.

5.2 Principle of Development

Under policy CS5, new development of this nature is directed to the existing urban area. As the site is within the existing urban area of North Fringe, it is an appropriate location for development of this nature. Given its urban location and there is no material change to this policy, there is no objection to the residential development proposal in principle.

5.3 Assessment

The original circulated schedule report was published in October 2018 with a positive recommendation subject to an appropriate legal agreement seeking 2 no. affordable homes and a negatively worded condition to ensure that planning obligation or other agreement is entered into prior to granting planning permission. Since the publication of the original report, the applicant has secured external funding from Home England to allow the Bristol City Council to carry out necessary infrastructure works on the entire site before the commencement of the development. Furthermore, a site boundary has also been slightly amended and public consultation has been carried out accordingly. Given that the infrastructure works are funded by Home England, all conditions needed to be reviewed and agreed by all parties. Subject to the revised conditions including the Grampian condition, officers consider that the proposed development is acceptable.

5.4 Impact on Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that the authority be delegated to the Director of Environment and Community Services to grant planning permission subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), or a suitable alternative legal agreement, to secure the following:

(i) **AFFORDABLE HOUSING**

The provision of 30% of the total number of the Permitted Dwellings sited on land within South Gloucestershire boundary (rounded up or down to the nearest whole dwelling) shall be identified, reserved and set aside as Affordable Housing).

On the basis of the indicative layout plan currently submitted, this would be the equivalent to 2 affordable homes with both of them to be provided as social rent tenure. They are ring-fenced for South Gloucestershire householders only. Allocation of those for properties to be administered by South Gloucestershire Council's Home Choice team and in line with the council's home choice policy.

Reason

To accord with policy CS6 and CS18 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework.

- 7.2 It is recommended that that the Head of Legal and Democratic Services be authorised to check and agree the wording of the Agreement.
- 7.3 It is recommended that should the Agreement not be completed within 6 months of the date of the resolution to grant planning permission (obtained through the Circulated Schedule process), the application shall:
- (i) be returned to the Circulated Schedule for further consideration; or,

- (ii) that delegated authority be given to the Director or Environment and Community Services to refuse the application.

Contact Officer: Olivia Tresise
Tel. No. 01454 863761

CONDITIONS

1. Reserved Matters

Approval of the details of the Appearance, Landscaping, Detailed Layout and Scale (hereinafter called "the Reserved Matters") shall be obtained from the council in writing before any development is commenced save for Enabling Works.

In this condition, "Enabling Works" means demolition of buildings on the Site, site clearance, investigations for assessing ground conditions, remedial work in respect of any land contamination, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements, slow worm mitigation measures, offsite highway works and such other enabling works as the Local Planning Authority in consultation with South Gloucestershire Council shall agree in writing ("Enabling Works").

Offsite highway works include: replacement signage of the existing 30mph limit on Romney Avenue from the junction with Hogarth Walk reduced to 20mph; Uncontrolled pedestrian crossing facilities with dropped kerbs incorporating tactile paving on Stothard Road to support links to the bus network; TSRGD cycle signage at key locations on Long Wood Meadow, Hogarth Walk, Landseer Avenue and Bonnington Walk to link to Concorde Way; and other improvements to the junctions at Shaldon Road/Muller Road, Bridge Walk/Filton Avenue and Toronto Road/Filton Road that may be deemed necessary following further "Linsig" modelling carried out by Bristol City Council.

Reason

This is an outline permission only and these matters have been reserved for the subsequent approval of the Local Planning Authority in consultation with Bristol City Council, and to permit investigation and preparation of the Site prior to commencement of the development permitted by this Decision Notice.

2. Outline Permission

Application for approval of the Reserved Matters shall be made to the council before the expiration of 3 years from the date of this Decision Notice permission.

The development hereby permitted shall begin not later than the expiration of 2 years from the date of approval of the last of the Reserved Matters to be approved.

Reason

As required by Section 91 and 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

3. Grampian Condition requiring completion of a S106 Agreement

No development shall take place or commence on any part of the Site save for Enabling Works (as defined in condition 1 of this Decision Notice) unless and until all parties with a relevant legal interest in the relevant part of the [Site] have entered into a planning obligation with Bristol City Council and South Gloucestershire District Council pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) substantially in the form of the draft Section 106 agreement appended to this Decision Notice.

Reason

Development must not commence on any part of the development Site until all the legal interests in the Site are bound under the Section 106 agreement to ensure that the development hereby approved is acceptable in planning terms.

Pre- Enabling Works Conditions

4. Demolition Management Plan

No Enabling Works shall take place until a Demolition Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. This would need to be adhered to throughout the demolition and site clearance period and should set out details regarding:

- Parking of vehicles of site operatives and visitors
- Routes for demolition traffic
- Hours of operation
- Method of preventing mud being carried onto the highway
- Pedestrian and cyclist protection
- Proposed temporary traffic arrangements including hoardings and/or footway closures.
- Arrangements for turning vehicles
- Arrangements to receive abnormal loads or unusually large vehicles
- Methods of communicating the Demolition Management Plan to staff, visitors and neighbouring residents and businesses.

Reason

In the interests of safe operation of the highway in the lead into development both during the demolition of the development and to safeguard the amenity of the neighbouring residents, and in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

5. Approval of Highway Works

No Enabling Works shall take place until a general arrangement plan indicating the following works to the highway shall be submitted and approved in writing by the Local Planning Authority in consultation with Bristol City Council:

- Reconstruction of uncontrolled pedestrian crossing facilities with dropped kerbs incorporating tactile paving and 2m wide footways at the junction on Hogarth Walk.
- Provision of wayfinding signage along Hogarth Walk to indicate the route to Concorde Way and Southmead Hospital.
- Details of signage and road markings of the Romney Avenue Bus Gate in accordance with the general arrangements identified by the Romney Bus Gate Proposals Plan (Drawing No 17245 T_015 Rev A, received on 29th October 2019).

Indicating proposals for:

- Threshold levels of the finished highway and building levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Locations of lighting, signing, street furniture, street trees and pits
- Structures on or adjacent to the highway
- Extents of any stopping up or dedication of new highway

These works shall be completed prior to occupation of the development to the satisfaction of the Local Highway Authority.

Reason

In the interests of public safety and to ensure that all road works associated with the proposed development are planned and approved in good time to include any statutory processes, are undertaken to a standard approved by the Local Planning Authority in consultation with Bristol City Council and are completed before occupation, and in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

6. Highway Condition Survey

Prior to any Enabling Works on site, a highway condition survey shall be undertaken of the existing public highway adjacent to the site with a schedule of existing defects, submitted and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The applicant shall be responsible for any damage to the highway caused as a result of the development process.

Reason

To ensure that any damage to the highway sustained throughout the development process can be identified and subsequently remedied at the expense of the developer and in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

7. Further Site Contamination Assessment

A site specific risk assessment and intrusive investigation shall be carried out to assess the nature and extent of the site contamination and whether or not it originates from the site. The investigation and risk assessment must be undertaken by

competent persons and a written report of the findings must be produced. The results of this investigation shall be considered along with the reports submitted with the outline application. The written report of the findings shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council prior to any works (except demolition) in connection with the development, hereby approved, commencing on site. This investigation and report must be conducted and produced in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off site receptors, and to accord with Policy CS9 of the South Gloucestershire Local Plan (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

8. Detailed Remediation Scheme

No Enabling Works (except demolition) shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been prepared, submitted to and been approved in writing by the Local Planning Authority in consultation with Bristol City Council. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Reason

To ensure that risks from land contamination is understood prior to works on site both during the construction phase to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

9. Material Management Plan

No Enabling Works (except demolition) shall take place until a Materials Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The approved plan shall be adhered to throughout the Enabling Works period and evidence provided to the Local Planning Authority in consultation with Bristol City Council to verify that materials bought to and reused onsite are suitable for the proposed end use.

Reason

To ensure that the safety of future occupiers is not prejudiced, and to accord with Policy CS8/9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

10. Reporting of Unexpected Contamination

In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

11. Protection of Retained Trees during Enabling Works

No Enabling Works of any kind shall begin on the site until the approved fences have been erected around the retained trees in the position and to the specification detailed in the Arboricultural Method Statement and Tree Protection Plan TPP-1 produced by Bosky Trees 7th March 2017.

The Local Planning Authority shall be given not less than two weeks prior written notice of the completed installation of the protective fencing by the developer prior to the commencement of works on the site in order that the Local Planning Authority may verify in writing that the approved tree protection measures are in place when the work commences.

The approved fences and ground protection shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of demolishing or development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site.

Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority in consultation with Bristol City Council. Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority in consultation with Bristol City Council and carried out when all other construction and landscaping works are complete.

Reason

To protect the retained trees from damage during construction and in recognition of the contribution which the retained trees give and will continue to give to the amenity of the area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, and Policy PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

12. Vegetation and site clearance

Prior to the commencement of enabling works, including demolition, all site clearance and vegetation removal, a method statement for a Precautionary Method of Working (PMW) with respect to vegetation and site clearance and the potential presence of nesting birds and any other legally protected and priority species to include badgers and hedgehogs shall be prepared by a suitably qualified ecological consultant and submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The PMW shall include measures to protect badgers during construction to prevent them from becoming trapped in excavations or open pipework. The detailed recommendations regarding hedgehogs in the Bat and reptile survey report dated July 2017, including the updated Nocturnal Bat Survey Report dated September 2019 shall be incorporated within the PMW. The development shall be carried out in full accordance with the approved method statement.

Reason

To ensure the protection of legally protected and priority (Section 41) species which are a material planning consideration, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

13. Slow Worm Mitigation

No clearance of the site and/or commencement of Enabling Works shall take place until the protection measures identified within Reptile Method Statement prepared by Cotswold Wildlife Surveys and dated September 2019 (or any such amendment approved in writing by the Local Planning Authority in consultation with Bristol City

Council are carried out in full. This shall include pre-translocation survey and post-translocation monitoring of the receptor site and the provision of at least one hibernaculum/refugium.

Reason

To protect legally protected slow-worms and their habitats, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

Pre commencement conditions

14. Approval of Highway Works

Commencement of development shall not take place (save the Enabling Works) until a general arrangement plan(s) indicating the following works to the highway shall be submitted and approved in writing by the Local Planning Authority in consultation with Bristol City Council:

- Reconstruction/resurfacing, provision of new lighting/fencing and wayfinding signage of UWE Cycle Track from Romney Avenue up to the end of Longwood Meadows.
- Re-construction of bus stops along Romney Avenue with 16m raised kerbs and concrete pads.

Indicating proposals for:

- Threshold levels of the finished highway and building levels
- Alterations to waiting restrictions or other Traffic Regulation Orders to enable the works
- Locations of lighting, signing, street furniture, street trees and pits
- Structures on or adjacent to the highway
- Extents of any stopping up or dedication of new highway

These works shall be completed prior to the first occupation of the development hereby approved to the satisfaction of the Local Highway Authority.

Reason

In the interests of public safety and to ensure that all road works associated with the proposed development are planned and approved in good time to include any statutory processes, are undertaken to a standard approved by the Local Planning Authority in consultation with Bristol City Council and are completed before occupation, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

15. Construction Management Plan

Prior to commencement of development (save the Enabling Works) a Construction Management Plan shall be submitted to and approved in writing by the Local Planning

Authority in consultation with Bristol City Council. This would need to be adhered to throughout the construction period and should set out details regarding:

- Parking of vehicles of site operatives and visitors.
- Routes for construction traffic
- Hours of operation.
- Method of preventing mud being carried onto the highway.
- Pedestrian and cyclist protection.
- Proposed temporary traffic arrangements including hoardings and/or footway closures.
- Arrangements for turning vehicles.
- Arrangements to receive abnormal loads or unusually large vehicles.
- Methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.

In addition due to the scale of the development a Highway Condition Survey will be required, the size/scope of which will be determined by the Local Planning Authority.

Reason

In the interests of safe operation of the highway in the lead into development during the construction phase of the development and to safeguard the amenity of the neighbouring residents and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

16. Site Specific Construction Environmental Management Plan

No development shall take place (save the Enabling Works) until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.

Reason

In the interests of the amenities of surrounding occupiers during the construction of the development and to accord with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

17. Highway to be adopted

No development shall take place (save the Enabling Works) until construction details of the internal access road(s) to achieve an adoptable standard with carriageway widths of 4.8m (Side Streets) and 6m (Romney Avenue and Linear Green Street) and swept path analysis for a 11.4m refuse vehicle, fire tender, pantechnicon and double decker bus have been submitted to and been approved in writing by the Local Planning Authority in consultation with Bristol City Council. The building(s) hereby permitted shall not be occupied or the use commenced until the road(s) is/are constructed in accordance with the approved plans.

Reason

To ensure the internal access roads are planned and approved in good time to include any Highways Orders and to a satisfactory standard for use by the public and are completed prior to occupation, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted December 2017).

18. Travel Plans

Prior to commencement of the development (save Enabling Works) and notwithstanding the submitted details, a revised Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The approved Travel Plan shall then be implemented, monitored and reviewed in accordance with the agreed Travel Plan to the satisfaction of Local Planning Authority in consultation with Bristol City Council unless agreed in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling, and to accord with CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

19. Pedestrian/Cycle Links

Prior to commencement of the development (save Enabling Works) details of pedestrian/cycle accesses providing connection to adjacent land uses as identified on Parameter Plan 1: Access (Drawing Ref: 208.1PL03 Rev C, dated 20.06.19) shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To promote sustainable travel and ensure adequate connections to neighbouring residential areas, and accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

20. Employment Opportunities

No construction (save the Enabling Works) shall take place until the developer enters into an agreement with Bristol City Council and South Gloucestershire Council to produce and implement a strategy that aims to maximise the opportunities for local residents to access employment offered by the development. The approved strategy shall be undertaken in accordance with an agreed timetable.

Reason

In recognition of the employment opportunity offered by the development, and to accord with Policy CS25 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

21. Landscaping and Tree Planting

No commencement of the development shall take place (save the Enabling Works) until a scheme of soft landscaping (including tree locations, species, size, pit construction, maintenance and aftercare program) has been submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The landscaping plan shall include a provision for planting at least 67 trees on site, unless otherwise approved in writing by the Local Planning Authority in consultation with Bristol City Council. The approved scheme shall be implemented so that planting can be carried out during the first planting season following the occupation of the building or the completion of the development whichever is the sooner. All planted materials shall be maintained for five years and any trees or plants removed, dying, being damaged or becoming diseased within that period shall be replaced in the next planting season with others of similar size and species to those originally required to be planted unless the council gives written consent to any variation.

Reason

To protect and enhance the character of the site and the area and to ensure its appearance is satisfactory and to provide replacement trees in compliance with the Council's Tree Replacement Standard, and to accord with Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

22. Sustainability

Prior to commencement of the development (save the Enabling Works) and notwithstanding the submitted details, a sustainability statement demonstrating how sustainable design principles and climate change adaptation measures have been incorporated into the design and construction of the development shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council.

This shall include, but not be limited to, the following: how best practice measures identified within the Air Quality Assessment prepared by Air Quality Consultants, dated June 2018 have been incorporated into the design, measures to encourage cycling and walking, provision of charging infrastructure for electric vehicles, the use of green and blue infrastructure, water conservation measures, materials, biodiversity, flexibility and adaptability and provision of ultra-high speed broadband.

This statement should also include details of how the BREEAM Communities methodology has been applied to the design for the following BREEAM Communities credits:

- SE03 (Flood Risk Assessment)

- RE01 (Energy Strategy)
- RE03 (Water strategy)
- SE10 (Adapting to climate change)
- SE13 (Flood risk management)
- LE03 (Water pollution)
- LE04 (Enhancement of ecological value),
- TM03 (cycling network)

The development shall be constructed in full accordance with the sustainability statement prior to the first occupation of the development hereby approved.

Reason

To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

23. Energy efficiency and Renewable Energy

Prior to commencement of the development (save the Enabling Works) an energy statement shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The energy statement shall demonstrate broad accordance with the Energy and Sustainability Statement REV 1 prepared by Turley Sustainability and dated 10 May 2018 and include detail about how the energy hierarchy has been followed; how the heat hierarchy has been applied; and how a reduction in carbon dioxide emissions beyond residual emissions through renewable technologies has been achieved.

The statement shall include full technology specifications and locations. The energy statement shall present full evaluation of options set out in the Heat Hierarchy and shall include, but not be limited to, use of a communal gas boiler(s) supplying heat and hot water to the development as a whole and micro-heat networks using ground source heat pumps and a shared ground array(s) to provide heating and hot water.

Prior to the first occupation of the proposed development hereby approved, evidence demonstrating that the approved measures have been implemented, together with detail of ongoing management and maintenance to ensure the measures continue to achieve the predicted CO₂ emissions reduction shall be submitted and approved in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

24. Overheating Risk

Prior to the commencement of development (save the Enabling Works) hereby approved an assessment of overheating risk and details of appropriate mitigation measures shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council.

The assessment shall identify and assess the units deemed to be at risk of overheating, on account of built-form, orientation and construction, under current and projected climatic conditions. Thereafter, for units deemed to be at risk, use thermal modelling tools to evaluate the risk and mitigating options in detail.

The modelling tool shall be based on a recognised methodology such as CIBSE TM52 (May 2017) or equivalent, and climate projections to 2080 based on a medium emissions scenario. Mitigation measures shall be incorporated into the design and presented in the Sustainability Statement.

Reason

To ensure the development is built in a sustainable manner in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

25. Sustainable Drainage System (SuDS)

The development hereby approved shall not commence (save the Enabling Works) until a Sustainable Drainage Strategy and associated detailed design, management and maintenance plan of surface water drainage for the site using SuDS methods has been submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. Unless otherwise agreed by the Local Planning Authority in consultation with Bristol City Council, the Sustainable Drainage Strategy shall accord with Flood Risk Assessment and Drainage Strategy prepared by Jubb Consulting Engineers Ltd and dated June 2018.

For the avoidance of doubt the Local Planning Authority would expect to see the following details when discharging the above condition:

- Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from Wessex Water.
- A clearly labelled drainage layout plan showing the pipe networks and any attenuation features.
- Updated drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer).
- Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer).
- Where infiltration forms part of the proposed Surface Water Network such as Soakaways, percolation / soakage test results and test locations are to be submitted in accordance with BRE 365.

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

The approved drainage system shall be implemented in accordance with the approved Sustainable Drainage Strategy prior to the use of the building commencing and maintained thereafter for the lifetime of the development.

Reason

To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal, and to accord with Policy CS9 Of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

26. Bird and bat boxes

Prior to the commencement of development hereby permitted (save the Enabling Works) details provided by a qualified ecological consultant shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council providing the specification, orientation, height and location for built-in bird nesting and bat roosting opportunities. This shall include twenty built-in bird boxes or bricks to include at least eight swift bricks and six house sparrow nest boxes (not terraces) and eight built-in bat boxes. Development shall be undertaken in accordance with the approved details.

Reason

To help conserve legally protected birds which include priority species, Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

Pre occupation conditions

27. Reporting of Unexpected Contamination

In the event that contamination is found at any time that had not previously been identified when carrying out the approved development, it must be reported immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11', and where remediation is necessary a remediation scheme must be prepared which ensures the

site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in consultation with Bristol City Council. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

28. Completion of Vehicular Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of vehicular access has been constructed and completed in accordance with the approved plans. The said means of vehicular access shall thereafter be retained for access purposes only.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

29. Completion of Pedestrians/Cyclists Access - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the means of access for pedestrians and/or cyclists have been constructed in accordance with the approved plans and shall thereafter be retained for access purposes only.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

30. Installation of vehicle crossover - Shown on approved plans

No building or use hereby permitted shall be occupied or the use commenced until the vehicular crossover(s) has been installed and the footway has been reinstated in accordance with the approved plans.

Reason

In the interests of pedestrian safety and accessibility, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

31. Signage and Position of the ANPR camera

Prior to first occupation of the development hereby approved, details of signage and repositioning of the ANPR camera of the Romney Avenue Bus Link shall be submitted and approved in writing by the Local Planning Authority in consultation with South Gloucestershire Council.

Reason

To promote sustainable travel, and to accord with Policy CS7 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

32. Car Club

Prior to the first occupation of the development hereby approved, details of a Car Club Services Scheme in accordance with a contract to be entered into by the developer and an approved Car Club provider shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The Car Club Services Scheme shall comprise:

- The provision of a vehicle
- Provision of car club membership for all eligible residents of the development for a minimum of 3 years
- The phasing at which the scheme will be introduced

Reason

In order to reduce the need for excessive car ownership and to encourage the use of sustainable transport mode, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

33. Electric Vehicle Charging Points

Prior to the first occupation of the development hereby approved, details of electric vehicle charging points including the power output shall be submitted and approved in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To promote sustainable travel and aid in the reduction of air pollution levels, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

34. Parking Strategy

Prior to the first occupation of the development hereby approved, details of how parking spaces for residents and visitors will be managed shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To ensure adequate parking is provided to prevent overspill parking into surrounding roads, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

35. Waste Management Strategy

No building or use hereby permitted shall be occupied until a waste management strategy setting out how waste will be stored and collected is submitted to and been approved in writing by the Local Planning Authority in consultation with Bristol City Council. The measures shall thereafter be implemented in accordance with the approved waste management plan.

Reason

To ensure adequate was storage/collection facilities are provided to prevent bins being left on footway/carriageways, thereby becoming an obstruction to pedestrians/motorists, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

36. Implementation of Approved Remediation Scheme

In the event that contamination is found, no occupation of the development shall take place until the approved remediation scheme (Condition 7 and 9) has been carried out in accordance with its agreed terms. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report (otherwise known as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and be approved in writing by the Local Planning Authority in consultation with Bristol City Council.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors, and to accord with Policy CS9 of the South Gloucestershire Local Plan (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

37. Compliance with approved documents:

Each reserved matters submission shall demonstrate compliance with the following approved documents:

- Arboricultural Impact Assessment & Tree Protection Plan prepared by Bosky Trees and dated 7th March 2017.
- Energy and Sustainability Statement REV 1 prepared by Turley Sustainability and dated May 2018
- Reptile Method Statement prepared by Cotswold Wildlife Surveys and dated June 2018
- Flood Risk Assessment and Drainage Strategy, Ref.: 17245-FRA-01 v5 prepared by Jubb Consulting Engineers Ltd and dated June 2018
- Air Quality Assessment prepared by Air Quality Consultants and dated June 2018

Reason

To ensure that the final development is in accordance with the Outline submission.

38. Restrictions on permitted development rights (Use Class C3 dwellinghouse to Use Class C4 small House in Multiple Occupation)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) none of the residential units hereby permitted shall change use from a dwelling house (Use Class C3) to a small House in Multiple Occupation (Use Class C4) as defined in the Town and Country Planning Use Classes Order 1987 as amended (or any Order revoking and/or re-enacting that Order).

Reason

In the interests of maintaining an appropriate mix and balance of housing types in the area, and to accord with Policy CS5, CS17 and CS25 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

39. List of approved plans

The development hereby permitted shall be carried out in accordance with the following plans:

- 208.1 SUR01 (Rev E) Location Plan as Existing dated 26.01.2018 and received 20th June 2019
- 208.1 SUR02 (Rev C) Site Plan as Existing dated January 2018 and received 20th June 2019
- 17245_T_015 Revision A Romney Avenue Bus Gate dated 22.05.18 and received on 29 October 2019

Unless variations are agreed by the Local Planning Authority in consultation with Bristol City Council in order to discharge other conditions attached to this decision,

any application for reserved matters shall be in accordance with the general principles of the following plans:

- 208.1 PL01 (Rev C) Site Plan as proposed received 20th June 2019
- 208.1 PL03 (Rev C) Parameter Plan 1: Access dated 21.02.2018 received 20th June 2019
- 208.1 PL04 (Rev B) Parameter Plan 2: Land Use dated 21.02.2018 received 20th June 2019
- 208.1 PL05 (Rev C) Parameter Plan 3- Layout and Building lines 21.02.2018 received 20th June 2019
- 208.1 PL06 (Rev C) Parameter Plan 4- Density and Scale 21.02.2018 received 20th June 2019

Reason

For the avoidance of doubt.

40. Historic Boundary Stone

In the event that the historic boundary stone is found at any time during the vegetation or site clearance, the stone will be safely kept on site and shall be reinstated within the site. Prior to the first occupation of the approved development, details of the reinstallation of such Boundary Stone shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. Development shall be carried out in accordance with the approved details.

Reason

In the interest of historic heritage and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

41. A scheme of public art

Prior to the first occupation of the dwellings hereby permitted, a scheme of public art shall be submitted to and approved in writing by the Local Planning Authority in consultation with Bristol City Council. The approved Scheme shall be carried out in full within one year of the first occupation of any dwelling hereby permitted.

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 Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).