

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. 32/19

Date to Members: 09/08/2019

Member's Deadline: 15/08/2019 (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

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
34/19	Wednesday 21 August 12pm	9am Thursday 22 August	5pm Thursday 29 August	Friday 30 August

Dates and officer deadlines for Circulated Schedule August Bank Holidays 2019

CIRCULATED SCHEDULE - 09 August 2019

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/4212/F	Approve with Conditions	Meadow View Shortwood Road Pucklechurch South Gloucestershire BS16 9PQ	Boyd Valley	Pucklechurch Parish Council
2	P19/6004/F	Approve with Conditions	13 Willsbridge Hill Willsbridge Bristol South Gloucestershire BS30 6EY	Longwell Green	Oldland Parish Council
3	P19/7792/F	Approve with Conditions	14 Green Dragon Road Winterbourne Bristol South Gloucestershire BS36 1HF	Winterbourne	Winterbourne Parish Council
4	PT18/4999/F	Approve with Conditions	The Old Farm Curtis Lane Stoke Gifford Bristol South Gloucestershire BS34 8QG	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 32/19 – 9 AUGUST 2019

App No.:	P19/4212/F	Applicant:	Mr J Mcdonagh
Site:	Meadow View Shortwood Road Pucklechurch South Gloucestershire BS16 9PQ	Date Reg:	16th May 2019
Proposal:	Erection of stable block.	Parish:	Pucklechurch Parish Council
Map Ref:	369079 175807	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	8th July 2019



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P19/4212/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 REFERRAL TO THE CIRCULATED SCHEDULE

This application is referred to circulated schedule due to an objection from the parish council that is contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a stable block and associated works. The land relates to a paddock, which has recently seen a permitted change of use from agricultural to the keeping of horses (ref. PK18/0959/F).
- 1.2 The application site relates to land off Shortwood Road, Pucklechurch which is within the Bristol/Bath Green Belt, outside any defined settlement boundary and within the open countryside.
- 1.3 This is a re-submission of a previously refused application ref. PK18/4328/F, the scheme has now been reduced substantially.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework (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
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
PSP2	Landscape
PSP7	Development in the Green Belt
PSP11	Transport Impact Management
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP30	Horse Related Development
PSP44	Open Space, Sport and Recreation

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007
Development in the Green Belt SPD (Adopted) 2007
Revised Landscape Character Assessment SPD (Adopted) 2014

3. RELEVANT PLANNING HISTORY

- 3.1 PK18/0959/F Approve with Conditions 27.06.2018
Change of use of land from agricultural to land for the keeping of horses
- 3.2 PK18/4328/F Refusal 17.12.2018
Erection of 2 no. stable buildings, associated access road and hard standings

4. CONSULTATION RESPONSES

- 4.1 Pucklechurch Parish Council
Objection. Comments summarised as follows:
- block plan does not adequately reflect current layout of the site
- Not clear that direct access can be gained to the site from Shortwood Road without removing hedgerows or being in contact with residential users.
- no forecast for number of vehicular movements
- could be harm to residential amenity
- no information regarding access to bridleways
- 4.2 Economic Development
No comments received.
- 4.3 Sustainable Transport
Lack of information submitted to show that safe access can be gained for all types of vehicle. Should this information not be forthcoming or unsatisfactory, then we would recommend an objection be lodged against this proposal.
- 4.4 Lead Local Flood Authority
No objection
- 4.5 Landscape Officer
The site is located in the Green Belt and has a backdrop of the Area of Outstanding Natural Beauty. In the event of approval, it is recommended that a landscaping scheme is provided prior to determination.
- 4.6 British Horse Society
No comments received.

Other Representations

- 4.7 Local Residents
No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Green Belt

- 5.2 This application involves equestrian development within part of the Bristol/Bath Green Belt. Paragraph 145 regards the construction of new buildings in the Green Belt as inappropriate development, with certain exceptions listed within the paragraph. These are set out below:

- (a) *buildings for agriculture and forestry;*
- (b) *the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;*
- (c) *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;*
- (d) *the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;*
- (e) *limited infilling in villages;*
- (f) *limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and 43*
- (g) *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - not have a greater impact on the openness of the Green Belt than the existing development; or*
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

- 5.3 This application seeks permission for a fairly modest stable building which would measure 7.5 metres (width) by 3.8 metres (depth), on land which is permitted for equestrian use. It is considered that this use alone would comprise outdoor recreation in the context of exception b (as set out above). A provisory to this exception is that it should preserve the openness of the Green Belt, and does not conflict with the purposes of including land within it.

- 5.4 Given the lands existing use it does have a somewhat managed appearance. But it is otherwise open and surrounded by fields to the north, east and west (beyond an access track). The proposed stables would be fairly modest and would have a maximum height of 3 metres. It would be tucked close to an established hedgerow directly to the south and adjacent to residential development. Accordingly, it is felt that the building would be well screened and would preserve the openness of the Green Belt and the purposes of including land within it.

- 5.5 Given the above, the development is considered to comply with exception b of para. 145 of the NPPF, and the scheme is considered to be appropriate development in the Green Belt.

Horse Related Development

- 5.6 PSP30 sets out that development proposals for horse related development outside defined urban areas and rural settlements will be acceptable subject to a number of criteria, which are assessed below:

1. *new buildings, shelters or arenas are located, where possible, near to existing farmsteads or groups of buildings; and*

There is a group of buildings to the south of the site. The proposed stables would be located adjacent to this (separated by a hedgerow).

2. *there are no existing suitable underused buildings available or capable of conversion, located near to existing farmsteads or groups of buildings; and*

From the evidence before Officers, there does not appear to be an existing suitable buildings in the locality which are available or capable of conversion.

3. *the design of buildings, and the size of the site and the number of horses to be accommodated, has proper regard to the safety and comfort of horses and to the preservation and enhancement of the landscape; and*

The British Horse Society recommends each individual horse should have between 1-1.5 acres of land - the wider paddock measures 3.6 acres. As such, a condition was placed on the recently permitted change of use application ref. PK18/0959/F, limiting the number of horses to be kept on the land to 3. This was in the interest of the welfare of the horses and to accord with British Horse Society guidance.

It appears that the proposed stables would accommodate up to 2 horses. The size of the site is therefore considered suitable to keep this many horses.

4. *where necessary, safe and convenient access to bridleways and riding routes are available to riders; and*

From evidence before Officers there does appear to be nearby access to bridleways.

5. *adequate provision is made for vehicular access, parking and manoeuvring and the development would not give rise to traffic conditions to the detriment of highway safety; and*

This proposal is for a modest stable which would likely accommodate up to 2 horses. Plans show that an existing access would be utilised off the B4465 (Shortwood Road). It would run through the existing residential

development and through a hedgerow directly to the south of the site. This access off B4465 was approved as part of ref. PK05/1054/F. It is considered that the proposed development would have very modest vehicular movements given its scale. The NPPF sets out in para. 109 that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety. Given the nature and scale of the development and that it utilises an existing access, no objection is raised. It is recommended that a condition is imposed to ensure that the site is not used for business purposes.

6. *any temporary structures, and vehicles associated with the proposed development, are located in appropriately designed storage on site, to avoid any harm or degradation to open countryside and rural landscapes.*

It is not clear whether any temporary structures would be used on the site. However, for the avoidance of doubt it is recommended that a condition is imposed to ensure that any temporary structures are placed in storage when not in use.

- 5.7 Having regard to the assessment above, it is considered that the development would comply with PSP30, subject to conditions. Other detailed matters are discussed below.

5.8 Design, Visual Amenity and Landscape

The proposed stables would have a low pitched roof with a canopied area to the front. 2 no. stable doors are proposed to the front elevation. Its materials would comprise timber cladding and a ply felt roof. The appearance of the building is considered appropriate for its use.

- 5.9 In terms of landscape, the site falls within the Pucklechurch Ridge and Boyd Valley landscape character area. Given the buildings siting close to existing hedgerow, it would be afforded some screening. It is not considered that development would be harmful to the surrounding landscape. It would be unreasonable to request a landscaping scheme.

5.10 Residential Amenity

The comments of parish council are understood. It is noted that the access to the stables would run through the residential site to the south. Given the scale of the stables and the likely vehicular movements, it is not considered that this access would cause detrimental residential amenity concerns. It is not considered that the stables themselves would result in harmful impacts to residential properties.

5.11 Impact on Equalities

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

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

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

5.13 Other Matters

The parish council raised concerns that the block plan does not show the correct layout of an adjacent site. While these comments are noted, this is outside of the red line boundary of the application. Further, Officers have attended a site visit and noted the existing layout.

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

7. RECOMMENDATION

7.1 That planning permission is **APPROVED** subject to the conditions.

Contact Officer: Lucy Paffett
Tel. No. 01454 863436

CONDITIONS

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

Reason

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

2. No outside storage shall take place at the premises.

Reason

To ensure the protection of the openness of the green belt and to comply with Policy PSP7 of the Policies, Sites and Places Plan (Adopted) November 2017; and the requirements of the NPPF.

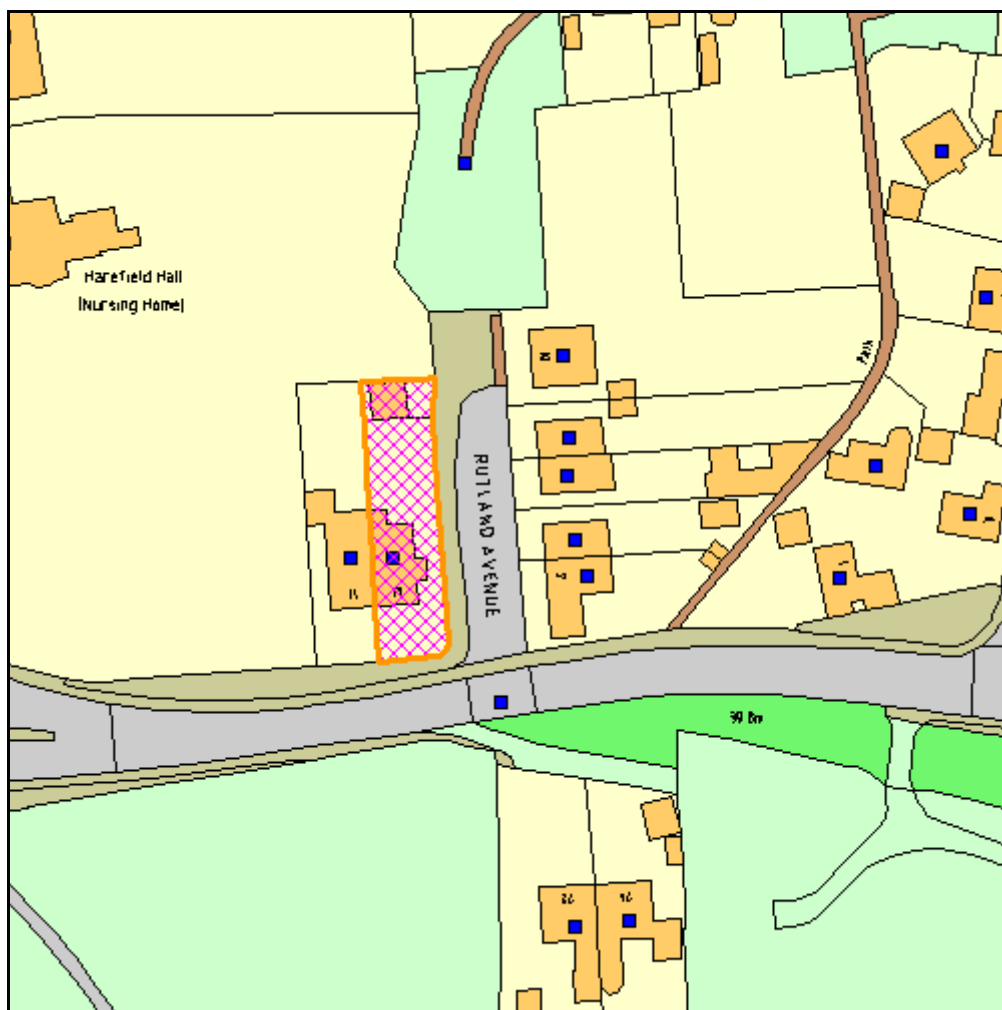
3. At no time shall the stables and the associated land be used for livery, riding school or other business purposes whatsoever.

Reason

In the interests of highway safety and to protect the amenities of the occupiers of the nearby dwellings, and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013; Policy PSP30 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 32/19 – 9 AUGUST 2019

App No.:	P19/6004/F	Applicant:	Mrs Mandy Henry
Site:	13 Willsbridge Hill Willsbridge Bristol South Gloucestershire BS30 6EY	Date Reg:	13th June 2019
Proposal:	Creation of new vehicular access onto Willsbridge Hill (Class A Highway) and installation of driveway to form additional parking.	Parish:	Oldland Parish Council
Map Ref:	366184 170712	Ward:	Longwell Green
Application Category:	Householder	Target Date:	7th August 2019



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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 REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks consent for the creation of a new vehicular access onto Willsbridge Hill (Class A Highway) and installation of driveway to form additional parking.
- 1.2 The application site is located at 13 Willsbridge Hill, Willsbridge, a residential property within the established settlement boundary.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March
National Planning Policy Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS8 Improving Accessibility

3. RELEVANT PLANNING HISTORY

- 3.1 PK04/2979/F – Front dormer to facilitate loft conversion. Refused 18/10/04
PK05/0323/F - Front dormer to facilitate loft conversion. Approved 28/2/05

4. CONSULTATION RESPONSES

- 4.1 Oldland Parish Council
The Parish Council objects to this application on grounds of concerns regarding additional traffic movements directly onto the highway at this very busy location.

Sustainable Transportation

We understand that this planning application seeks to construct a new access from 13 Willsbridge Hill, Willsbridge. We note that this site is located within a predominantly urban area. Hence, we consider this development complies with the requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document.

Likewise, we do not consider that this access will create any severe local transportation impacts. Therefore, we would not wish to make a highways or transportation objection in principal to this proposal, especially as adjoining properties are similarly equipped.

We note however, that Willsbridge Hill is a classified road (A class). Therefore, to ensure road safety is maintained for all users, it is necessary for the applicant to demonstrate that their proposed access conforms fully to the visibility requirements of the Design Manual for Roads and Bridges (DMRB) appropriate to this road type and the local speed limit.

They must also demonstrate that it is possible for any vehicles parked on the forecourt of their property to turn round so that they can leave the site in forward gear. Finally, they must construct their proposed forecourt from a material which possesses a bound surface so that it is not dragged onto the adjoining public highway and provide suitable drainage to prevent water running off it on to Willsbridge Hill.

As the information provided by the applicant to-date does not allow us to determine whether these proposals meet our requirements, we would request further clarification of these matters. To this end we would wish to see a detailed drawing of the proposed access illustrating all these attributes. Should this information not be made available or be unsatisfactory, we would be forced to object to this proposal. Otherwise, as we do not consider this new access creates any material highways and transportation issues, we are unlikely to have any further comments about this application.

Further information was subsequently requested and submitted:

The Highways Officer considered this information acceptable, but recommends advising the applicant of the need for any works on the public highway, including installation of dropkerbs, to be fully approved by this Council before, during and after construction.

Other Representations

- 4.2 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Highways

The main issue for consideration is that of access onto the highway. In this respect, and upon consideration of further information submitted, the proposals can be considered acceptable in highways terms. Vehicle accesses and off street parking do exist in the immediate vicinity. Given the circumstances of the site and surroundings and the nature of the proposals, there are no highways objections to the proposal in this instance, on this basis. The applicants should be made aware of the requirement to gain Highways authorisation for the works, and an informative can be put on the decision notice.

5.2 Visual Amenity

Given the context of the site and its surroundings, and the nature of the proposals, including the removal of a small front wall, it is not considered that the proposals would give rise to any material visual amenity impacts.

5.3 Local Amenity

There are no material residential amenity issues associated with the proposal.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That planning permission is granted, subject to conditions.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

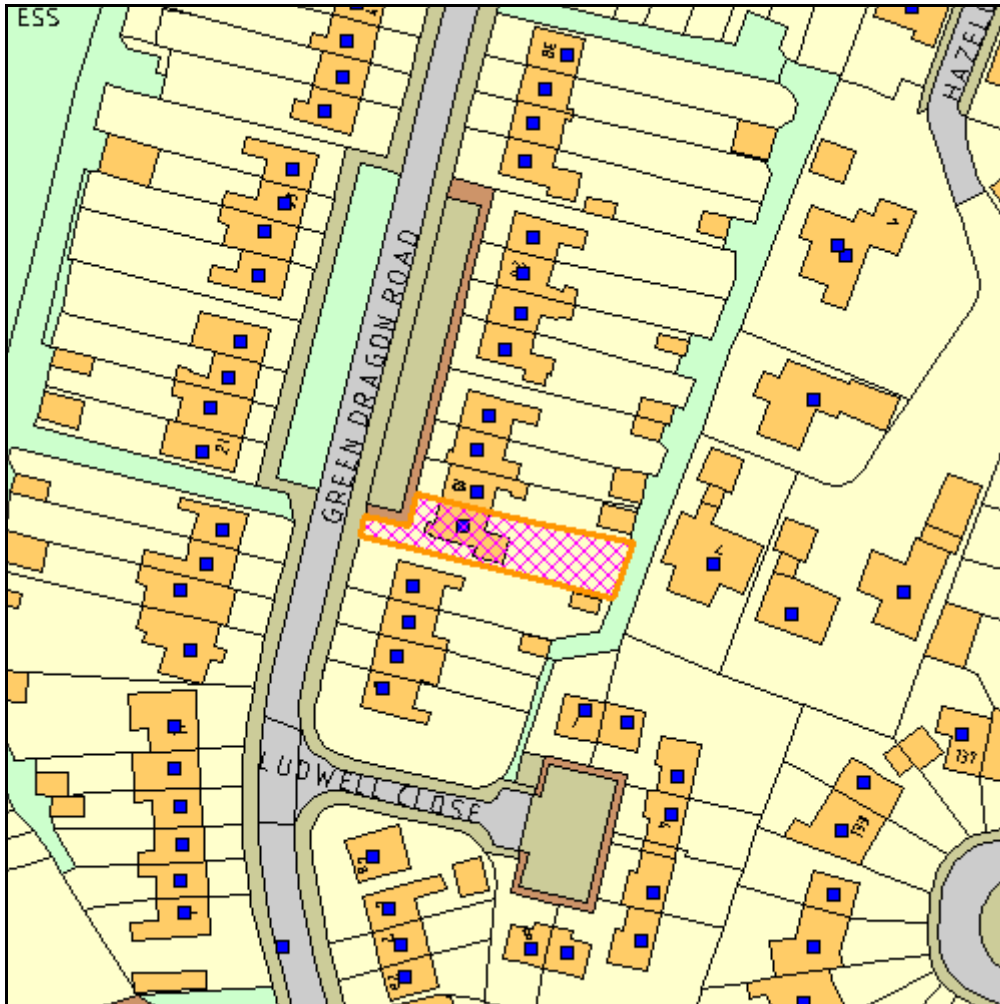
2. The driveway is to be surfaced in a consolidated, bound material and not loose stone or gravel and retained as such at all times thereafter.

Reason

To prevent loose stones from spreading across the public highway in the interest of highway safety and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

CIRCULATED SCHEDULE NO. 32/19 – 9 AUGUST 2019

App No.:	P19/7792/F	Applicant:	Mr Steve Fowler
Site:	14 Green Dragon Road Winterbourne Bristol South Gloucestershire BS36 1HF	Date Reg:	1st July 2019
Proposal:	Erection of two storey side and single storey rear extensions to form additional living accommodation with installation of new vehicular hard standing to form 1 no. parking space.	Parish:	Winterbourne Parish Council
Map Ref:	364931 180402	Ward:	Winterbourne
Application Category:	Householder	Target Date:	21st August 2019



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P19/7792/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 SUBMISSION TO THE CIRCULATED SCHEDULE

This application has been referred to the Council's Circulated Schedule procedure because the Parish Council's comments are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side and single storey rear extensions to form additional living accommodation at 14 Green Dragon Road, Winterbourne. The application also seeks permission for the installation of a new vehicular hard standing to form 1no. car parking space at the same address.
- 1.2 The application site relates to an end terraced property which is currently afforded no off-street parking. It is located in a residential area of Winterbourne.
- 1.3 Revised plans were submitted on 25th July which show the proposed two storey side extension to have been set down and back from the main dwellinghouse. The large proposed front porch has been removed.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP34	Private Amenity Standards

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Winterbourne Parish Council object to the planning application on the following grounds;

- An overdevelopment of the plot
- Possible shadowing to the property to the rear
- Insufficient parking for a four bedroom property

4.2 Archaeology Officer

No comments.

4.3 Transport Officer

The existing site does not currently have off-street parking available. A new vehicular access will provide parking. One parking space is shown but parking could be available for two vehicles. The Council does not generally support gravel driveways as this can be carried onto the highway. It is therefore requested that this is changed to a permeable bound surface; subject to this there is no objection.

Other Representations

4.4 Local Residents

A local resident has objected to the planning application on the following basis;

- The proximity of the extension will reduce light to our kitchen
- Overshadowing will be oppressive and the loss of visual amenity will make us feel hemmed in
- Additional and larger windows would result in a loss of privacy
- Out of keeping with the style of the other properties in the street
- Issues in the past surrounding toilet waste drainage system being unable to cope with the existing load; blockages and minor flooding as a result
- Extension being constructed on the boundary line would increase the risk of fire jumping the gap between houses
- Could extend up into the roof space rather than to the side
- We do not give permission for scaffolding to be erected on or over our premises or for workmen/women to use our premises for access during the build
- Plans should have measurements on

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan is generally supportive of development within existing residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the consideration 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 proposal includes a two storey side and single storey rear extension. The two storey side extension will be set slightly back from the front elevation of the existing dwelling and, as a result, is also set down from the roof line. This aids the extension in appearing subservient to the main dwelling. Although visually, the terrace will appear slightly unbalanced, officers do not consider this reason enough for refusal. The extension appears as an extension and respects the character of the host dwelling and locality in terms of the hipped roof and proposed materials. A neighbouring resident has argued that the addition of larger and more windows is not in keeping with the houses in the street. The windows to the front elevation are well proportioned and arranged. The proposed windows on the side elevation are longer than at existing, and there are more of them, however this does not sufficiently impact the character of the existing dwelling, nor the visual amenity of the street scene to warrant a refusal. They are proposed to be timber. However their positioning on the house results in a limited view from the street scene. A window can be inserted into an existing dwelling without the need for planning permission and as such, a refusal on this basis in terms of design and visual amenity would be unreasonable.
- 5.4 The proposed single storey rear extension will span the width of the existing dwelling and the proposed side extension. It will feature a lean-to roof with 3.no lantern roof lights inserted and bi-fold doors to the rear elevation. The proposed extension will have a depth of 3.95 metres, a maximum height of 3.7 metres (no including the roof lanterns) and an eaves height of approximately 3 metres. Whilst the extension will have significant width, the height and depth are considered to be relatively modest and visually in keeping with the character of the residential setting.
- 5.5 The Parish Council have objected to the proposal on the grounds of an over-development of the plot. Whilst officers concede that the extensions will significantly increase the overall footprint of the dwelling, the site will not appear over developed. The removal of the front extension and setting back of the side extension have aided this. The extensions are not contrived within the site and the length of the plot means that there is open outdoor space to the rear. It is not considered that the proposal is an example of overdevelopment and a refusal on this basis would be unsubstantiated.
- 5.6 Overall, the proposal is not considered to have a detrimental impact on the character of the existing dwelling, nor the visual amenity of the locality. As such, it is considered to comply with policies CS1 and PSP38.

5.7 Residential Amenity

- Policies PSP8 and PSP38 of the PSP Plan sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; overshadowing; overlooking; loss of light; loss of outlook; and loss of privacy of neighbouring occupiers.
- 5.8 The residential amenity currently enjoyed by the neighbouring occupiers has been considered. The proposed single storey rear extension has the potential to have some impact on the occupiers of no. 16 in terms of overshadowing and overbearing due to its positioning on the boundary. However, the extension will be a single storey and features a lean-to roof which slopes to an eave height of 3 metres. This is considered to mitigate the impact somewhat. In addition, under permitted development, this property could extend to the rear by 3 metres without notifying the council and up to 6 metres when notifying. The depth of the proposed extension is approximately 3.95 metres. It is not considered that the additional metres will cause significantly more impact than a 3 metres extension and officers consider a refusal reason on this basis would therefore be unreasonable.
- 5.9 A neighbouring resident has objected to the application on the basis of its proximity to the boundary with no.12. It has been raised that this will result in the loss of light to the kitchen window at the property and will cause additional overshadowing which will make the occupiers of no.12 feel “hemmed in” and oppressed. The block plan shows that after the development has occurred there will be a 2.6 metre gap between the two properties. Whilst this is half the current c.4.9 metres between the two properties, officers consider that this is still sufficient given the built up residential context. The side elevation of no.12 which has the kitchen window faces north and therefore is not afforded direct sunlight. The proposed extension, located to the north of this window, will not cause additional overshadowing as the sun moves from east to west during the day. The distance between the two dwellings will aid the extension in not appearing overly overbearing; no.12 is also set slightly forward of no.14 and as such, officers do not consider that the development will cause these occupiers to be hemmed in. Whilst officers do note that there will be an impact to the neighbouring occupier and there will be some overbearing, it is not considered that it will be to an unacceptable level which would warrant a refusal reason.
- 5.10 A neighbouring occupier has also raised that the proposed side windows will have an impact on their privacy. These windows are proposed to be obscure glazed and as such, privacy will be maintained for both sets of occupiers. A condition will be added to the decision notice to ensure that the windows are obscure glazed and remain obscure glazed after the development is complete.
- 5.11 The Parish Council have raised that the proposal may overshadow the property to the rear. The properties to the rear of no.14 are considered to be of a sufficient distance away to result in no overshadowing to them. The overshadowing to both neighbours has been considered and assessed above.
- 5.12 Overall, officers do recognise that there will be some impact to both neighbouring occupiers as a result of the development. However, this impact is not unacceptable to a level which would substantiate a refusal reason.

5.13 Transport

The proposed development will result in a four-bedroom dwelling. The Parish Council have objected on the grounds that there is insufficient parking proposed for a dwelling of this size. 2 spaces are required, but only 1 is provided. Whilst officers note this is the case, it is important to recognise that there is currently no off-street parking available at the property. The provision of one parking space is an improvement and as such, the Council consider this to be acceptable in this regard. Officers also consider that two cars could parking on the proposed driveway if necessary as it is of sufficient length.

- 5.14 The Transport Officer has commented on the proposed materials for the driveway. The Council do not usually support gravel drives and the Transport Officer has requested that this be changed to a permeable bound surface to avoid gravel being dragged onto the highway. The case officer considers that this request is unreasonable, given the large number of driveways which have gravel in the area. Whilst some gravel may be pulled onto the highway, it is not considered that this will present a detrimental risk to highway safety. The pavement also provides a buffer between the road and the driveway. As such, the provision of a hardstanding gravel driveway is considered acceptable.

5.15 Other Matters

It has been raised by a local resident that the existing sewer is prone to blockage and minor flooding. This is not a planning matter and has been given limited weight in this considered.

- 5.16 It has also be stated that the proximity of the proposed extension to the neighbouring property will reduce the fire gap between the two properties. Whilst the gap will be reduced, fire safety in this regard is not a planning consideration and would be a matter for building regulations.

- 5.17 It is noted by a local residential that there are no measurements on the provided plans. However, officers are satisfied that the plans are to scale and the applicant has fulfilled their obligation in this regard.

- 5.18 It has been questioned why the neighbour doesn't just extend upwards rather than to the side. It is not for the Local Planning Authority to inform someone how they should extend their property and only the planning application before the LPA can be assessed.

- 5.19 The neighbouring occupier has stated that they do not give permission for the applicant to put scaffolding on or over their land, nor workmen/women to access the site through their property. This is a civil matter and not a consideration of the Local Planning Authority.

5.20 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.

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

Contact Officer: Isabel Daone
Tel. No. 01454 863787

CONDITIONS

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

Reason

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

2. The development hereby approved shall be implemented strictly in accordance with the following plans:

357-001. Received by the Local Planning Authority 26th June 2019

357-009. Revision D. Received by the Local Planning Authority 25th July 2019

357-010. Revision B. Received by the Local Planning Authority 25th July 2019

357-011. Revision B. Received by the Local Planning Authority 25th July 2019

357-012. Revision B. Received by the Local Planning Authority 25th July 2019

Reason

For the avoidance of doubt

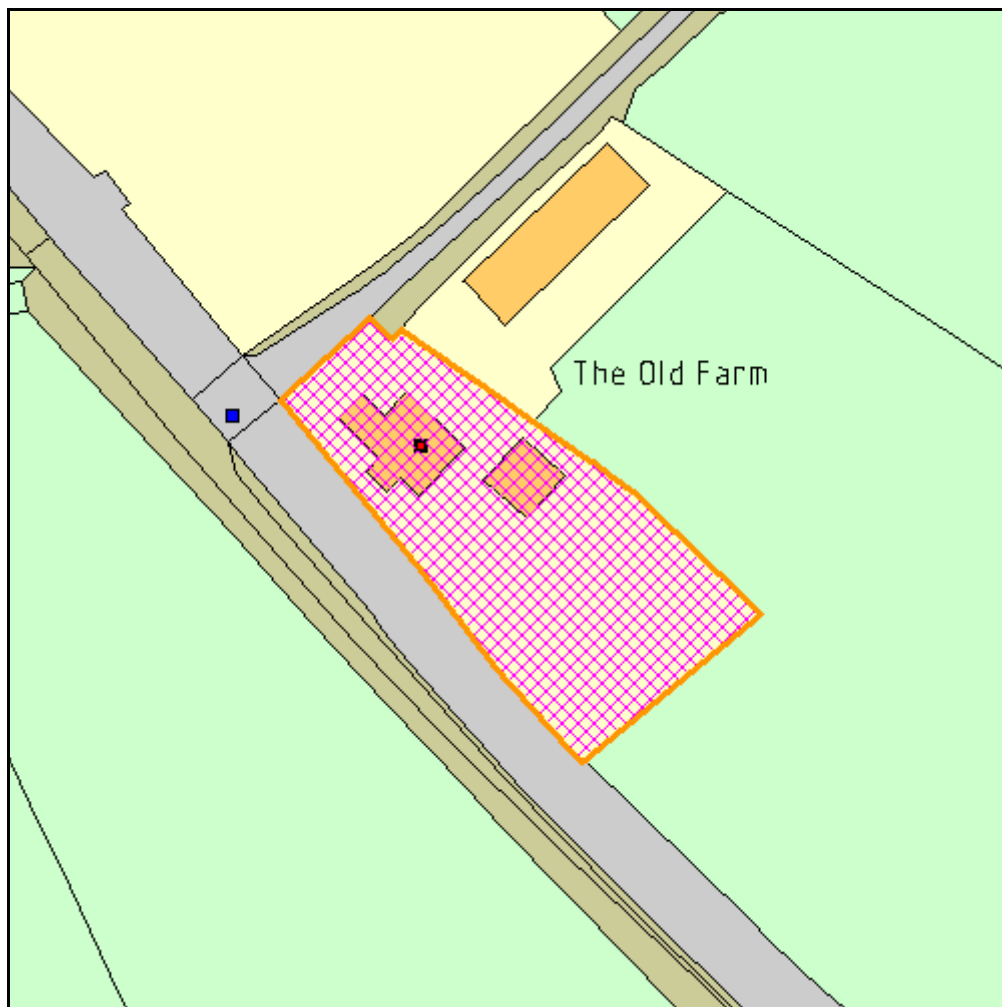
3. Prior to the use of the two-storey side extension hereby permitted, and at all times thereafter, the proposed ground and first floor windows on the south elevation shall be glazed with obscure glass to level 3 standard or above. No new windows shall be inserted into the south elevation at any time without permission, in writing, from the Local Planning Authority.

Reason

To protect the privacy of the occupiers of no.12 Green Dragon Road, Winterbourne and the current and future occupiers of no.14 Green Dragon Road, Winterbourne in accordance with policy PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 32/19 – 9th AUGUST 2019

App No.:	PT18/4999/F	Applicant:	Mr Mark PooleWestGrace Homes
Site:	The Old Farm Curtis Lane Stoke Gifford Bristol South Gloucestershire BS34 8QG	Date Reg:	7th November 2018
Proposal:	Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works.	Parish:	Winterbourne Parish Council
Map Ref:	363265 179437	Ward:	Winterbourne
Application Category:	Minor	Target Date:	2nd January 2019



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100023410, 2008.

N.T.S.

PT18/4999/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 APPLICATION REFERRED TO THE CIRCULATED SCHEDULE

The application has been placed on the Circulated Schedule due to the requirement for a Section 106 Agreement.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for two detached dwellings within the existing curtilage of Old Farm. Old Farm is located on the corner of Hambrook Lane and Curtis Lane and is currently accessed to the rear via Curtis Lane. The proposal is similar to one submitted for two houses on the same site in 2017 (ref. PT17/2401/F).
- 1.2 The existing dwelling is located in the north-west end of the site with the main garden area to the side of the dwelling occupying the south-east of the site. The site is 0.11 ha in area. The existing dwelling on the site is to remain and the two new dwellings will be located on the garden area.
- 1.3 Originally, the new dwellings were proposed to be accessed via the original access onto Curtis Lane, with Curtis Lane to be widened at its junction with Hambrook Lane to accommodate the extra vehicular movements. However, during the course of the application, the proposal has been altered. The new dwellings are now proposed to be accessed directly from Hambrook Lane from a new shared driveway to be constructed. Each of the proposed dwellings will have two parking spaces and a cycle store. The original access will remain to serve the existing dwelling.
- 1.4 Further engineering works will be required due to levelling works proposed where the new houses will be located to deal with changes in levels across the site which will result in approximately a 2.4 metre drop between the ground level of the existing house and the proposed new houses. The garage of the existing house will be demolished and replaced with two parking spaces.
- 1.5 The proposed dwellings are modestly scaled 3-bedroom dwellings. They are gable fronted. Pennant stone is proposed on the front elevations facing Hambrook Lane, with brick quoins and window surrounds and grey UPVC sash windows. The other elevations are proposed to be rendered with grey casement windows. The roof is proposed to be double roman profile red-brown tiles.
- 1.6 The site is located within the East of Harry Stoke New Neighbourhood boundary as allocated by Policy CS27 of the South Gloucestershire Local Plan Core Strategy.
- 1.7 As well as the plans a Design and Planning Statement, Arboricultural Assessment and Impact Assessment Report, Ecological Assessment, Insitu Permeability Test Report and Technical Note on the Hambrook Lane site access arrangement have been submitted.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (NPPF) February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013:

CS1 High Quality Design
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol
CS27 East of Harry Stoke New Neighbourhood

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP8 Residential Amenity
PSP11 Transport Impact
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance:

Design Checklist Supplementary Planning Document (SPD) Adopted August 2007
East of Harry Stoke New Neighbourhood Framework SPD Adopted May 2016
Waste Collection: Guidance for new Developments SPD Adopted January 2015
CIL and S106 SPD Adopted March 2015

3. RELEVANT PLANNING HISTORY

- 3.1 PT17/2401/F: Demolition of existing garage and erection of 2 no. dwellings with access, parking and associated works. Permission granted 21st February 2018.
- 3.2 PRE15/0617: Pre-application Enquiry for a New Dwelling.
- 3.3 PRE15/0306: East of Harry Stoke Strategic Masterplan.
- 3.4 N8845: Erection of Double Garage. Permission granted with conditions 8th September 1983.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council: No objection.

- 4.2 Archaeology Officer: No comments.
- 4.3 Drainage Officer: No objection in principle to this application.
- 4.4 Highway Structures Officer: Structures Numbers 67W525 and 67W526 are close to the application site. No new construction to be carried out within 5 metres of the existing structure without providing details to the Highways Structures team that will confirm that access for inspection and maintenance of that existing structure will be affected. No construction within 3 metres of the existing structure will be permitted.
- 4.5 Transport Development Control Officer: An access 4.1m wide with a 1 in 20 gradient for the first 5m is now proposed directly from Hambrook Lane. This requires cutting into the embankment and removing vegetation in the visibility envelope of 2m x 43m in both directions plus the provision of a retaining wall at the back of the visibility splays. This arrangement is consistent with the guidance in Manual for Streets.
- 4.6 Four on-site car parking spaces plus a turning area are proposed. Cycle parking is proposed to be in cycle stores in the back gardens. The garage and other out-building at the Old Farm are proposed to be removed and replaced with two external parking spaces. Subject to the provision of replacement cycle parking for Old Farm this arrangement would be consistent with the Council's adopted residential parking standards.
- 4.7 The Highways Officer recommends no Transport objection subject to conditions and that the development should be required to contribute towards the East of Harry Stoke site wide Infrastructure Delivery Plan on a pro rata basis as set out in the Apportionment Table attached to the report for Planning Application PT16/4782/O.
- 4.8 Tree Officer: Although the site is coincidentally included within a Tree Preservation Order (TPO) there are no trees within the site that would fulfil the criteria for inclusion within a TPO or that would influence the development of the land. The applicant has submitted an Arboricultural report which recommends the removal of the Cypress hedge because of its dominance of the site and inappropriateness, in close proximity to the proposed houses, and replacement with a native species hedge. There are no objections to this.
- 4.9 Urban Design Officer: The application is substantively as per the previous approval. Would thus just suggest that the quoining detail around the windows is revised to remove 2 bricks at each of the top corners just to 'lighten' the detail and window reveals are a minimum of 70mm, preferably 100mm to add a robustness to the architecture. Roughcast (through colour) renders are also usually less susceptible to staining. Otherwise no objection.

5. ANALYSIS OF PROPOSAL

Principle of Development & East of Harry Stoke New Neighbourhood Allocation

- 5.1 The Annual Monitoring Report (AMR) published by South Gloucestershire Council in 2018 states that the housing supply is between 6.26 years and 6.28 years. The Council's most recent published position relating to an assessment of five year

housing land supply in South Gloucestershire is set out in the evidence on housing supply matters including the Housing Land Supply Table, Housing Land Supply Trajectory and 5 year housing land supply calculations (Decision Dated 14th May 2019) in respect of appeal APP/P0119/W/17/3189592 (Land South of Gloucester Road, Thornbury) where a 5 Year Housing Land Supply was confirmed.

- 5.2 The site is within the boundary of the East of Harry Stoke New Neighbourhood as defined by Policy CS27 of the South Gloucestershire Local Plan Core Strategy.
- 5.3 The most important policies for determining the application are also considered to be consistent with the NPPF and up to date and therefore the tilted balance in paragraph 11d is not engaged.
- 5.4 The principle of residential development on this site is considered acceptable, but the development proposed will be part of the New Neighbourhood and therefore needs to be considered in the context of Policy CS27 and its requirement to ensure development within the New Neighbourhood will be comprehensively planned.
- 5.5 Policy CS27 also goes on to state that all development proposals will be required to demonstrate that they are in accordance with the East of Harry Stoke SPD, that they should not prejudice the development of the New Neighbourhood and that they should meet the overall vision for development.
- 5.6 The proposal is for two modest residential dwellings located within an existing residential curtilage. It is located on the western edge of the allocation adjacent to the existing built up area. Given these factors, it is considered that the size and location of the development in themselves do not prejudice the delivery of the New Neighbourhood.
- 5.7 However, a key issue in the delivery of the New Neighbourhood is the delivery of infrastructure in order to ensure the needs of future residents are catered for. In order to ensure this is comprehensively planned for, all proposed developments within the New Neighbourhood need to contribute to this infrastructure in a fair and equitable manner.
- 5.8 Full planning permission has already been granted for 70 dwellings on land at Hambrook Lane, on the other side of Curtis Lane from this site. 56 of those dwellings are in the East of Harry Stoke New Neighbourhood Site (ref. PT16/6182/F).
- 5.9 Resolutions have been reached to grant planning permission for a total of 1617 dwellings on sites north and south of the railway line on the main part of the East of Harry Stoke allocation (refs. PT16/4782/O and PT16/4928/O).
- 5.10 Other applications are currently been considered within the East of Harry Stoke New Neighbourhood allocation.
- 5.11 Work has been undertaken to cost the infrastructure provision and fairly apportion these costs between the land holdings that make up the land within the CS27 allocation through the creation of a per dwelling “tariff” to be paid by all developments that make up the East of Harry Stoke New Neighbourhood.

- 5.12 When the previous application on this site was considered, the above work was at a very early stage and the “tariff” at that stage was unknown. However, it was considered that the development should contribute to the New Neighbourhood and therefore a contribution of £17,000 was secured to create a raised table at the junction of Curtis Lane and Hambrook Lane.
- 5.13 However, circumstances have now changed as this infrastructure costing and apportionment work is now complete. A contributions table has been drawn up to pull together an infrastructure package of £25,742,648 for this purpose. When divided by the 2000 houses anticipated with the New Neighbourhood, this results in a per dwelling tariff of £12,871. Planning applications PT16/4782/O and PT16/4928/O have Committee resolutions to pay this tariff per dwelling towards delivering the infrastructure package. The planning permission granted at Curtis Lane has a higher tariff figure as their application was considered by the Planning Committee on the basis of an earlier version of the infrastructure package, and the anticipated infrastructure costs have reduced since then.
- 5.14 In order to realise full delivery of the infrastructure package, all developments within the New Neighbourhood going forward will be expected to pay the tariff, regardless of their size.
- 5.15 It is now considered that this revised application should contribute to the infrastructure package on the above basis, thus the contribution recommended for this development is £25,743 (the extra £1 is due to rounding).

Planning Considerations

Design of the Dwellings

- 5.16 In respect of appearance and design, the land is raised in height compared to adjacent land and as such will be visible across the East of Harry Stoke New Neighbourhood. The drop in level between the existing house and the proposed new dwellings, and the relatively low height of the new dwellings will result in the existing house appearing significantly higher than the new dwellings.
- 5.17 The design of the proposed new dwellings has been simplified from the previous approval and therefore much of the visual interest of the dwellings has been removed, including the chimneys, dormers and feature windows. The design has been further simplified after the Urban Design Officer’s comments above were made.
- 5.18 While this is disappointing, it is acknowledged that the materials used are in keeping with the existing house and that the simple design and modest scale of the dwellings, and also the dominance of the existing dwelling within the site due to its larger scale and raised level, will result in the proposed dwellings themselves having a low key appearance when viewed from off site. Therefore the simplification of the design of the dwellings is considered acceptable, subject to the conditions recommended below to confirm details of the window surrounds, window reveals, barge boards and flues.

Access Arrangements and Engineering Works

- 5.19 The access arrangements proposed have been revised significantly from the previous approval. The proposed dwellings were to be accessed from the existing access on to Curtis Lane. The application has been revised so the new dwellings will be accessed from Hambrook Lane as described above. The new access will require the removal of the existing hedgerow, the construction of a new 1 metre high wall alongside Hambrook Lane and the exposure and alteration of the existing banks along the site boundary. The levelling of the site of the proposed dwellings and the subsequent drop between the site of the existing and proposed dwellings will require a steep bank and/or retaining structure. These works will potentially make the appearance of the site from Hambrook Lane more stark within the local area, and therefore the landscaping and hedge planting proposed will be required to provide screening and soften the appearance of the site. Conditions have been recommended for a full landscaping scheme and also for boundary treatment materials and details and materials for the bank and/ or retaining structure between the existing and proposed dwellings. In addition, it is recommended that permitted development rights are removed for the construction of further boundary treatments, due to the raised level of the site and visibility of the curtilages potentially increasing the visual impact of these, particularly as the proposed planting establishes. With these conditions, and given the change in character that this area will undergo as it becomes more urbanised with the establishment of the New Neighbourhood, it is considered that the site works proposed are acceptable in respect of their appearance.
- 5.20 The Transportation Officer considers that the proposed access and driveway is acceptable in terms of highway safety and parking provision.

Hedgerows and Landscaping

- 5.21 The arboricultural report recommends the removal of the boundary hedges and their replacement with planting of a native species, to provide visual and biodiversity enhancement on the site. One hedge is a Leyland cypress hedge and the other is a mix of euonymus, privet, damson and blackthorn. It is only the latter that is actually proposed to be removed and re-planted on the submitted plans, and only where it fronts the proposed dwellings. However, the removal of other hedges would be welcomed in the landscaping scheme recommended through the condition as described above. All of these detailed landscape matters will be considered post decision through a discharge of conditions application.

Planning Obligations

- 5.22 Following the establishment of the per dwelling tariff as described above, an exercise was undertaken to distribute the provision and contributions towards items of infrastructure that make up the infrastructure package between the different sites within the East of Harry Stoke New Neighbourhood, in a manner that is proportionate to what each site's tariff contribution is expected to be.
- 5.23 The "Apportionment Table" produced as part of this exercise has apportioned the infrastructure to the larger sites and also to a "residual" category, which is the number of dwellings that is expected to be provided from small sites to make up the total of 2000 houses in the allocation. This site would fall in this category. The small sites are expected to contribute towards the provision of secondary school places off-site to cater for the increase in places required as a result of the delivery of the wider East of

Harry Stoke New Neighbourhood and to capacity improvement works required to the Great Meadow Roundabout to support the increase in traffic on the local road network due to the New Neighbourhood. It is therefore recommended that the tariff contribution for this site is split between the above two infrastructure items in accordance with the overarching appointment table for the New Neighbourhood as a whole. On this basis and considering all other material matters in this report, the proposal would meet the requirement in Policy CS27 for comprehensive development.

- 5.24 The applicant has indicated that the tariff contribution will be secured through Unilateral Undertaking.
- 5.25 It should be noted that the costs of the provision of the raised table required in the Unilateral Undertaking attached to the previous approval are now to be covered by application PT16/4782/O as part of a traffic calming scheme to be provided along Hambrook Lane via a Section 106 Agreement.
- 5.26 No contributions towards affordable housing, public open space, a travel plan nor self-build housing are sought in relation to this application due its small size in accordance with the policy provisions in the Council's Development Plan. The site is within the East of Harry Stoke New Neighbourhood Nil CIL (Community Infrastructure Levy) Zone.

Other Matters

- 5.27 The development is considered acceptable in respect of neighbour amenity.
- 5.28 In respect of the Highways Structures Officer's comments, it is understood that the retaining wall proposed will replace the existing highway structure (i.e. existing retaining wall) along Hambrook Lane, and will require technical approval and engagement with the Highways Structures Team about who will inspect and maintain the wall. An informative note will be added to the decision notice to explain this.
- 5.29 The conditions recommended by the Transport Officer are substantively recommended below.
- 5.30 No comments have been received from the Ecology Officer, but a similar condition is recommended for ecological enhancement to the condition added to the previous planning permission. A method statement condition for the removal of hedgerows is also recommended due to the potential for the hedgerows to be habitat for nesting birds.

Consideration of likely impact on Equalities

- 5.31 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.

- 5.32 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 South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and 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 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 submitting a Unilateral Undertaking under Section 106 of the Town & Country Planning Act 1990 (as amended) to provide the following:
- 1). £25,743 to be split between the following:
- a). The provision of off-site secondary school places off-site to cater for the increase in places required as a result of the delivery of the wider East of Harry Stoke New Neighbourhood;
 - b). Improvement works required to increase the capacity of the Great Meadow Roundabout to cater for the increase in traffic on the local road network as a result of the delivery of the wider East of Harry Stoke New Neighbourhood.
- 2). If a suitable Unilateral Undertaking is not submitted within 6 months of the date of this Circulated Schedule, in view of the length of time, the application should either:
- a) Be returned to the Circulated Schedule for reconsideration;
- Or
- b) The application should be refused due to the failure to secure the Heads of Terms above under a Section 106 Agreement for the reason listed.

Contact Officer: Helen Winsall
Tel. No. 01454 865911

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. This decision relates only to the plans below:

PL01D Floor Plans & Elevations

PL02B Proposed Window Details

ST01A Existing Site Plan

ST02E Proposed Site Plan and Landscape Plan

ST03E Proposed Drainage Plan

ST04E Proposed Site and Location Plan

ST05 Rev A Proposed Street Scene from Hambrook Lane

10544-HYD-XX-XX-DR-D-0001 Rev P02 Site Access General Arrangement - Junction Visibility Vertical Check

10544-HYD-XX-XX-DR-D-0002 Rev P01 Site Access General Arrangement- Cross Sections Sheet 1 of 2

10544-HYD-XX-XX-DR-D-0003 Rev P01 Site Access General Arrangement- Cross Sections Sheet 2 of 2

10544-HYD-XX-XX-DR-TP-1102 Rev P03 Site Access General Arrangement- Single Private Driveway Access Arrangement

Reason

To clarify the plans forming this consent.

3. Notwithstanding the submitted plans, prior to the construction of the first dwelling beyond Damp Proof Course (DPC) level, details of the bargeboards on the south (front) elevations and the flues to be installed, and a sample of the render to be used for construction of all external surfaces shall be first submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason

To ensure a high quality standard of external appearance and to accord with Policy CS1 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

4. Notwithstanding the submitted plans, the window surrounds on the south (front) elevations shall be constructed in accordance with the detail shown on plan PL02B Proposed Window Details. All window reveals of the installed windows shall be between 70mm and 100mm from the front face of the part of the building to which the reveal relates.

Reason

To ensure a high quality standard of external appearance and to accord with Policy CS1 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

5. Notwithstanding the submitted plans, prior to the construction of the retaining wall alongside Hambrook Lane, a sample of the facing material to be used shall be first submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

Reason

To ensure a high quality standard of external appearance and to accord with Policy CS1 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

6. Notwithstanding the submitted plan, prior to commencement of development, details of the proposed bank between the existing house known as Old Farm and the proposed dwellings, shown on plans ST02E and ST05 Rev A, and/or any retaining structures proposed in this location, including facing materials to be used shall be first submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved details.

This is a pre-commencement condition as these details will be required prior to groundworks taking place.

Reason

To ensure a high quality standard of external appearance and to accord with Policy CS1 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

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

This is a pre-commencement condition as it is likely that vegetation will need to be removed from the site at a very early stage in the development to carry out groundworks.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan Core Strategy (December 2013) and Policies PSP2 and PSP3 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

8. Prior to the commencement of development, a method statement for the removal of any hedgerows to take account of the possibility of nesting birds shall be first submitted to and approved by the Local Planning Authority for approval. Development shall thereafter be carried out in accordance with the agreed statement.

This is a pre-commencement condition as it is likely that vegetation will need to be removed from the site at a very early stage in the development to carry out groundworks.

Reason

To protect any nesting birds and to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan Core Strategy (December 2013) and PSP19 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

9. If within a period of 5 years from the date of the planting of any tree, that tree, or any tree planted in replacement of it, is removed, uprooted or destroyed and dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree of the same species and size as the originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

Reason

To protect the character and appearance of the area to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy adopted December 2013 and Policy PSP2 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan adopted November 2017.

10. All boundary treatments shall be erected prior to first occupation of the first proposed dwelling in accordance with a plan indicating the positions, design, materials and type of boundary treatments to be erected, which shall be first submitted to and approved by the Local Planning Authority in writing.

Reason

To ensure a high quality standard of external appearance and to accord with Policy CS1 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP1 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

11. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no minor operations as specified in Part 2 (Class A) that constitute the erection of a fence, wall or other means of enclosure, other than such development or operations indicated on the plans hereby approved or agreed through condition 10 attached to this planning permission, shall be carried out on the site without the express consent of the Local Planning Authority.

Reason

Due to the potential for such boundary treatments to have an adverse visual impact due to the raised level of the site, and to accord with Policy CS1 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP1 of the

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

12. Prior to the first beneficial occupation of any new dwelling, enhancement proposals, including six bird boxes and two bat tiles and a bat friendly lighting scheme shall be installed in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason

In the interests of enhancing biodiversity, to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Core Strategy: Local Plan (December 2013) and Policy PSP19 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

13. No other development hereby approved shall commence until the site access is provided in accordance with the submitted details including visibility splays of 2m x 43m in both directions clear of any obstruction between 0.9m and 2m above the road level.

Reason

In the interest of highway safety and to accord with Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

14. No new dwelling shall be occupied until the car parking arrangements have been provided for that dwelling in accordance with the approved details.

Reason

In the interest of highway safety, and to accord with Policies PSP11 and PSP16 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).

15. No new dwelling shall be occupied until two replacement cycle parking spaces have been provided for the existing dwelling and that new dwelling in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable transport choices and to accord Policy PSP16 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places Plan (November 2017).