

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. 41/19

Date to Members: 11/10/2019

Member's Deadline: 17/10/2019 (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:

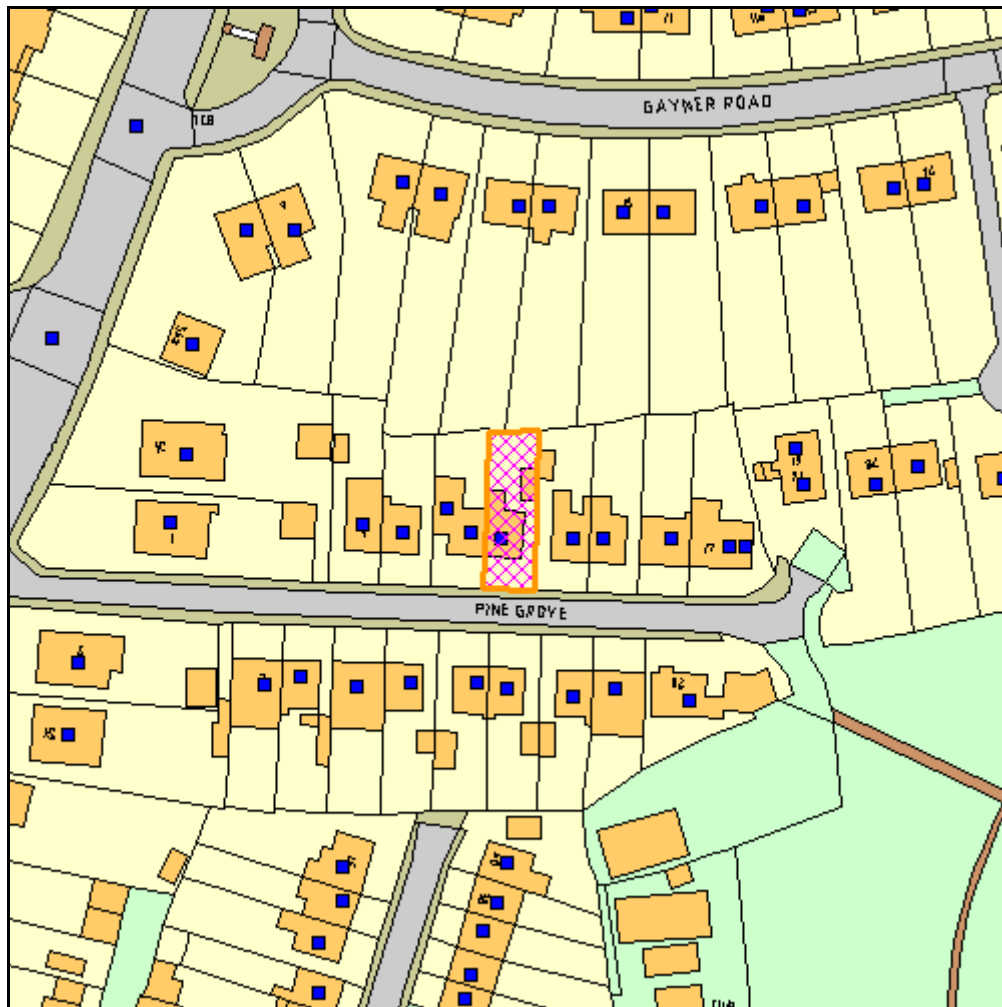
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 11 October 2019

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/09165/F	Approve with Conditions	9 Pine Grove Filton South Gloucestershire BS7 0SL	Filton	Filton Town Council
2	P19/10508/RVC	Approve with Conditions	Unit 3 The Village Emerson Way Emersons Green South Gloucestershire BS16 7AE	Emersons Green	Emersons Green Town Council
3	P19/10832/F	Approve with Conditions	32 Hawthorn Way Emersons Green South Gloucestershire BS16 7FT	Emersons Green	Emersons Green Town Council
4	P19/11313/F	Approve with Conditions	44 Oak Close Yate South Gloucestershire BS37 5TW	Yate North	Yate Town Council
5	P19/11484/O	Approve with Conditions	Rock Lane Farm Rock Lane Stoke Gifford South Gloucestershire BS34 8PQ	Stoke Gifford	Stoke Gifford Parish Council
6	P19/3701/F	Approve with Conditions	Culleysgate Farm Culleysgate Lane Doynton South Gloucestershire BS30 5SP	Boyd Valley	Doynton Parish Council

CIRCULATED SCHEDULE NO. 41/19 – 11 OCTOBER 2019

App No.:	P19/09165/F	Applicant:	Mr Tomask Zomkowski
Site:	9 Pine Grove Filton Bristol South Gloucestershire BS7 0SL	Date Reg:	5th August 2019
Proposal:	Demolition of existing rear garage and shed. Erection of rear annexe ancillary to main dwelling.	Parish:	Filton Town Council
Map Ref:	360045 178422	Ward:	Filton
Application Category:	Householder	Target Date:	25th September 2019



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100023410, 2008. **N.T.S.** **P19/09165/F**

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule as comments of objection have been received; these are contrary to the officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of existing outbuildings and the erection, in their replacement, of an ancillary annex.
- 1.2 This application site relates to a semi-detached house along Pine Grove, Filton. The site falls within an area of archaeological interest.
- 1.3 Officers are aware of the previous permission for 2 flats on the site (PT18/2751/F); however the applicant has confirmed he does not intend to implement the scheme. This will be discussed in more detail below.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 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
CS9	Managing the Environment and Heritage

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
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Residential Parking Standard SPD (Adopted) December 2013
CIL and S106 SPD (Adopted) March 2015

3. RELEVANT PLANNING HISTORY

3.1 PT18/2751/F

Alteration to roofline and installation of rear dormer to form loft conversion.
Conversion of existing dwelling to form 2 no. flats and associated works
Approval 12.10.2018

4. CONSULTATION RESPONSES

4.1 Filton Parish Council

No comment

4.2 Other Consultees

Sustainable Transport

No objection but could not support proposal if permission PT18/2751/F were also implemented

Archaeology Officer

No objection

Other Representations

4.3 Local Residents

10 local residents have objected:

- Previous permission for subdivision into 2 flats (PT18/2751/F) at the site. Unclear which flat is being annexed.
- Annex may be used as an independent dwelling
- Out of keeping, cramped development
- Overlooked
- Insufficient private amenity space
- Insufficient on-site parking, thereby exacerbating existing roadside parking pressure. Whole frontage dropped kerb also probably required.
- Doubts of drainage capacity
- Profit driven

5. ANALYSIS OF PROPOSAL

5.1 This application seeks permission for an annex at a property in Filton.

5.2 Principle of Development

Extensions and alterations are permitted in principle by policy PSP38 subject to an assessment of design, amenity and transport.

5.3 Use as an Annex

The application is made on the basis that the building would be used as an annex ancillary to the main dwelling. The proposed building would contain a studio with a separate bathroom. On initial inspection, this would contain all the elements of primary living accommodation for the building to be used as an independent dwelling.

- 5.4 However, access is provided solely along the existing drive which must be shared. The physical relationship of the building and the house would not suit the annex being occupied as a separate unit. The proposed development is therefore likely to be occupied as an ancillary annex and will be assessed as such for the purposes of determination.
- 5.5 A condition should be applied in the interests of ensuring that the building is only occupied in an ancillary fashion to the main dwellinghouse. Occupation otherwise would be subdivision of the planning unit for which planning permission would be required.
- 5.6 Development has not begun in accordance with the planning permission for subdivision into 2 flats, granted in 2018. However, whilst each application stands to be considered on its own merits, this extant consent is a material consideration to which Officers attach substantial weight.
- 5.7 Notwithstanding the commitment to not implement expressed by the applicant, this consent remains available and if it were implemented in conjunction with this application, it would result in overdevelopment of the site. An alternative development condition is therefore considered justified in order to protect occupier living conditions and highway safety.
- 5.8 Design
The proposed building will be visible in the street scene being located at the end of the driveway. Nevertheless, the appearance of the building is acceptable. Its pitched roof makes it appear as an ancillary structure. It is also of an appropriate scale, mass and position. There is no objection in terms of design.
- 5.9 Amenity
Development should not be permitted that has a prejudicial impact on residential amenity. The development would not lead to a significant loss of garden land from the planning unit and therefore would provide adequate living conditions for the occupiers.
- 5.10 The position of windows and doors would not introduce any new areas of overlooking or lead to a loss of privacy. The building would not be overbearing on adjacent occupiers. There is no amenity objection.
- 5.11 Transport
The development replace an existing garage and shed with a 1 bedroom annex. There would be an overall increase in the number of bedrooms at the property to 4. Parking should be provided on a scale commensurate with the number of bedrooms a dwelling contains. Where a dwelling has 4 bedrooms, two off-street parking spaces should be provided.
- 5.12 Submitted plans show an existing driveway to the east of the main dwelling. Although a little narrower than SGC's standards, it is still considered sizeable enough to provide 2 parking spaces.

5.13 Therefore, it is concluded that the site could provide, on the existing hardstanding, the maximum amount of parking required to accord with policy PSP16. No objection is therefore raised to parking provision. As the development mitigates its own impact, it cannot be concluded to result in a material impact on traffic generation or on-street parking demand in the locality. The development 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.

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

5.16 Other Matters

The applicant is not proposing reconstruction of the front garden to provide additional parking and a dropped kerb for access as part of this application. However, an express grant of planning permission by the local planning authority would be required if this was pursued.

5.17 Given the proposal is for a single annex, it is unlikely to lead to significant additional pressure on existing drainage systems.

5.18 Planning is concerned with land use in the public interest and private interests, such as financial gain, is not a consideration to which Officers can give weight.

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 that planning permission is GRANTED 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. The annex hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 9 Pine Grove, Filton.

Reason

The development has been permitted on the particular circumstances of the case and the development would be unsuitable for use as a separate residential dwelling because further assessment in relation to drainage, design, amenity, and transport would be required against policy CS1, CS5, CS8, CS9, CS15, CS16 and CS17 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP1, PSP8, PSP11, PSP16, PSP20, and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the 2019 National Planning Policy Framework.

3. The development hereby permitted shall be carried out as an alternative to the permission granted on 12.10.2018 for a roofline alteration, rear dormer and subdivision into 2no. flats at 9 Pine Grove, Filton (ref. PT18/2751/F), but not in addition to it, to the intent that the applicant may carry out one of the developments permitted but not both, nor parts of both developments.

Reason

To prevent cumulative harm arising to residential amenity and highway safety if both proposals were implemented. To accord with policy CS1, CS5, CS8, CS16 and CS17 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP1, PSP8, PSP11, PSP16, and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the 2019 National Planning Policy Framework.

4. The development shall be implemented strictly in accordance with the following plans:

Received 16.7.2019:

Combined Proposed Plan (P0332-001)

Site Location & Block Plan (P0332-002)

Received 5.8.2019:

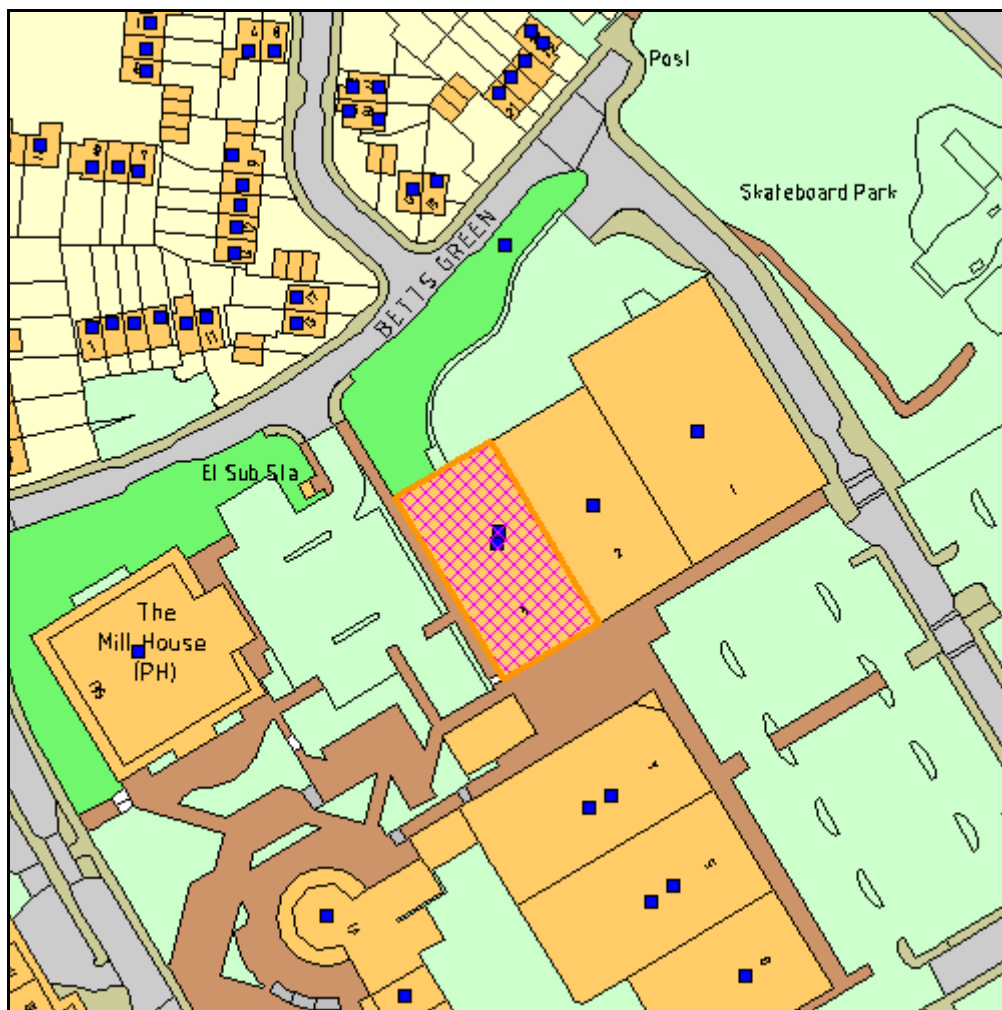
Existing Combined Plan (P0332-002 A)

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 41/19 – 11 OCTOBER 2019

App No.:	P19/10508/RVC	Applicant:	Lidl
Site:	Unit 3 The Village Emerson Way Emersons Green Bristol South Gloucestershire BS16 7AE	Date Reg:	8th August 2019
Proposal:	Variation of condition 4 attached to planning permission PK12/1367/RVC to allow deliveries on Sundays and Bank Holidays between the hours of 7:00am to 8:00pm.	Parish:	Emersons Green Town Council
Map Ref:	367120 177300	Ward:	Emersons Green
Application Category:	Minor	Target Date:	1st October 2019



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P19/10508/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

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 This application is made under section 73 of the Town and Country Planning Act 1990 (as amended). Applications made under this section seek to develop land without compliance with conditions previously attached to planning permissions. In this instance, the applicant seeks to vary condition 4 attached to planning permission PK12/1367/RVC to allow deliveries on Sundays and Bank Holidays between the hours of 7:00am to 8:00pm.
- 1.2 Planning permission was granted under application ref. P96/4467 for the erection of non-food retail units, 2 No. restaurants (A3), public house and associated car parking (although applications were subsequently submitted to remove the restriction on the type of product to be sold from retail units). Condition 19 attached to (part of) P96/4467 restricted the permitted times for deliveries to the approved units. Application ref. PK12/1367/RVC then sought to vary condition 19 to allow deliveries to Unit 3 (Lidl) between the hours of 6:00am and 11:00pm Monday to Saturday and 8:00am and 5:00pm on Sundays. The application was approved in 2012. The current application seeks to vary condition 4 attached to PK12/1367/RVC, to further vary the permitted delivery times.
- 1.3 The application building is a retail outlet, located within the primary shopping frontage of an existing retail area. The building is currently occupied by Lidl. The site is located within the defined town centre of Emersons Green. Residential properties on Betts Green are located to the north of the application site, approximately 30 metres away from the delivery bay.

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
CS8	Improving Accessibility

CS9	Managing the Environment and Heritage
CS14	Town Centres and Retail
CS29	East Fringe of Bristol Urban Area

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

PSP8	Residential Amenity
PSP11	Development Related Transport Impact Management
PSP21	Environmental Pollution and Impacts
PSP31	Town Centre Uses

3. RELEVANT PLANNING HISTORY

3.1 P19/3785/NMA

Non material amendment to PK12/1367/RVC to change the delivery times to 07:00am to 08:00pm on Sundays and Bank Holidays.

Withdrawn: 29.04.2019

3.2 PK12/1367/RVC

Variation of condition 19 attached to (part of) planning consent P96/4467 to allow deliveries to Unit 3 (Lidl) between the hours of 6:00am and 11:00pm Monday to Saturday and 8:00am and 5:00pm on Sundays.

Approved: 19.06.2012

3.3 PK11/2210/RVC

Relaxation of condition 15 attached to (part of) planning consent P96/4467 to remove the restriction on sale of goods for Units 1-6.

Approved: 26.08.2011

3.4 PK11/2209/RVC

Removal of condition 16 attached to (part of) planning consent P96/4467 to remove the restriction on sale of goods for Units 1-6.

Approved: 23.08.2011

3.5 P99/4371

Relaxation of Condition 15 of planning permission P96/4467 limiting use to non-food retail.

Approved: 24.09.1999

3.6 **P96/4467**

Erection of non-food retail units, 2 No. restaurants (A3), public house and associated car parking.

Approved: 02.12.1997

4. **CONSULTATION RESPONSES**

4.1 Emersons Green Town Council

Objection – increased disturbance to residents in this residential area.

Internal Consultees

4.2 Environmental Protection

No adverse comments

4.3 Sustainable Transport

No objection - whilst the proposal would add some traffic to the existing highway network, it is considered that the likely traffic increase from this would not be significant and it would not impact on road safety.

Other Representations

4.4 Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 This application seeks to vary condition 4 attached to planning permission PK12/1367/RVC to allow deliveries to a retail unit on Sundays and Bank Holidays between the hours of 7:00am to 8:00pm.

5.2 Principle of Development

Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.

5.3 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly. If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused.

- 5.4 Therefore, an analysis of other conditions attached to the previous planning consent shall also be undertaken as part of this application against the provisions of paragraph 55 of the National Planning Policy Framework.

5.5 Analysis of Variation

The proposed variation would allow for permitted delivery times on Sundays and Bank Holidays to be extended from 8:00am – 17:00pm to 07:00am – 20:00pm. The applicant has outlined that the reasoning behind the proposed variation is to reduce disruption during customer opening hours, and to remove HGVs from the highway during peak travel hours. Given the nature of the proposed changes, the key areas of consideration are the impact of the variation on the amenity of surrounding residents, and the impact of the variation on the surrounding transportation network.

Residential Amenity

- 5.6 When considering the potential impact of the variation on amenity, the main area of consideration is the extent to which any noise generated by traffic would affect residents during the newly proposed hours. To this end, an acoustic report has been submitted in support of the application. The report concludes that when assessing the proposed extension in delivery hours in regards to British Standard 4142:2014, the delivery noise during this period is acceptable in terms of environmental noise emission to the sensitive receivers in the area. The environmental health officer has reviewed the application together with the supporting information, and has raised no concerns with the proposed variation or the submitted acoustic report.
- 5.7 It is also noted that neighbouring residential properties are separated from the delivery yard by high wooden fence panelling and areas of landscaping. Furthermore, the applicant has outlined that HGVs conduct deliveries into the store a maximum of twice a day throughout the year, with potential for increase during peak holiday times. As such, whilst the development would allow for deliveries to occur outside of peak hours, it would not necessarily result in additional vehicular movements over the course of a day.
- 5.8 On the basis of the information submitted, it is concluded that the residential amenity of neighbouring residents would be preserved, and the proposed variation would have no unacceptable impact in this regard.

Transport

- 5.9 The transport officer has reviewed the application and has raised no substantive concerns. Whilst the proposal would likely lead to increased traffic movements during the newly proposed delivery times, it would not directly lead to an increase in the number of movements throughout the day. As such, the impact of the variation on the surrounding transportation network is considered to be neutral.

5.10 Other Conditions

A total of 5 conditions were attached to planning permission PK12/1367/RVC. With the exception of condition 4, which is the subject of this application and will be amended accordingly, the conditions are still considered to apply and will be carried forwards.

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.

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 planning permission be GRANTED subject to the conditions listed below.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

1. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that order, with or without modifications) no walls, fences or other means of enclosure shall be erected on the site without the prior permission of the Local Planning Authority.

Reason

In the interests of the appearance of the development, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

2. No raw materials, finished or unfinished products or parts, crates, materials, waste, refuse or any other item shall be stacked or stored outside any building on the site without the prior approval in writing of the Local Planning Authority.

Reason

To safeguard the appearance of the area, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

3. Deliveries to the premises shall only take place during the following time periods:

Monday to Saturday.....6:00am to 11:00pm

Sundays and Bank Holidays.....7:00am to 8.00pm

No deliveries to the premises shall take place at any other times.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. The total aggregate gross floor area of Blocks A and B identified on approved Plan Number 1977 PL/112 REV A (as amended by plan number 1977 AL(90) 01 REV L) shall not exceed 60,000 sq. ft. Blocks A and B may be subdivided to provide a maximum of 6 retail units. No unit (other than a single unit of 7,500 sq. ft.) shall be less than 10,000 sq. ft. gross floor area without the prior written consent of the Local Planning Authority.

Reason

To ensure that the development does not subsequently change its character unacceptably, in a way that would create a development that the planning authority would have refused on the grounds of impact on the vitality and viability of existing established town centres, to accord with Policy CS14 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP31 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

5. None of the following goods shall be sold from the retail units to be provided within blocks A and B identified on approved plan No. 1977 PL/112 REV A (as amended by plan number 1977 AL(90) REV L) without the prior written consent of the Local Planning Authority, unless they are ancillary to the sale of goods otherwise permitted by this planning permission:
 - a) food and drink (other than for purposes which fall within Class A3 of the Town and Country Planning (Use Classes) Order 1987).

Reason

In the interests of achieving a retail balance and to enable the Local Planning Authority to consider the impact of any A4 or A5 uses on the vitality and viability of existing surrounding town centres, residential amenity, transportation and highway safety, to accord with Policy CS14 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policies PSP8, PSP16 and PSP31 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 41/19 – 11 OCTOBER 2019

App No.:	P19/10832/F	Applicant:	Mr Myles Mackey
Site:	32 Hawthorn Way Emersons Green South Gloucestershire BS16 7FT	Date Reg:	13th August 2019
Proposal:	Erection of 1no. detached annexe ancillary to the main dwelling.	Parish:	Emersons Green Town Council
Map Ref:	367316 177700	Ward:	Emersons Green
Application Category:	Householder	Target Date:	7th October 2019



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P19/10832/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the construction of an annexe ancillary to the main dwelling within the rear curtilage of the host property.
- 1.2 The application site and host dwelling comprises a modern semi-detached townhouse style dwelling and associated rear curtilage, in a residential area on part of a modern estate known as Lydes Green.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development

South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017
PSP1 Local Distinctiveness
PSP8 Residential amenity
- 2.3 Supplementary Planning Guidance
The South Gloucestershire Design Checklist SPD (adopted)
SGC Parking Standards

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Emersons Green Town Council
Objection on the basis that; 1. The proposed dwelling is overdevelopment of the site. 2. The proposal is not in-keeping with surrounding properties, in particular the flat roof. 3. The proposed dwelling may be intrusive to the neighbouring property. 4. No plans/documentation have been provided for the proposed provision of parking.

4.2 Sustainable Transportation

Insufficient information has been submitted to enable me to make a full transportation assessment of the development.

- A to scale site plan showing the existing vehicular access and parking for the site.
- A layout plan of all floors of the existing host dwelling

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 of the South Gloucestershire Local Plan (Adopted) 2013 advises that proposals should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area. In addition there are policies to ensure that they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space. Extensions to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38.

5.2 Residential Amenity

The comments above regards amenity in respect of adjacent properties and overdevelopment of the site is noted. The proposed annexe would be located at the bottom of the rear curtilage of the existing dwelling. The proposed building would be single storey with a flat roof. To the west is vegetation followed by footpath and road. The bottom end of two adjoining residential curtilages exist to the north and south. The proposals are located wholly within the curtilage of the dwelling and are located towards the back off the property, just off the shared boundaries. The height of the annex would be approximately 2.5 metres. Given that the boundary treatment to the rear can be installed up to 2 metres, the potential impact of the single storey flat roof annex is reduced. The plot is considered to be of sufficient size to accommodate the proposals adequately within its boundary and sufficient private curtilage space would remain to serve the property. Given the overall scale of the proposals and their relationship with the existing dwelling and surrounding properties, it is not considered that it would give rise to a significant or material amenity impact upon neighbouring properties such as to warrant and sustain objection and refusal of the proposals on this basis. It is considered therefore that the proposals would be acceptable in terms of residential amenity.

5.3 Design

The comments regarding design and the surrounding area are noted. The proposals are for a single storey building with a flat roof located at the end of the rear curtilage of the host property. The flat roof nature of the proposals

reduces the bulk, scale, visibility and any impact upon the only properties either side of the application site. Beyond this to west, the proposals would not be highly visible. Given the nature, shape and orientation of the plot, it would be difficult to add the level of accommodation as an extension to the existing dwelling. The proposals being within the rear curtilage would not be visible or materially impact the wider streetscene. Materials, incorporating timber weatherboard would give a garden outbuilding, ancillary feel to the design of building and are considered to be acceptable given the context and location of the site. It is not considered that they could reasonably be used as a separate residential unit, given their relationship with the host dwelling. The proposals are therefore considered to be of an appropriate standard in design and are not materially unacceptable in context with the dwelling house or the area in general. The annexe is of an acceptable size in comparison to the existing dwelling, the plot available and the site and surroundings.

5.4 Sustainable Transportation

The comments regarding parking, and the lack of provision are noted. It is confirmed by the applicants agent that the dwelling currently has 4 bedrooms. The proposal is ancillary to the main dwelling and would add one further bedroom, i.e. from 4 to 5. The Councils parking requirements in this respect would be for a 3 off street spaces. Additional plans have been received illustrating that a garage and driveway form part of the curtilage associated with the dwelling. The driveway is approximately 10 metres in length and 3 metres wide, and this together with the garage provides for three off street parking spaces. Therefore the proposals, would be in accordance with adopted Council policy. On this basis it is considered therefore that the parking provision is acceptable for the development proposed.

5.5 Equalities

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

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

6. **CONCLUSION**

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

- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Core Strategy and South Gloucestershire Policies, Sites and Places Plan, set out above, and to all the relevant material considerations set out in the report for the following reasons:

7. RECOMMENDATION

- 7.1 Planning permission is GRANTED subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

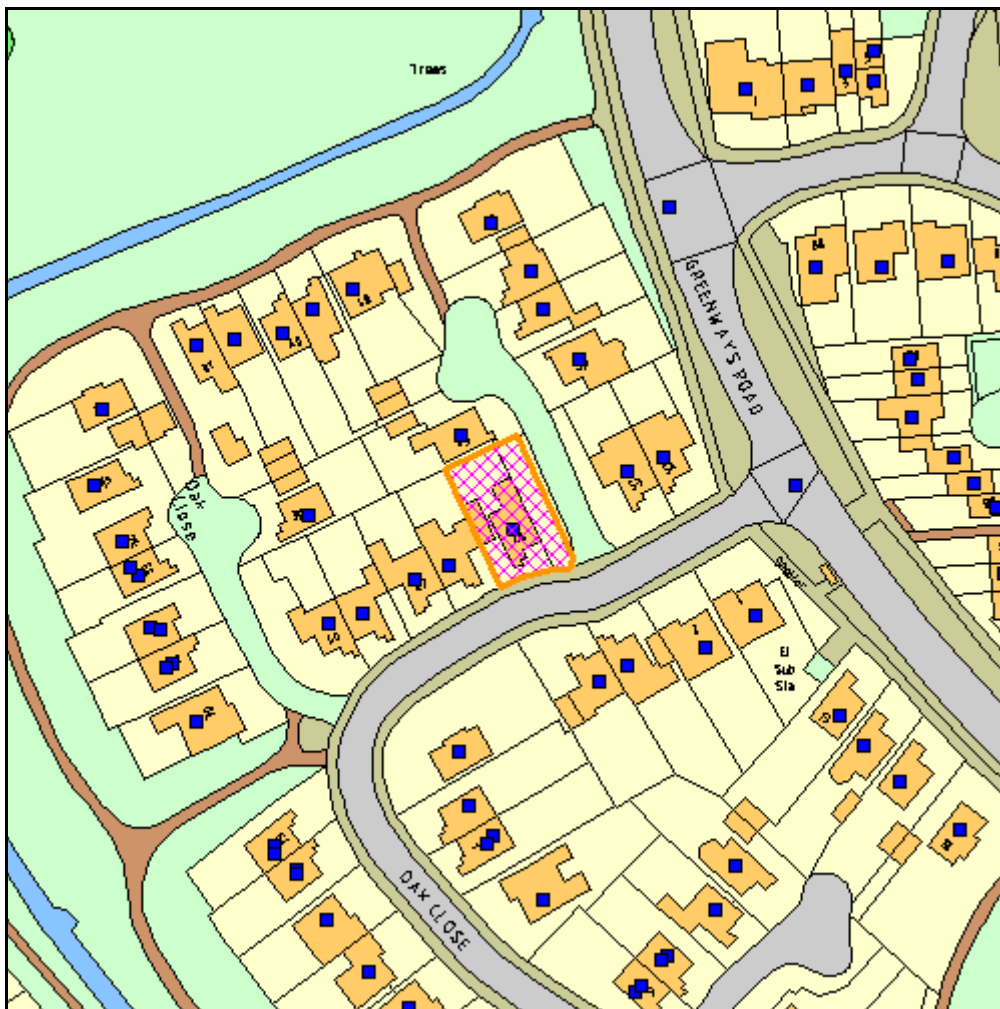
2. The annexe hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as 32 Hawthorn Way.

Reason

The use of the extension as a separate residential unit would require separate and further planning consent which would require to be considered afresh, in accordance with Policy CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 and Policies PSP8 and PSP38 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017.

CIRCULATED SCHEDULE NO. 41/19 – 11 OCTOBER 2019

App No.:	P19/11313/F	Applicant:	Mr Paul Pullen
Site:	44 Oak Close Yate Bristol South Gloucestershire BS37 5TW	Date Reg:	21st August 2019
Proposal:	Erection of a two storey side extension to form additional living accommodation with creation of new off-street parking area.	Parish:	Yate Town Council
Map Ref:	370547 183513	Ward:	Yate North
Application Category:	Householder	Target Date:	15th October 2019



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P19/11313/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application is for the erection of a two storey side extension to form additional living accommodation with creation of new off-street parking area.
- 1.2 The property is a relatively modern detached dwelling, located on a residential cul de sac, within the residential area of Yate.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS8 Access/Transport

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

PSP1 Parking Standards
PSP8 Residential Amenity
PSP38 Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.
South Gloucestershire Parking Standards SPD

3. RELEVANT PLANNING HISTORY

- 3.1 PK08/0927/F – Rear conservatory. Approved 15/5/08.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection: There will not be enough adequate parking for the property when it is converted from a 3 bed to 5 bed dwelling. Plans showing adequate parking provision need to be submitted.

Sustainable Transportation

The proposed development will increase the bedrooms within the dwelling to five. South Gloucestershire Council's residential parking standards states that a dwelling with five or more bedrooms requires a minimum of three parking spaces to be provided within the site boundary.

The plans show that a new vehicular crossover will be created in front of the proposed extension which will increase the vehicular parking to meet the minimum parking requirements. On that basis, there is no transportation objection raised. A condition is requested that all parking areas have a permeable bound surface.

4.2 Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Extensions to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

5.2 Design

The proposals are considered to be of an acceptable standard in design and would be an acceptable addition, taking into account the main dwelling house and surrounding area. Materials would be acceptable.

5.3 Residential Amenity

The length, size, location and orientation of the proposals and the relationship with other properties in the area, are not considered to give rise to any additional significant or material overbearing or overlooking impacts on adjacent properties in this instance.

5.4 Transportation

The concerns raised regarding parking, highlighted above, are noted. Notwithstanding this the application incorporates the provision of additional off-street parking. This combined with the existing parking provision would provide a minimum of three off-street spaces, which meets the Council's adopted off street parking requirements for a 5 bed. dwelling. There are no transportation objections to the proposals on this basis.

5.5 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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

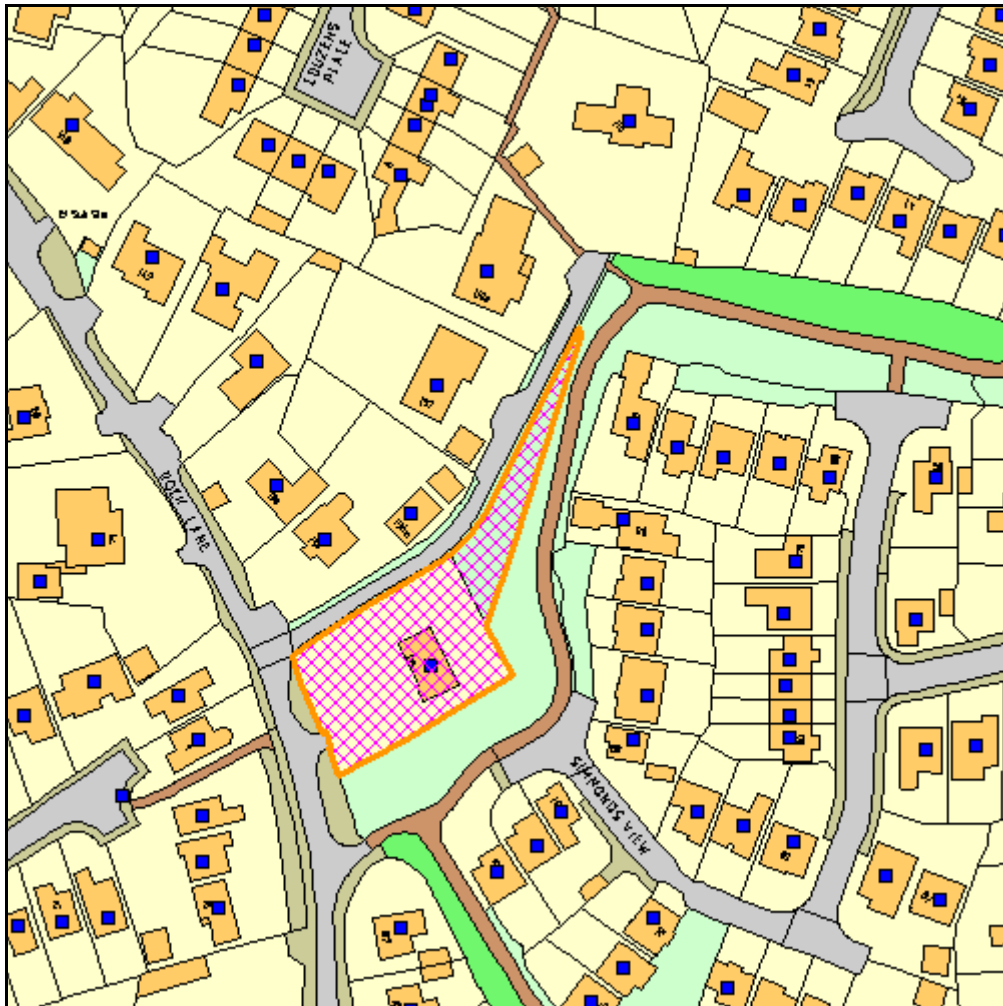
3. The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 41/19 – 11 OCTOBER 2019

App No.:	P19/11484/O	Applicant:	Howes & Chenhall
Site:	Rock Lane Farm Rock Lane Stoke Gifford South Gloucestershire BS34 8PQ	Date Reg:	23rd August 2019
Proposal:	Erection of 1 no. detached dwelling with associated works (Outline) with access, layout, scale and appearance to be determined, all other matters reserved.	Parish:	Stoke Gifford Parish Council
Map Ref:	362798 180057	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	17th October 2019



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P19/11484/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 has been referred to the Circulated Schedule for determination as four comments of objection have been received as a result of the consultation. These are contrary to the officer recommendation for approval.

1. THE PROPOSAL

- 1.1 This application seeks outline planning permission for the erection of a single dwelling to the north of Rock Lane Farm. This application follows the refusal of an earlier application for two dwellings on the site. This application has been submitted concurrently with another application for two dwellings on this site.
- 1.2 As an outline application, only access, layout, scale and appearance are to be determined. This leaves details concerning landscape to be considered at a later date.
- 1.3 The site is within the existing urban area of the north fringe of Bristol. The site is currently occupied by a large detached dwelling; this would be retained. The site is in an area of mixed character. There are a few historic properties nearby and development from each age of the expansion of Stoke Gifford. The current house is modern but the character of Rock Lane has retained a certain charm, with unkerbed verges, narrow carriageways, stone boundary walls, and mature planting.

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
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
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
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

Landscape Character Assessment SPD (Adopted) November 2014

CIL and S106 SPD (Adopted) March 2015

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

3. RELEVANT PLANNING HISTORY

3.1 P19/11483/O *Under Consideration*

Erection of 2no detached dwellings and associated works (Outline) with access, appearance, layout and scale to be determined, all other matters reserved (re-submission of P19/4769/O).

3.2 P19/4769/O *Refused* 12/07/2019

Erection of 2 no. detached dwellings with associated works (Outline) with access, layout, scale and appearance to be determined, all other matters reserved.

Reason –

1. The proposed development fails to be informed by, respect, or enhance the site and its context. If permitted, the proposal would be harmful to the residual rural and open nature of the site and this part of Rock Lane to the detriment of local distinctiveness. Furthermore, the layout of the proposed housing is contrived fails to comprise a holistic redevelopment of the site to the detriment of good design. The proposed development is not of the highest possible standards of site planning and design and is therefore contrary to policy CS1 and CS17 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

3.3 P97/2634 *Refused* 19/01/1998
Erection of detached dwelling (Outline)

3.4 P93/2257 *Refused* 10/11/1993
Erection of single detached dwelling and garage. Construction of vehicular and pedestrian access (outline).

- 3.5 N7881 Approved 17/06/1982
Erection of detached dwelling and garage. Construction of new vehicular and pedestrian access to serve existing dwelling.

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Parish Council
Unclear whether proposal is to build one or two dwellings on the site

Internal Consultees

- 4.2 Lead Local Flood Authority
No objection
- 4.3 Sustainable Transport
Details of the number of bedrooms, electric vehicle charging points, and bin collection is required

Other Representations

- 4.4 Local Residents
4 comments of objection have been received which raise the following:
- Additional on-street parking would block public highway
 - Cramped design
 - Impact of trees/ vegetation
 - Impact on biodiversity
 - Impact on character of Rock Lane
 - Impact on pedestrian and cyclist movements
 - Impact on surface water
 - Loss of light
 - Loss of outlook
 - Loss of privacy
 - Maintenance issues
 - No landscaping shown
 - Stretch of Rock Lane is unsuitable for additional housing
 - Turning space needs to be provided on site

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks outline permission for the erection of a single dwelling in Stoke Gifford.

Principle of Development

- 5.2 The site is located within the existing urban area of the north fringe of Bristol where, under policy CS5, is a location where development of this nature is directed. Policy CS16 and CS17 also permitted development of this nature subject to an assessment of density and the impact on the character of the area. Design quality is stipulated by policies CS1 and PSP1.

- 5.3 In principle the development is acceptable but should be determined against the analysis set out below.

Design: Layout

- 5.4 In the past a number of planning applications for new dwellings on this site have been refused, including one earlier this year. Putting the most recent one aside for now, the historic decisions were taken in a very different context. Since then significant new development has been undertaken in the vicinity including the Parkway North development to the rear of the site. While the frontage along Rock Lane has retained its rural character, the wider locality has become much more suburban in nature. The historic decisions are not given weight in current considerations. The most recent application was refused on its impact on the character and distinctiveness of the area; it is this which must be addressed in order for this application to succeed.
- 5.5 The layout is improved in this proposal. The proposed dwelling would sit in line with the existing house. Some comments have been made about the proximity of the house to the site boundary. It is acknowledged that it is tight but it would not be out of character with the prevailing layout and there are examples of other properties which are positioned tight to the boundary in the immediate vicinity.
- 5.6 While the connection to the highway is considered under 'access' layout does include the positioning of buildings and routes. The property would be accessed along the same route as the retained dwelling. It is not uncommon for a handful of dwellings to share an access point. A preferable option would be for the proposed new dwelling to have its own independent access; however, this would result in the loss of hedge. The balanced decision therefore is to accept the arrangement as proposed.

Design: Appearance and Character

- 5.7 Despite being the suburban north fringe of Bristol, Rock Lane has a surprisingly rural character. There is modern development all around but the road itself is more akin to a country lane. This part of Stoke Gifford demonstrates its development from a small rural hamlet, to the coming of the railways, to the modern residential development of the late twentieth century. It makes for an interesting and distinctive corner of the 'village' in an otherwise plain built environment.
- 5.8 Rock Lane Farm is a large, modern, dwelling of little architectural interest in its own right. It is positioned in a large plot with a spacious front garden and subsequently is well set-back from the road. The interaction with the street is pleasant with a generous verge and thick hedge. On the opposite side of the road, the modern estate houses are tempered by the provision of a high local stone wall, mature planting and another generous verge.
- 5.9 The proposal would retain the character of the area. The hedge is shown as being retained and although the existing building on site is architecturally bland, the proposed building exhibits greater character with some attempts at vernacular detailing.

- 5.10 Given the cluster of development to the north, the proposal for a single house is not considered to be harmful to the visual amenity of the area and is acceptable in appearance.

Residential Amenity

- 5.11 Development should not be permitted which has a prejudicial impact on residential amenity.
- 5.12 The amenity space provided for the proposed dwelling is likely to be sufficient to meet the requirements of PSP43 as it exceeds the greatest minimum provision. This would include the use of land currently not part of the curtilage (although may be in a residential use) of the existing dwelling. Landscaping of the boundaries to the amenity space will be important when this is submitted as a reserved matter.
- 5.13 In terms of the impact on nearby occupiers, examination is required with regard to the impact of first floor windows on privacy. To the north, given the existing built form it is not considered the development would adversely impact on amenity. The areas over which windows could look are 'public' being to the front of the nearest adjacent dwelling and sufficient distance is provided between the proposed property and the conservatory of the second closest property. To the south, the proposed first floor window in the rear wing would overlook the retained garden of Rock House Farm. This window therefore will need to be obscure glazed and non-opening (or ideally removed). A condition will be required to secure obscure glazing.
- 5.14 Subject to the suggested condition, the impact on amenity is acceptable.

Transport and Parking

- 5.15 Located in the urban area and close to public transport routes, the siting of development is sustainable. Therefore the most significant concerns are the provision of a safe access and adequate off-street parking.
- 5.16 No objection is raised to the intensified use of the site access and adequate visibility is indicated.
- 5.17 In terms of parking provision, two spaces are indicated on the proposed plan. It is indicated on the application form that the property would be a four-bedroom dwelling. Two parking spaces would therefore be sufficient. As landscaping is a reserved matter, the provision of the parking can be secured through the details submitted at a later date. A condition should explicitly reference that these details will be required. It is also through the landscaping that the bin collection points can be confirmed.
- 5.18 Electric vehicle charging should be provided. This too can be controlled through a suitably worded condition. Subject to the above, there is no objection on highways grounds.

Landscaping and Biodiversity

- 5.19 It is not considered that the proposal would have a significant adverse impact on biodiversity. Forthcoming landscape proposals would need to demonstrate what and how the existing landscaping will be protected and retained.

Drainage

- 5.20 The site is in the urban area and it is likely that suitable drainage can be achieved. This matter therefore does not need to be addressed by condition.

Impact on Equalities

- 5.21 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.
- 5.22 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.23 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.24 Maintenance of buildings would be a civil matter between relevant landowners. Planning permission does not grant a right of access onto land not in the control of the developer.

Planning Balance

- 5.25 While the proposal is not exemplary, it is still of good design; it takes into account local distinctiveness and responds well to the constraints of the site. The proposal would result in one additional dwelling. The benefit of additional housing provision outweighs the minor issues with the proposal outlined elsewhere in this report.

6. CONCLUSION

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

- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: 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 outline planning permission is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

1. Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

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

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

Reason

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

3. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

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

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

Reason

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

5. As part of the plans and particulars required by condition 2 in relation to the landscaping of the site, details for the provision of car parking (to accord with policy PSP16) and bin storage and collection points shall be submitted.

Reason 1

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Reason 2

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

6. Prior to the first occupation of the dwelling hereby approved, details for the provision of electric vehicle charging points shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

To encourage means of transportation other than the combustion engine private car, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

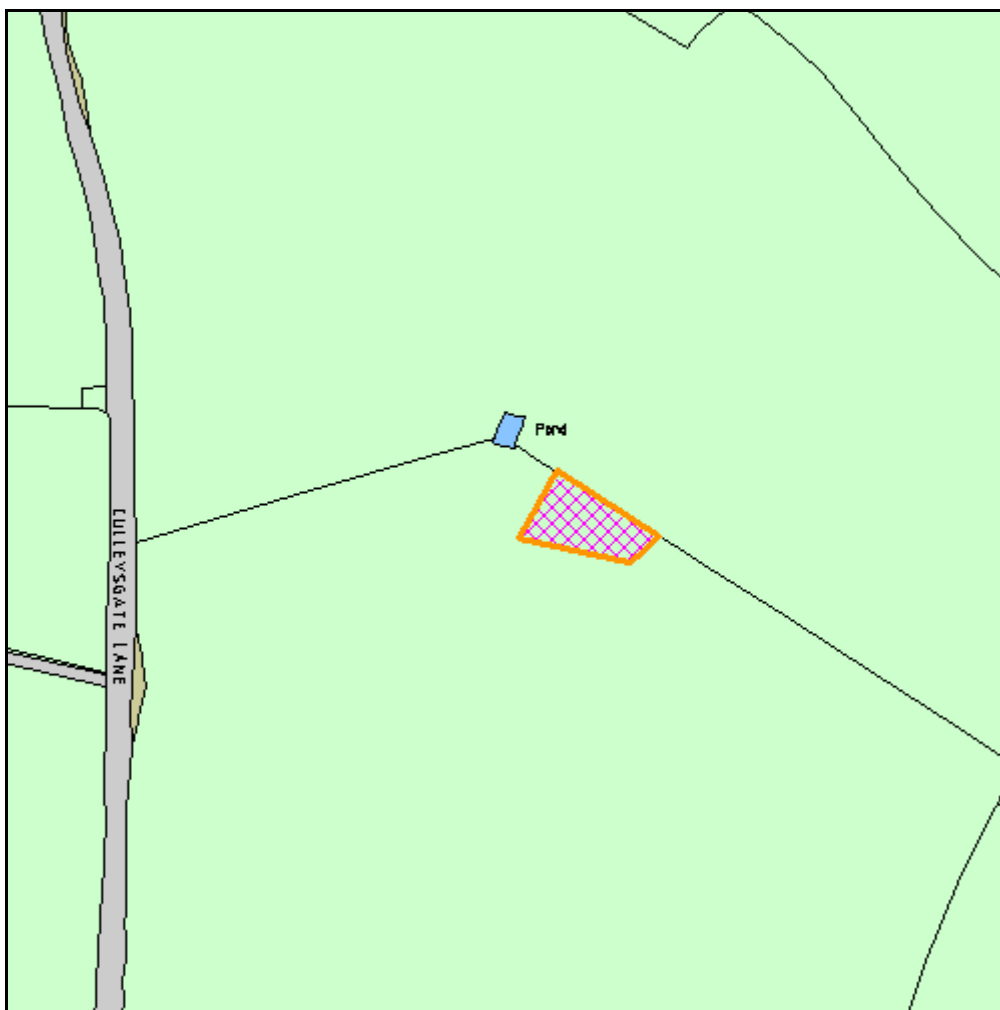
7. Prior to the first occupation of the dwelling hereby permitted, and at all times thereafter, the proposed first floor window in the south facing side elevation on the rear projecting wing shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with 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. 41/19 – 11 OCTOBER 2019

App No.:	P19/3701/F	Applicant:	Mr And Mrs S Grey
Site:	Culleysgate Farm Culleysgate Lane Doynton South Gloucestershire BS30 5SP	Date Reg:	26th April 2019
Proposal:	Change of use of land and siting of 1no. static caravan for use as temporary agricultural workers dwelling (Class C3)	Parish:	Doynton Parish Council
Map Ref:	371533 173433	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	19th June 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 CIRCULATED SCHEDULE

This application has been assessed as being a departure from the development plan. Under the Councils current scheme of delegation these applications are required to be referred to the circulated schedule, except when they are notified to the Secretary of State in which the resolution would be at Committee. This application is not required to be referred to the Secretary of State as it falls below the required threshold.

The proposal has been advertised (for a period of 21 days) as a departure from the South Gloucestershire Development Plan. The consultation period has now expired. There were no comments received in respect of the departure advert.

1. THE PROPOSAL

- 1.1 The site is located 1.3 km due south of Doynton and 300 metres due North of the A420. Access to the site is off Cullysgate Lane. The site has recently been developed under Agricultural Permitted Development Rights to provide two agricultural buildings and associated yard and access track. Some landscaping has been provided as part of the existing development and is establishing well in the landscape.
- 1.2 The farm complex is now established and is referred to as Cullysgate Farm. The farm complex provides facilities to support the Calf Rearing Business located at the site.
- 1.3 The proposed development details the siting of a mobile home just to the South of the existing farm complex. The application site includes a small area of land around the proposed mobile home to provide for some residential amenity space. The application includes landscaping proposals associated with this area of land. Access to the mobile home would utilise the existing access track from Cullysgate Lane. The application proposes a temporary dwelling and the applicant has indicated that a period of five years is sought initially.
- 1.4 In order to assist the Local Planning Authority to assess the need for the proposed agricultural workers dwelling, an independent rural surveying consultant has been engaged. The advice obtained has informed the assessment of the functional need of the proposed dwelling, its siting and business justification.
- 1.5 The proposed development is located within the Green Belt and in an isolated location in the open countryside. As such, the proposal (and any ultimate approval) would be contrary to the South Gloucestershire Development Plan. Accordingly the application has been advertised as a departure from the development plan. It should be noted that it falls below the required threshold to be referred to the Secretary of State.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework (Feb 2019)

National Planning Policy Technical Guidance

2.2 Adopted Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4A Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing Environment and Heritage

CS34 Rural Areas

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

PSP1 Local Distinctiveness

PSP2 Landscape

PSP7 Development in the Green Belt

PSP8 Residential Amenity

PSP16 Parking Standards

PSP40 Residential Development in the Countryside

PSP41 Rural Workers Dwellings

PSP43 Residential Amenity Space Standards

2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

Development in the Green Belt SPD

South Gloucestershire Landscape Character Assessment (Nov 14) – Area 6,
Pucklechurch Ridge and Boyd Valley.

3. RELEVANT PLANNING HISTORY

3.1 PK16/4977/PNA

Prior notification for an agricultural building for the keeping of livestock, fodder and machinery.

No Objection

3.2 PK15/5057/PNA

Prior notification for an agricultural building for the storage of machinery and fodder

No Objection

3.3 PK14/4077/PNA

Prior notification for a Fodder and machinery store

No Objection

This approval has not been implemented

4. CONSULTATION RESPONSES

4.1 Doynton Parish Council
No Objection

4.2 Highway Authority
No objection subject to there being a proven need for an agricultural workers dwelling.

4.3 Landscape Officer
No objection subject to the agreed landscaping scheme being secured by condition.

Other Representations

4.4 Local Residents
No comments have been received.

4.5 No further comments have been received as a result of the advertisement of this application as a departure from the development plan policies.

5. ANALYSIS OF PROPOSAL

5.1 The development proposal relates to an existing agricultural business. It is proposed to provide a temporary mobile home to provide on-site residential accommodation for an agricultural worker associated with the business. The application details a temporary development and the applicant indicates that a period of five years is sought initially to allow the business to prove its viability.

5.2 Principle of Development
The National Planning Policy Framework makes a presumption in favour of sustainable development and has placed a strong emphasis in respect of supporting economic growth in rural areas. In particular the document sets out that planning policies should enable;

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;*
- b) *the development and diversification of agricultural and other land-based rural businesses.*

- 5.3 Furthermore, the site is within the Green Belt. The National Planning Policy Framework makes a presumption against the development of new buildings within the Green Belt subject to limited criteria. Whilst agricultural buildings may be considered appropriate within the Green Belt, the provision of a new dwelling (whether or not for agricultural workers) would not fall into the limited criteria of development that is appropriate in the Green Belt. As such very special circumstances are required to justify the proposed development in the context of the Green Belt. This issue is addressed in more detail later in this report.
- 5.4 Policies CS5 and CS34 of the South Gloucestershire Core Strategy seek to direct new build housing to the urban areas and established settlement boundaries. The policies also reflect the presumption against the development of new buildings within the Green Belt. In this regard, the proposal is contrary to the adopted development plan as it proposes a new dwelling that would be located within the Green Belt, and beyond the established settlement boundaries as shown on the South Gloucestershire Core Strategy Proposals Map.
- 5.5 Notwithstanding the above, Policy PSP41 of the Policies, Sites and Places Plan supports the erection of dwellings for permanent workers in agriculture, forestry or other rural businesses outside of defined settlement boundary, provided that the applicant can demonstrate that:
- 1) the dwelling is required to satisfy a clearly established existing functional need to live at the place of work or within the immediate area, which can't be met within the defined settlement boundaries; and*
 - 2) the rural business has been established for at least three years, has been profitable for at least one of them, is financially sound, and has a clear prospect of remaining so; and*
 - 3) the need could not be fulfilled by another existing dwelling or building capable of conversion on the unit, or any other accommodation or building capable of conversion in the area, which is suitable and available for occupation by the worker concerned; and*
 - 4) the proposal(s) is satisfactorily sited in relation to the rural business and wherever possible, is sited within a hamlet or existing group of buildings.*
- 5.6 This approach is reflects national planning policy. Paragraph 79 of the National Planning Policy Framework, outlines that planning policies and decisions should avoid the development of isolated homes in the countryside unless certain circumstances apply. One such circumstance is when there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside. It is of note that this does not over-ride the presumption against the development of new buildings within the Green Belt. However, where an

essential need for an agricultural workers dwelling this is a factor that can be considered to represent very special circumstances, so justifying development.

- 5.7 The starting point is to establish whether or not there is a proven need for the proposed agricultural workers dwelling. This is an assessment that must be carried out purely on the merit of the individual case and should be assessed against the criteria set out above.

Existing Buildings and Other Accommodation

- 5.8 The current work force is located over 16 miles away from the site. There is no dwelling associated with this agricultural holding and; and there are no buildings capable of conversion for residential purposes within the holding or near location. This is the reason for making this planning application. The agricultural surveyor has carried out a search in respect of the potential for alternative residential accommodation in the vicinity of the site. The advice provided to the Local Planning Authority is that there is not currently suitable accommodation either for rent or purchase which can meet the identified needs of the agricultural business.

Siting

- 5.9 The impact of the proposed development is considered further below. However, in this instance, the proposed mobile home would be located in close proximity to the existing agricultural buildings and farm yard; and as such is appropriately sited close to the existing group of buildings. For the reasons set out later in this report, it is considered that there is adequate mitigation against the landscape/visual impact and as such the proposed siting is acceptable.

Functional Need

- 5.10 The applicant has outlined their intent to expand the calf rearing business and argues that there is a requirement for an agricultural worker to live on or very close to the site. The intention is to expand the business from approximately 50 calves on site to the rearing of approximately 300 calves (to six months) per annum at the site. The applicants currently commute over 16 miles to the site and this is argued to be excessive and difficult to manage in the context of the specific requirements of the livestock. In this regard, the applicant argues that there is a proven need for 1.4 workers at the site (per year).

- 5.11 The rural surveyor has considered the submission included within this application. Notwithstanding the applicants own calculations, the consultant advises that the business generates a requirement for 1.6 full time workers. The advice concludes that the scale of the proposed enterprise does warrant a functional need for a full time worker with additional assistance provided by a casual labour, paid labour and/or contractor. On this basis, officers are satisfied that there is a functional need for a worker on site and this is directly related to the specific business needs.

Financial Viability

- 5.12 The rural surveyor has considered the projected budget which is based upon the establishment of a 300 head calf rearing unit. Further information and clarification was sought during the assessment of this proposal by the

consultant; and this has informed the conclusions reached in respect of the projected viability of the proposed enterprise.

- 5.13 The surveyor has noted in particular that the applicant argues that labour would be carried out by the applicant as so 'labour cost' has been removed therefore increasing the projected profit margin. The consultant also notes that figures relating to 're-investment' are also omitted. Accordingly, the advice given to the Local Planning Authority is that the viability of the business (in effectively relying on unpaid labour) fails the financial test.
- 5.14 Notwithstanding this position, it is for the Local Planning Authority to consider whether there is a reasonable prospect of the enterprise succeeding. It is also for the business operator to manage the business in a manner that would bring about the most effective returns. The test of this is the performance of the business over the period of three years as detailed in the trading accounts. It is also reasonable to allow time to accommodate adjustments to the business over the early stages of the establishment of the business.
- 5.15 To this end, Policy PSP41 allows for consideration of a temporary permission for a rural workers dwelling, provided that the need and location have otherwise been established. This would allow businesses with uncertain performance to prove viability and the opportunity to establish. Officers are satisfied that there is a proven need for a worker to live on site. The farm holding itself is established in this location. Accordingly, it is appropriate to allow the dwelling (in the form of a mobile home) for a temporary period. Allowing for the projected accounting business period outlined in the submission and allowing for a reasonable period for adjustments, the temporary period of five years is reasonable in this instance. This can be secured by condition, as can the restricted occupancy of the mobile home.
- 5.16 Green Belt
Notwithstanding the above, the site is within part of the Bristol and Bath Green Belt. Paragraph 145 of the NPPF sets out that the erection of new buildings in the Green Belt should be regarded as inappropriate development. Having said this it states that there are a number of exceptions to this, as follows;
- buildings for agriculture and forestry
 - provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries
 - extension of an existing building
 - replacement of a building
 - limited infilling in villages
 - limited infilling or the partial or complete redevelopment of previously developed site
- 5.17 The proposal for a new dwelling does not meet any of the exceptions above and as such is considered to be inappropriate development within the Green Belt. Paragraph 143 of the NPPF sets out that inappropriate development, is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 144 goes on to state that 'very special

circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

- 5.18 Officers have considered the individual merit of this case, alongside the rural surveyors report. It is concluded that there is a functional need to justify an agricultural workers dwelling on this site; and that an initial temporary period (for the stationing of the mobile home) is reasonable at this stage to test the viability of the business. It is considered that this need would constitute 'very special circumstances' which outweigh the potential harm to the Green Belt. The impact is further mitigated with the temporary nature of the development so allowing a further Green Belt assessment to be carried out should the business prove viable for the long term warranting a permanent dwelling.

5.19 Design, Visual Amenity and Landscape

The area surrounding the site is made up of mixed farmland and very rural in character. It is relatively isolated and sparsely populated with agricultural sheds (associated with Cullysgate Farm and other agricultural units beyond). The land is slightly undulating with the Cotswold Scarp rising steeply to the East. The site is located within the Cotswold AONB.

- 5.20 It is proposed to install a mobile home immediately to the South of the established farm yard and buildings. It would share the existing access track to the farm and would be enclosed with additional planting and boundary treatment consistent with the rural location. The position of proposed mobile home is set in a slight dip behind a moderately rising topography. This has the effect of obscuring the site in public views from Culleygate Lane, such that the mobile home would not be completely visible in the view. Together with appropriate landscaping, it is considered that the development would be mitigated; and the impact of it in the context of the AONB and the character of the surrounding landscape minimised to an acceptable level.

- 5.21 The Landscape Officer has agreed (through some negotiation) that the proposed landscaping plan is acceptable and as such this can be secured by appropriately worded condition. In the event that the temporary use ceases, officers are satisfied that the site can be easily restored, and that the landscaping installed would be consistent with the landscape beyond the temporary period of the mobile home.

5.22 Residential Amenity

The site is located immediately adjacent to an established Calf Rearing enterprise and would be over 1 km from the nearest residential dwellings and as such would have no material impact in terms of the amenity of those dwellings. In terms of the mobile home itself, all living spaces would be provided with sufficient natural light and outlook. The private amenity space is shown on the plans submitted and is the area to be enclosed with landscaping. Officers are satisfied that the proposed development is acceptable in this regard.

5.23 Transportation Matters

It is proposed that the mobile home would utilise the existing access off Culleysgate Lane. The Highway Authority are concerned only that there is reasonable justification for the rural workers dwelling in the context of its isolated location. Officers have concluded that there is reasonable justification for the dwellings (albeit on a temporary basis at this stage). Otherwise officers are satisfied that, in the context of the existing agricultural use in this location, the proposed development would not result in a materially greater impact in vehicular movement from the site. Indeed, the development would result in a slight reduction as the need to travel to and from the site would be removed.

5.24 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.

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

5.26 Overall Conclusion

This assessment has found that there is a functional need to justify an agricultural workers dwelling on this site. It is considered that this need would constitute 'very special circumstances' which outweigh the potential harm to the Green Belt. Further to this, whilst the development would be located within the open countryside; it has been demonstrated that there is functional need for a rural worker to live at the site. However, given that there is some uncertainty over the long term viability of the business, officers recommend that a temporary and occupancy restricted planning is granted. In this regard the development therefore complies with Para 79 of the NPPF as well as PSP40. A temporary consent will provide the opportunity for the applicant to prove the viability of the agricultural business. A further planning application will be required beyond the temporary period either to extend that period or provide a permanent dwelling.

5.27 In terms of detailed matters subject to details agreed by condition, matters relating to landscape, residential amenity and highway safety are considered 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/refuse 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 following conditions;

Contact Officer: Simon Penketh
Tel. No. 01454 863433

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. Temporary Consent

The use hereby permitted shall be discontinued and the building removed from the site and the land restored to its former condition on or before 21st October 2024, in accordance with a scheme of work submitted to and approved in writing by the Local Planning Authority.

Reason

The site is located within the Bath and Bristol Green Belt where the development would not fall into the limited categories of development that is appropriate in a Green Belt Location. The proposed development has been approved having regards to the 'very special circumstances of the case' which are considered to justify the development in this location; in accordance with Policy CS5 and CS34 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013; and Policy PSP7 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017.

Reason

The financial viability of the holding is yet to be fully established. Permission for a limited period will allow the Local Planning Authority the opportunity to re-assess the development in the light of experience of the use, the provisions of the Local Plan, and any other material considerations on expiration of the temporary permission, to accord with Policy PSP41 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the provisions of the National Planning Policy Framework (2019).

3. Rural Workers Tie

The occupation of the dwelling hereby approved shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

The site is not in an area intended for residential development and the development has been permitted solely because it is required to accommodate a person working in agriculture in the interest of the agricultural business at the site, and; to accord with the provisions of the National Planning Policy Framework 2019 and Policy PSP41 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

Reason

The site is located within the Bath and Bristol Green Belt where the development would not fall into the limited categories of development that is appropriate in a Green Belt Location. The proposed development has been approved having regards to the 'very special circumstances of the case' which are considered to justify the development in this location; in accordance with Policy CS5 and CS34 of the South Gloucestershire Local Plan, Core Strategy (adopted) December 2013; and Policy PSP7 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017.

4. Landscaping

The development hereby approved shall be implemented strictly in accordance with the 'Proposed Landscaping Plan' and 'Landscaping Supporting Information' as received by the Local Planning Authority on 19th August 2019. For the avoidance of doubt all new planting shall be provided in the next planting season following installation of the approved mobile home. Any plants which die or are otherwise removed within the first two years of planting shall be replaced on a like for like basis in the next available planting season.

Thereafter shall be retained as such. Any plants which die or are otherwise removed within the first two years of planting shall be replaced on a like for like basis in the next available planting season.

Reason

In order to protect the character and visual amenity of the site and the surrounding landscape; and the Cotswold Area of Outstanding Natural Beauty; and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013; and, Policies PSP1, and PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017.