

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. 50/19

Date to Members: 13/12/2019

Member's Deadline: 19/12/2019 (5.00pm)

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

Having considered the reports, those applications that Councillors feel should be referred to the relevant Planning Committee must be notified to the Strategic Planning section by email within five working days of the publication of the schedule (by 5pm) in line with the procedure set out below. If there has been no valid Member request for referral within the time period, the decision notices will be issued in line with the recommendation in this schedule.

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee.

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The request in writing must be made in writing by at least two or more Members, not being Members of the same ward
- d) In addition, the request in writing must have the written support of at least one of the Development Management Committee Chair and Spokes Members
- e) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral
- f) Indicate whether you have discussed the application(s) with the Case Officer and/or Development Manager
- g) Indicate whether you have discussed the application(s) with ward Member(s) if the site is outside of your ward

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

Before referring an application always contact the case officer or Development Manager first to see if your concerns can be addressed without the application being referred.

If you are considering referring in an application outside the ward you represent, as a courtesy, speak to the ward Member(s) to see what their views are, before referring the application.

Always make your referral request as soon as possible, once you have considered all the application details and advice of the case officer. Please do not leave it to the last minute.

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
50/19	Wednesday 11 th December 3pm	Friday 13 th December 9am	Thursday 19 th December 5pm	Friday 20 th December
51/19	Wednesday 18 th December 3pm	Friday 20 th December 9am	Thursday 2 nd January 5pm	Friday 3 rd January
No Circulated on Friday 27 th December				

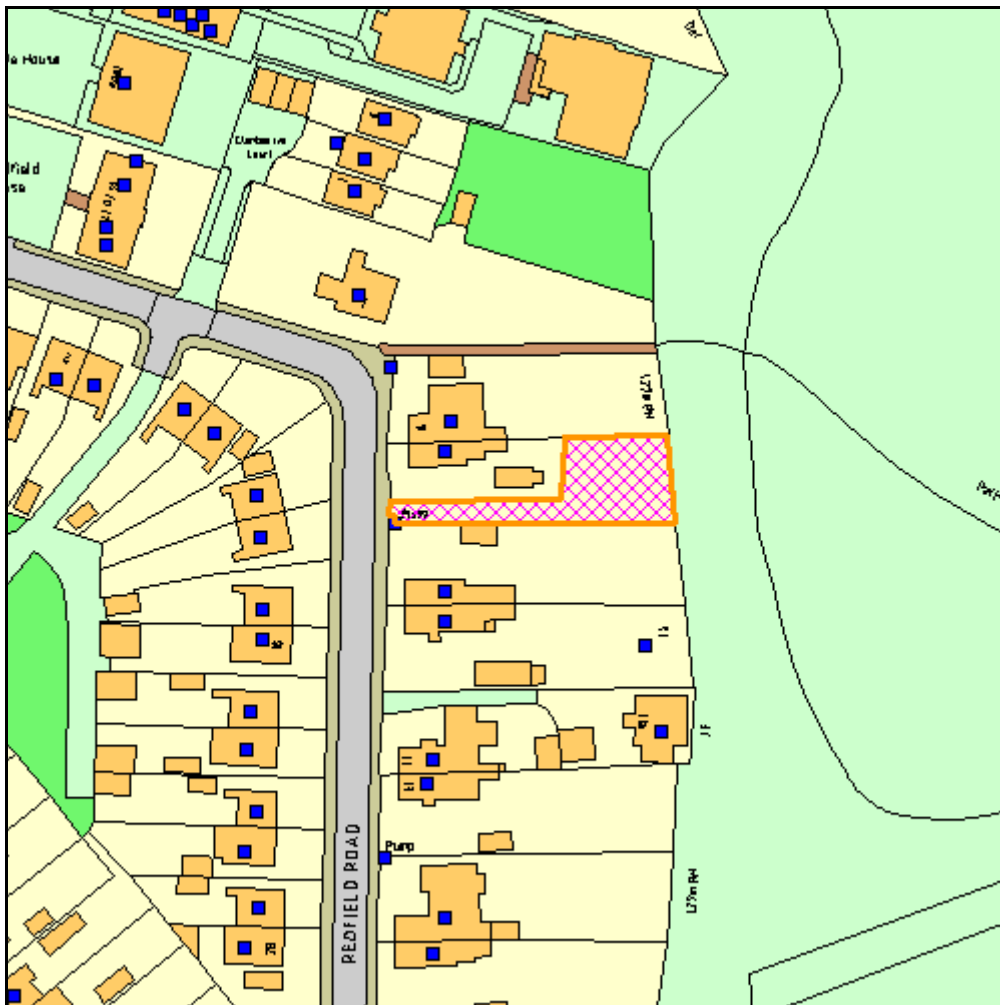
Dates and officer deadlines for Circulated Schedule Christmas Holidays 2019

CIRCULATED SCHEDULE - 13 December 2019

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/10495/F	Approve with Conditions	5 Redfield Road Patchway South Gloucestershire BS34 6PJ	Charlton And Cribbs	Patchway Town Council
2	P19/10929/RVC	Approve with Conditions	Coulstreng Harry Stoke Road Stoke Gifford South Gloucestershire BS34 8QH	Stoke Gifford	Stoke Gifford Parish Council
3	P19/15189/F	Approve with Conditions	1 Mangotsfield Road Mangotsfield South Gloucestershire BS16 9JG	Staple Hill And Mangotsfield	Emersons Green Town Council
4	P19/15927/ADV	Approve	Lidl Kennedy Way Yate South Gloucestershire BS37 4BA	Yate Central	Yate Town Council
5	P19/16333/F	Refusal	Garage At 55 Frampton End Road Frampton Cotterell South Gloucestershire BS36 2JY	Frampton Cotterell	Frampton Cotterell Parish Council
6	P19/7235/F	Approve with Conditions	Land At Severn Road Hallen South Gloucestershire BS10 7SE	Pilning And Severn Beach	Almondsbury Parish Council
7	P19/8107/F	Approve	7 Cossham Close Thornbury South Gloucestershire BS35 1JP	Thornbury	Thornbury Town Council
8	P19/8623/F	Approve with Conditions	1 The Avenue Patchway South Gloucestershire BS34 6BD	Bradley Stoke North	Stoke Lodge And The Common

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER V2019

App No.:	P19/10495/F	Applicant:	Mrs B Ross
Site:	5 Redfield Road Patchway Bristol South Gloucestershire BS34 6PJ	Date Reg:	2nd September 2019
Proposal:	Erection of 1no dwelling with access parking and associated works.	Parish:	Patchway Town Council
Map Ref:	360700 181350	Ward:	Charlton And Cribbs
Application Category:	Minor	Target Date:	25th October 2019



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P19/10495/F

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

INTRODUCTION

This application is referred to the Circulated Schedule in accordance with procedure given that objections have been received that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This proposal seeks full planning permission for the erection of 1no. detached dwelling with access and associated works from Redfield Road. The building will be located to the rear of No.5 with access via the side of the property. The existing access is to be widened to allow two additional spaces for the original property (at the front). Two spaces are provided to the rear.
- 1.2 The application site is located in the built up residential area of Patchway within the defined North Bristol Urban Fringe. The host dwelling itself is a semi-detached, two-storey dwelling. The immediate area is characterised by semi-detached properties with the occasional detached properties. Consents have previously been given for “backland style development” comprising single dwellings to the rear of those fronting Redfield Road (see section 3 below).
- 1.3 Negotiations have taken place, following which the dwelling has been reduced in scale from a two storey dwelling (height 6.5m) to a bungalow (height 5m).

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019

National Planning Policy Guidance 2014

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS4a Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS15 Distribution of Housing

CS16 Housing Density

CS17 Housing Diversity

CS25 Communities of the North Fringe of the Bristol Urban Area

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

PSP1 Local Distinctiveness

PSP2 Landscape

PSP6 On site renewables

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

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

3. **RELEVANT PLANNING HISTORY**

3.1 No.5 Redfield Road:

P19/7186/F Erection of two storey side and rear extension to form additional living accommodation. Approved with conditions 16th July 2019

In the locality

PT07/3192/F Erection of 1 no. detached dwelling and double garage with associated works (in accordance with amended plans received on 19 November 2007). Approved with conditions 28th January 2008.

This development is now known as No.11a and is situated to the rear of No.11 Redfield Road accessed to the side.

PT08/2115/F Erection of 1 no. detached bungalow with access and associated works. Approved with conditions 17th September 2008

A bungalow to the rear of No.17 Redfield Road, accessed to the side.

PT14/1789/F Erection of 1no.detached bungalow with access and associated works (resubmission of application PT14/0478/F). Approved with conditions 2nd July 2014

A bungalow to the rear of No.9 Redfield Road, accessed to the side.

PT17/5728/F Erection of 1 no. detached bungalow with access and associated works. Approved with conditions 15th March 2018

A bungalow to the rear of No.13 Redfield Road, accessed to the side

4. **CONSULTATION RESPONSES**

4.1 Patchway Town Council

Objection. Too dense a build. Concerns regarding parking and access for emergency services

4.2 Sustainable Transport

I refer to the above planning application to which no transport objection is raised.

I note the objections on the Council's web site regarding on - street parking. The proposal includes two off-street car parking spaces for the new dwelling and retains the two spaces for the existing dwelling. This accords with the Council's minimum standard. One on-street space would be lost however most of the dwellings along Redfield Road have off-street parking so the impact will be minimal.

Redfield Road is approximately 5.5m wide which is wide enough for emergency service and refuse vehicles to pass a parked car.

I recommend the following conditions.

The dwelling shall not be occupied until the access, car and cycle parking arrangements have been provided in accordance with the submitted details.

Reason: In the interest of highway safety, to promote sustainable travel and to accord with PSP Policies PSP11 and 16.

The dwelling shall not be occupied until an Electric Vehicle Charging Point has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To promote sustainable travel choices and to accord with the Councils SPD on residential car parking standards.

Informative. The proposed development will require alterations to the existing vehicle crossover from the carriageway and under Section 184 of the Highways Act 1980 the Applicant is required to obtain the permission of South Gloucestershire Council (Developments Implementation Team) as Highway Authority at [https://www.southglos.gov.uk/transport-and-streets/roads-highways-and-pavements/dropped-kerbs/beforecommencing ANY works on the highway](https://www.southglos.gov.uk/transport-and-streets/roads-highways-and-pavements/dropped-kerbs/beforecommencing-ANY-works-on-the-highway). It should be noted that it is an offence under the 1980 Highways Act for surface water to discharge across a public footway and therefore surface water drainage provision is required on the access driveway to prevent this.

4.3 Lead Local Flood Authority

No objection.

4.4 Highway Structures

No comment

4.5 Archaeologist

No comment

Other Representations

4.5 Local Residents

2 Storey dwelling

There have been 17 letters of objection. The grounds of objection can be summarised as follows:

The proposal will impact upon highway safety in a busy road. There is not enough parking

Emergency vehicle access in the street will be affected

Concern about the size of the proposal in contrast to permitted bungalows. The structure will be out of character

Loss of privacy to neighbours from possible overlooking and overshadowing

Uncertainty over the boundary treatment/ownership

There will be implications for access to drains

Additional pressure on the sewage system should be avoided as there are existing problems of sewage flooding

An historic pump should not be removed

Vegetation has been removed prior to the submission of the application

Increase in noise and disturbance

Bungalow

Following the submission of revised details, a full re-consultation took place. 5 letters of objection have been received that reiterate the points set out above.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The development plan supports residential development within the established settlement boundaries. CS5 of the Core Strategy encourages new residential development in settlement boundaries and urban areas, and CS25 of the Core Strategy encourages new provision of housing in the North Fringe of Bristol Urban area. Similarly, Policy PSP38 states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area, would not prejudice the amenities of neighbours, would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings, would not prejudice the provision of adequate private

amenity space, and would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.

- 5.2 The principle of residential development on this site is acceptable. Detailed matters relevant to this application will be assessed below.

5.3 Design and Visual Amenity

The proposed development is a modest hipped roof bungalow that would have a height of 5m to the top of the roof ridge. The building will be finished in brick and render with clay tiles. The building will be set at the rear of the site and accessed by a driveway to the side of the host building. As such the proposal might be described as a “classic back land development”.

Of importance as set out in the history above (section3), there have been several approvals of a similar nature, including at nearby No.9 and No.11 Redfield Road. It is acknowledged that as originally proposed the structure would have had a bulky appearance and with a height of 6.5m would have appeared out of character. Given the context as described above however the proposal is considered acceptable. The form, scale, massing, simple appearance and materials is considered appropriate both in relation to the host dwelling and the wider area.

Concern is raised regarding “overdevelopment”. It is considered however to be considered overdevelopment there must be a resulting adverse impact, either in terms of poor amenity space, inability to provide sufficient parking, impact upon residential amenity etc. As set out elsewhere in this report, it is considered that the proposal is acceptable in these terms.

The loss of an area of hedge along the front boundary and along part of the side elevation is noted, this is regrettable. It is important that an appropriate boundary treatment is installed around the new dwelling in the interests of visual amenity. The case officer is not entirely clear as to what is proposed and therefore it is considered appropriate to apply a condition to secure details of boundary treatments.

Subject to the above conditions the proposal is considered acceptable in these terms.

5.4 Residential Amenity

Policy PSP8 considers the impact of new development upon the residential amenity of neighbouring occupiers. Policy PSP43 considers the amenity of future occupiers in terms of available private amenity space. In this case an assessment is needed as to whether the existing property retains sufficient amenity space.

The application site is within a built up residential area, and as such it is likely that the introduction of the proposed dwelling will result in some change to the residential amenity of nearby neighbours. This can be particularly the case with back land development. Concerns were raised in relation to the original

proposal and although fewer responses were received in relation to the revised development, this remains a concern. As a bungalow however, given the position of the windows and the distance and angles to neighbouring properties it is not considered that the refusal of the application could be justified in terms of overlooking. The relationship with the host dwelling is also considered acceptable. In terms of whether the development appears oppressive or overbearing, given its relationship and modest size this is not considered to be the case.

Concern has been raised about possible future development, such as extensions, additions to roofs and the impact that such development may have upon the amenity neighbouring occupiers. It is noted that an application can only be assessed against what is proposed, however it is also noted that there are a number of works that can be undertaken without the need for planning permission (as permitted development). In this instance given the location it is considered appropriate to remove some specific pd rights (specifically Class A extensions, Class B – additions to the roof, Class C – other roof alterations, Class E buildings incidental to the dwelling and Part 2 1 boundary treatments ie fences).

Concern has been raised that the development will result in additional noise and disturbance to neighbouring occupiers. It is not considered that any impact following the occupation of the development would be significant however it is considered appropriate to attach a condition to restrict construction hours.

Amenity space is provided (and retained by the host dwelling) that meets the policy requirement.

5.5 Transportation

The development involves the widening of the existing access to provide two parking spaces for the host dwelling and the proposed dwelling is also allocated two spaces. Access to the new dwelling will be via a new drive to the side of the property.

Concern has been raised that the development could result in access issues in Redfield Road. While it is acknowledged that the loss of some on street parking would occur as a result of the new access and widening of the existing one, this is not considered significant. It is important to note that the development itself provides off-street parking that is in accord with the adopted parking standards.

A condition will be attached to the decision to require details of and installation of an electric vehicle charging point to accord with plan policy.

5.6 Other Issues

Concern has been raised regarding the impact of the development upon the local sewerage system. This not a specific material planning consideration. Connection with the existing system will have to be agreed with the service provider.

Concern has been raised regarding a metal pump that lies on the boundary of the site. This is noted however there is not statutory protection for this feature albeit it is said to be historic.

Concern has been raised over access rights to drains and land ownership. These issues are civil and would have to be agreed between parties but are not considered material planning considerations.

5.7 Consideration of likely impact on Equalities

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

With regards to the above, this planning application is considered to have a neutral impact on equality. Equalities have been given due consideration in the application of planning policy as discussed in this report.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That the application is **APPROVED** subject to the conditions on the Decision Notice.

Contact Officer: David Stockdale
Tel. No. 01454 866622

CONDITIONS

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

Reason

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

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

Received 1st October 2019

501 A PROPOSED SITE PLAN
502 A COMBINED PLANS
503 A SITE LOCATION PLAN

Reason:

For the avoidance of doubt

3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, C, E,) or any minor operations as specified in Part 2 (Class A), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

Reason:

To allow an assessment to be made of the impact of the development upon the amenity of neighbouring occupiers to accord with Policy PSP8 of the South Gloucestershire Local Plan Policies Sites and Places Plan (Adopted) 2017.

4. Prior to the first occupation of the development hereby approved, details of an Electric Vehicle Charging Point (type and location) 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 promote the reduction in the use of Carbon based fuels and to accord with Policy PSP 6 and PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

5. Prior to the commencement of that part of the development, full details of boundary treatments 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:

In the interests of visual amenity and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013.

6. The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm
No working shall take place on Sundays or Public Holidays.

The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy 2013.

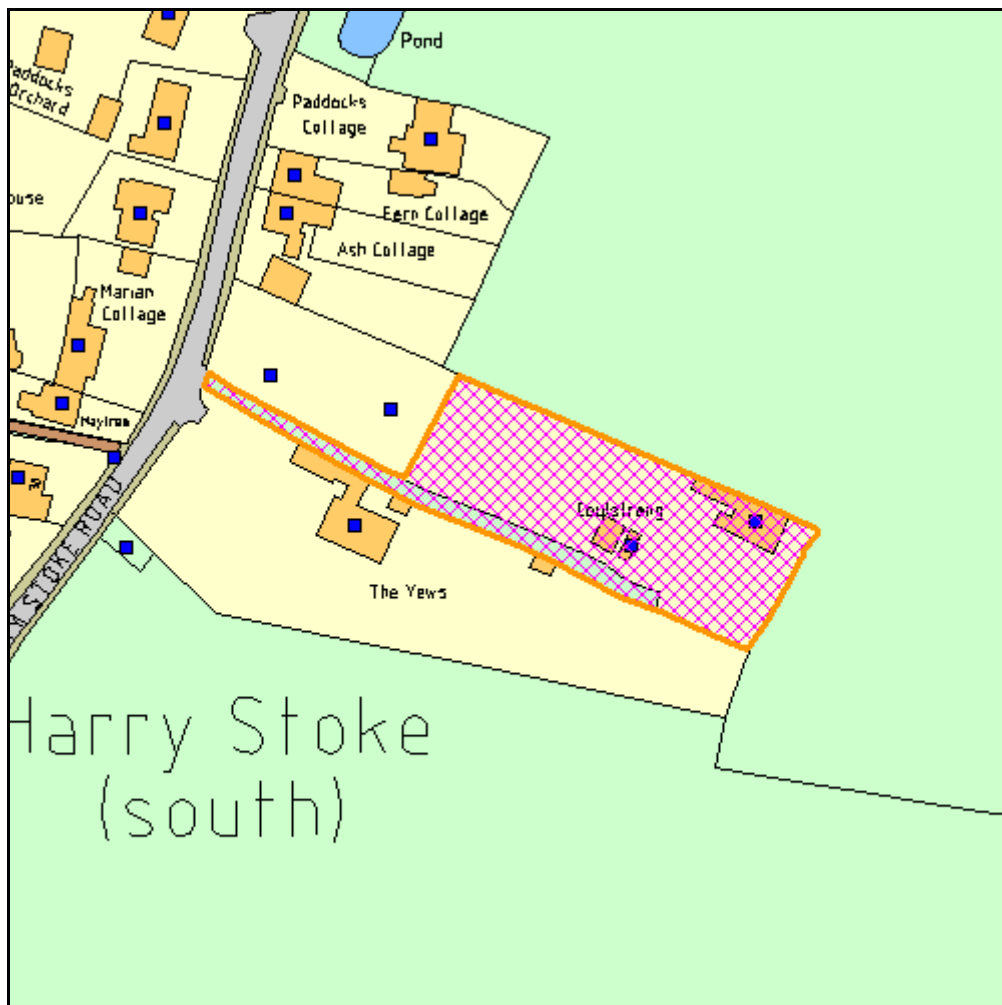
7. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; and Policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER 2019

App No.:	P19/10929/RVC	Applicant:	CHI Homes Ltd
Site:	Coulstreng Harry Stoke Road Stoke Gifford South Gloucestershire BS34 8QH	Date Reg:	19th August 2019
Proposal:	Variation of condition 2 attached to planning permission PT17/2651/F to substitute the approved plans. Demolition of existing dwelling and garages. Erection of 4no dwellings and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	362212 178859	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	11th October 2019



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P19/10929/RVC

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule for determination as: an objection has been received from the parish council; and, over 3 comments of objection have been received from local residents.

1. THE PROPOSAL

- 1.1 This application seeks to vary a condition on an appeal decision is made under Section 73 ("s73") of the Town and Country Planning Act 1990 (as amended) ("the Act"). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission.
- 1.2 Planning application PT17/2651/F was refused by the local planning authority but allowed on appeal. Condition 2 of the Inspector's decision listed the plans against which the appeal was determined. The applicant now wishes to make some design changes and therefore seeks to revise the list of plans contained within that condition.
- 1.3 Permission was granted for the demolition of the existing (locally listed) building on the site and the erection of 4 dwellings in replacement. The site is long and narrow and due to the topography the site is presently prominent in the landscape.
- 1.4 The site is within the existing urban area of the north fringe of Bristol. Land to the north, east, and south forms part of the Harry Stoke strategic housing allocation. The reserved matters for the allocation have been approved since the appeal was allowed and detailed designs of the forthcoming new development are available.
- 1.5 This part of the strategic allocation is for residential; fairly typical two-storey dwellings are proposed to step up the hill towards the application site in a linear nature. These are of a modern appearance. The whole swathe of land to the south and east will change as the strategic allocation is built out.

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
CS27	East of Harry Stoke New Neighbourhood

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007

Local List SPD (Adopted) March 2008

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 | APP/P0119/W/18/3193173 | Allowed | 28/08/2018 |
| | Appeal of PT17/2651/F: Demolition of existing dwelling and garages, erection of 4no dwellings and associated works | | |
| 3.2 | PT17/2651/F | Refused | 20/11/2017 |
| | Demolition of existing dwelling and garages. Erection of 4no dwellings and associated works. | | |
| 3.3 | PT16/5439/F | Refusal | 21/03/2017 |
| | Demolition of existing dwelling and garages, and erection of 5no dwellings with associated works (re-submission of PT15/4389/F) | | |
| 3.4 | PT16/3653/PND | No Objection | 05/08/2016 |
| | Prior notification of the intention to demolish a dwelling and associated outbuildings | | |

- 3.5 PT15/4389/F Refusal 29/01/2016
Demolition of existing dwelling and garages, and erection of 3no. detached dwellings and 1no. detached garage with associated works.

4. **CONSULTATION RESPONSES**

- 4.1 Stoke Gifford Parish Council
Objection: overdevelopment; increase in height of some properties and appear more prominent; local member to call to site.

Internal Consultees

- 4.2 Archaeology
No comment
- 4.3 Conservation
Concern over scale of development
- 4.4 Ecology
Confirmation required that amendments would adversely affect the ability of the proposal to mitigate its ecological impact – particularly on bats and great crested newts.
- 4.5 Highway Structures
No comment
- 4.6 Landscape
No comment
- 4.7 Lead Local Flood Authority
No objection

Other Representations

- 4.8 Local Residents
6 comments of objection have been received which raise the following points -
- Access remains too tight
 - Amendments do not overcome objections
 - Greater impact on amenity
 - Increase in size of properties
 - Increase in visual prominence of proposal
 - Loss of locally listed building
 - Object to proposed materials
 - Out of character with properties on Harry Stoke Road and those to be built on land within the strategic housing allocation
 - Suburban style
 - Vehicles have been seen to reverse into the site
 - Worse than scheme granted on appeal

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks to make design amendments to a proposal allowed on appeal by revising the plans contained with condition 2 of the appeal decision.
- 5.2 The site is in Harry Stoke and the proposal is for the demolition of the existing building and its replacement with 4 dwellings.

Principle of Development

- 5.3 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. In this instance the principle was established through the appeal decision. The Local Planning Authority should give substantial weight to the findings of the Inspector and this is not an opportunity to resist either the development itself or the proposed alteration to it.
- 5.4 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those attached to the appeal decision, 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 on the appeal decision (in effect refusing the design alterations), then the application should be refused. Any refusal would have a right of appeal.

Design Alterations

- 5.5 On the feedback from officers, the proposals were amended during the course of this application; the recommendation is made on the revised plans. One of the concerns was that echoed by the public comments on the height of the proposed units. Other concerns related to the positioning and layout of the development and the ability for opposing vehicles to pass one another.

Layout

- 5.6 The layout of the site has been retained as similar to that permitted on appeal. The dwellings would sit in a line to the north of the site access and drive. There has been some alteration to the position of the buildings (including increasing the separation distance between the proposed houses and the existing ones to the west), garages, and passing place. Overall, the changes are considered to be an improvement – particularly by bringing the proposal further away from the existing built form and no objection is raised in this regard.

Appearance

- 5.7 There is a laborious and forlorn history of discussion officers have had on this site over the design of any development. Much of this focused on whether the design quality of the proposals were of sufficiently high quality to mitigate the loss of the locally listed building.

- 5.8 As part of the appeal decision, the Inspector raised no objection to the previous proposal on the basis of design quality. These properties were mundane and suburban in appearance; they consisted of two-storey dwellings with a mix of facing materials to add interest to otherwise quite boxy buildings.
- 5.9 The proposal certainly introduces a more interesting design with a much more apparent vertical emphasis. In light of the Inspector's comments on the appeal, there is little grounds to critique design. The proposal, in terms of its appearance is acceptable. The revised designs are modern in appearance, relatively sleek, and would not be wholly out of place give the context (and the changing) context of the site.

Height

- 5.10 Height was an issue raised as part of the consultation responses. The appeal proposal had the taller buildings on either end (i.e. plots 1 and 4). Revised plans submitted with this application replicated this bookending. The proposed buildings would be taller than those previously permitted, but not significantly.
- 5.11 Confirmation from the drawing files sets the heights of the proposed buildings as 8.6 metres (plots 1 and 4) and 7.7 metres (plots 2 and 3). There is some discrepancy on the height of the appeal proposal. Scaling from the printing drawings provides a height of 8.6 metres and 7.5 metres while data from the drawing file would put these buildings at 8.9 metres and 7.7 metres. That said, any discrepancy is minimal and would be nearly unperceivable when the development is completed. The height of the proposed buildings is therefore acceptable.

Amenity

- 5.12 The proposed design has some improvements in terms of separation distances discussed above. The gardens provide to the dwellings range from 138 square metres to 333 square metres. The provision of outdoor amenity space meets the council's minimum standards.
- 5.13 It is not considered that the revisions to the scheme would result in any greater impact on the amenity and living conditions of nearby occupiers than the permission granted on appeal. A perceived impact of overlooking could result from the first floor side window in plot 1. A condition is recommended to prevent any impact by this window being obscure glazed.

Heritage

- 5.14 The site is currently occupied by a locally listed building. This issue was explored in the appeal decision and its loss was accepted by the Inspector. Given that a prior approval for the demolition of the building has previously been granted, there is no scope for the existing building to be retained. Comments about design address the issues surrounding the quality of replacement buildings; again, this issue was finalised as part of the appeal decision.

Other Conditions

- 5.15 Planning permission was granted on appeal subject to 10 conditions. These should be considered afresh in the light of the information contained in this application.

	Condition	Discussion
1	Time limit	Condition revised so existing implementation date is retained
2	Plans condition	Condition revised to take account of above analysis
3	Ground level confirmation	Compliance condition to link to condition 2
4	SUDS	Carry over
5	Materials	Carry over
6	Scheme of landscaping	Carry over
7	Newt mitigation	Concern raised by council ecologist; agent has confirmed that the same mitigation can proceed and these details have been agreed with the licencing authority; carry over
8	Wildlife pond	As above; carry over
9	Driveway materials	Carry over
10	Off-street parking	Carry over

Impact on Equalities

- 5.16 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.

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

Other Matters

- 5.18 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.
- 5.19 A number of concerns raised in consultation responses (such as the materials and access) are either subject to a condition or are unchanged. The local planning authority cannot control vehicles accessing the site; the assessment in

this instance is whether vehicular movements associated with the finished development can be undertaken in a forward gear.

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 is varied.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

1. The development hereby permitted shall be begun no later than 29 August 2021.

Reason

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

2. The development shall proceed in accordance with the following plans:
19/0279/016A Proposed Garages: Plans and Elevations, received 16 August 2019;
19/0279/010B Proposed Site Plan, 19/0279/011C PLOTS 2 & 3: Floor Plan,
19/0279/012C PLOTS 2 & 3: Elevations, 19/0279/013C PLOTS 1 & 4: Floor Plan,
19/0279/014C PLOTS 1 & 4: Elevations, and 19/0279/015A Proposed Block Plan,
received 18 October 2019.

Reason

For the avoidance of doubt.

3. The finished first floor and ridge heights of the dwellings hereby approved shall accord with that shown on the approved plans as contained in Condition 2.

Reason

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

4. Prior to the first occupation of the development hereby approved drainage detail proposals incorporating Sustainable Drainage Systems and confirmation of hydrological conditions (eg soil permeability, watercourses, culverts) within the development shall be submitted in writing to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the details thereby approved.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. Prior to the application of any external finish, details of the roofing and external facing materials 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 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.

6. Prior to the relevant part of the development commencing, a scheme of landscaping, which shall include: details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of development; proposed planting and times of planting; boundary treatments including a schedule for the repair of the existing stone site boundary walls; and areas of hard surfacing 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. The planting subject to this landscaping scheme shall be completed following the first occupation of any dwelling hereby permitted.

Reason

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

7. The development hereby permitted shall be carried out in full accordance with the Great Crested Newt Mitigation Strategy prepared by Clarkson & Woods Ecological Consultants, dated October 2016 received by the Local Planning Authority on 30 August 2017 in association with application PT17/2651/F.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

8. As part of the landscaping scheme required by Condition 6, the location and design and timing for the construction of the wildlife pond (required as part of the ecological enhancement measures for great crested newts) shall be submitted to and approved

in writing by the Local Planning Authority. The wildlife pond shall be installed in accordance with the details thereby approved and thereafter be retained.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree(s), and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

9. Notwithstanding the details submitted, the first 5 metres of the site access measured from the edge of the adopted highway shall be laid with a bound permeable surface and thereafter retained as such.

Reason

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

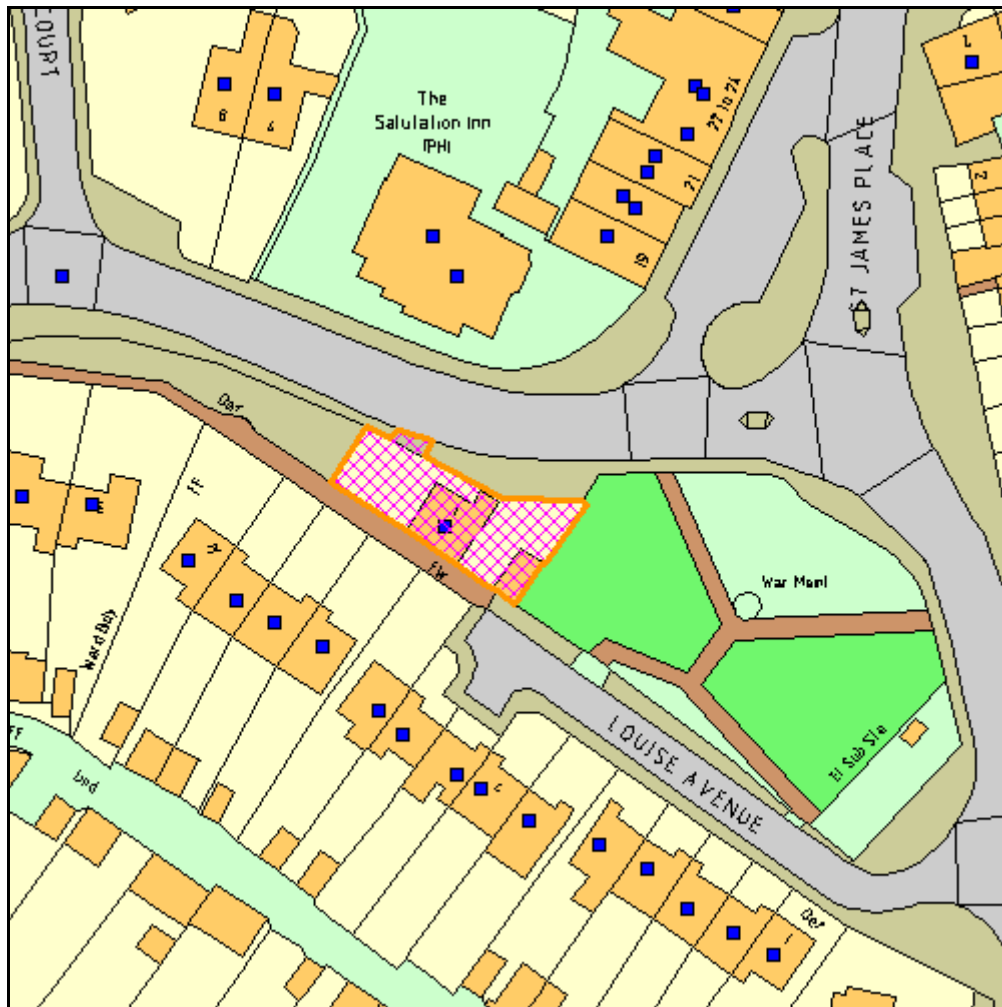
10. The off-street parking facilities including garages and cycle storage measures within the garages as shown on the approved Proposed Site Plan number 19/0279/015A and Garages/Parking Drawing No 19/0279/016A shall be provided before the associated dwellings are first occupied and thereafter retained 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. 50/19 – 13 DECEMBER 2019

App No.:	P19/15189/F	Applicant:	Mrs Lisa Williams
Site:	1 Mangotsfield Road Mangotsfield Bristol South Gloucestershire BS16 9JG	Date Reg:	22nd October 2019
Proposal:	Creation of new vehicular access and driveway.	Parish:	Emersons Green Town Council
Map Ref:	366370 176059	Ward:	Staple Hill And Mangotsfield
Application Category:	Householder	Target Date:	1st January 2020



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P19/15189/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.

This application appears on the circulated schedule do to the concern raised by the Town Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the creation of a new vehicular access and driveway at 1 Mangotsfield Road, Mangotsfield. The proposed vehicular access and driveway will be situated to the front of the property.
- 1.2 The application site comprises a two storey detached dwelling with detached garage. The application property sits parallel to Mangotsfield Road and has a private garden to the front of the property and a driveway and detached garage to the rear. The application site is located within the designated Bristol eastern fringe settlement boundary.
- 1.3 The driveway element of the proposal can be carried out under Class F, Part 1, Schedule 2 of the General Permitted Development Order (2015) so this report will focus on the proposed vehicular access to the site from Mangotsfield Road.

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

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

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

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

3.1 None

4. CONSULTATION RESPONSES

4.1 Emersons Green Town Council
Concern - road safety issues and lack of usable amenity space.

4.2 Sustainable Transport
No Objection

4.3 Local Residents
No comments

5. ANALYSIS OF PROPOSAL

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

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

5.3 The proposed new vehicular access and driveway will be visible from the street scene and will involve the removal of the existing hedge and part of the existing stone wall. The proposed brick piers and wrought iron gates will match the existing pedestrian gate. The proposed driveway will be laid to Dorset flint decorative stone.

5.4 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the streetscene or character of the area.

5.5 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and

- dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.6 Due to the nature of the application and the relative isolation of the application site in relation to its neighbours it is unlikely that any neighbouring properties will be detrimentally effected by the proposed development.
- 5.7 Policy PSP43 of the Policies, Sites and Places Plan states that private amenity space should be of a sufficient size and functional shape to meet the needs of the likely number of occupiers.
- 5.8 Whilst it is noted that the proposed driveway will remove the majority of the dwellings private amenity space, this element of the proposed development can be carried out under Class F, Part 1, Schedule 2 of the General Permitted Development Order (2015).
- 5.9 On the basis of the assessment set out above, it is not considered that the proposed developments effect on residential amenity warrants refusal.
- 5.10 Transport
Policy PSP11 of the Policies, Sites and Places Plan states that development proposals which generate a demand for travel, will be acceptable where it would not generate traffic that would have an unacceptable effect on the highway and road safety.
- 5.11 Although the proposed access is onto a classified road and on-site turning would be difficult, vehicle speeds (20mph speed limit) are low and adequate visibility would be provided. As such no objection is raised on highway and road safety grounds.
- 5.12 Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. Under PSP19 a 4 bedroom property is required to provide a minimum of 2 off-street parking spaces. The application site as it is currently appears to meets this requirement and the proposed development will add to this provision.
- 5.13 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.
- 5.14 With regards to the above this planning application is considered to have a neutral impact on equality.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 That the application be **APPROVED** subject to the conditions below

Contact Officer: Oliver Phippen
Tel. No. 01454 866019

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).

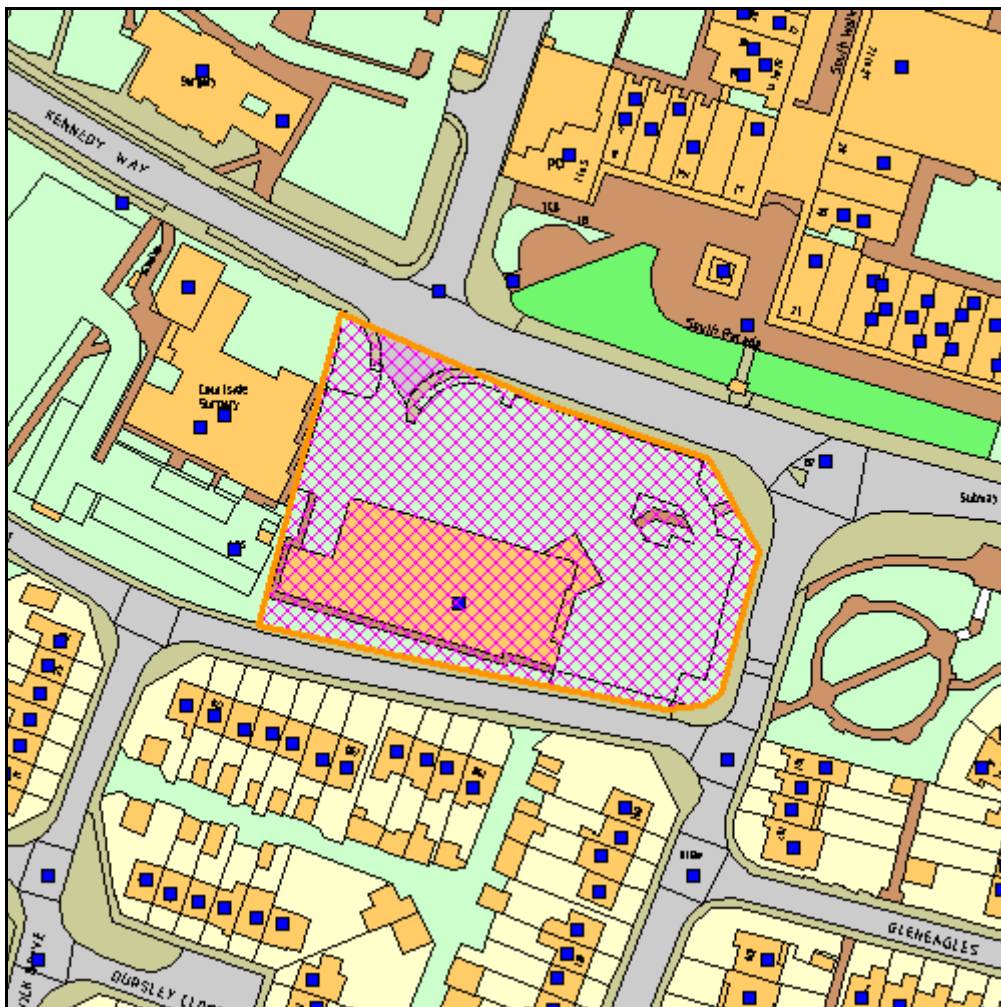
2. The materials to be used in the construction of the piers and gate of the development hereby permitted shall match those used in the existing pedestrian piers and gate.

Reason

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

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER 2019

App No.:	P19/15927/ADV	Applicant:	Ms Sarah Rees-Davies Lidl Great Britain Limited
Site:	Lidl Kennedy Way Yate Bristol South Gloucestershire BS37 4BA	Date Reg:	5th November 2019
Proposal:	Display of 2 No. internally illuminated fascia signs, 3 no. externally illuminated hoarding signs, 2 no. internally illuminated hoarding signs, 1 no. internally illuminated flagpole sign and 1 no. internally illuminated totem sign.	Parish:	Yate Town Council
Map Ref:	371358 182275	Ward:	Yate Central
Application Category:	Minor	Target Date:	27th December 2019



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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This report has been referred to circulated schedule because there has been an objection raised by Yate Town Council about the proposal.

1. THE PROPOSAL

- 1.1 The proposal seeks planning consent to relocate an existing illuminated flagpole sign, install an illuminated poster display unit and relocate/install 2 larger and 3 smaller illuminated billboard signs.
- 1.2 The application site is a Lidl supermarket located along the A432 Kennedy Way, Yate. The rear of the supermarket backs on to a residential area whilst the frontage faces the main road and Yate's main shopping area.
- 1.3 The application site has already been granted full planning permission to extend the existing building in order to create additional retail space. This application covers the proposed changes to the advertising signage on the site.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019

National Planning Practice Guidance

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design

CS8 Improving Accessibility

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

PSP11 Transport Impact Management

2.3 Supplementary Planning Guidance

Shopfronts and Advertisements SPD (Adopted) April 2012

Outdoor advertisements and signs: a guide for advertisers June 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P95/1692/A: Pole mounted sign and illuminated wall sign x2. Approved 14/07/1995

- 3.2 PK05/2179/ADV: Freestanding flagpole sign (internally illuminated) x1. Approved (Cond) 07/10/2005
- 3.3 PK16/4800/ADV: Display internally illuminated totem sign x1. Approved 26/10/2016
- 3.4 P19/5713/F: Erection of single storey front and side extensions and alterations to roof line to form additional retail space. Approved (Cond) 06/09/2019

4. **CONSULTATION RESPONSES**

4.1 Yate Town Council

Objection – Moving the flagpole sign will cause confusion as to where the entrance is and is a distraction at a busy junction.

4.2 Sustainable Transport

No transportation comments relating to proposed signage.

4.3 Local Residents

One objection comment received:

- No point relocating existing sign as will be in an inappropriate place
- Relocated sign will be too far from entrance and will confuse motorists and potentially cause accidents
- Already plenty of illuminated signage – residents don't need to see illuminated signs day and night.

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks advertising consent to display advertising signage at the Lidl Food store on Kennedy Way, Yate. The proposal involves both the installation of new advertisements and the relocation of existing advertisements as part of proposed redevelopments to take place in relation to the site (see P19/5713/F). For the avoidance of doubt, the split between new and relocating existing advertisements is as follows:

Relocation of **existing** advertisements

- *Illuminated Flagpole sign*
- *Poster Display Unit (PDU)*
- *1 Large Illuminated Billboard Sign*
- *1 Small Illuminated Billboard Sign*

Advertisements **proposed**

- *1 Large Illuminated Billboard Sign*
- *2 Small Illuminated Billboard Signs*
- *2 Illuminated Fascia Signs above new entrance*

5.2 Principle of development

Guidance within the National Planning Policy Framework (February 2019) stipulates that advertisements should be only subject to control in the interests of amenity, public safety and their cumulative impacts. Design and design

quality is assessed in terms of visual amenity and cumulative impact under policy CS1 of the South Gloucestershire Core Strategy. Public safety is considered to ensure that the signage is not detrimental to highway safety or presents a traffic hazard.

5.3 Design and Amenity

The context of the proposal should be considered first of all. The application site is a supermarket located just off the main A432 Road (Kennedy Way). For all intents and purposes the site faces this main road and beyond that Yate Shopping centre, Yate's main shopping area. The area to the front of the site beyond the A432 is predominantly retail/business focused. The site sits on the edge of a residential area and backs on to a residential road. However the proposal does not see any advertisements being placed facing this residential area so it is not considered that there will be an issue with amenity on the residential area.

5.4 The advertisements being relocated are already in existence at the site and it is not thought that their relocation will pose any significant difference to the amenity of the area. The proposed new advertisements are in the form of 2 small illuminated billboards and 1 large illuminated billboard. The large billboard will be located alongside the existing large billboard on the front elevation of the supermarket. The two new smaller billboards will be located on the front elevation and on the new entrance side elevation, perpendicular to the front elevation. That then leaves the two new illuminated fascia signs to be positioned on the corner of the roof above the new entrance.

5.5 As a supermarket, it is expected that advertisements will be present within the curtilage in order to promote both the brand and the services provided. Given the overall context of the site and the proposed advertisements it is not considered by the officer that the proposed new and relocated signage would be significantly harmful to the visual amenity of the site and locality.

5.6 The proposed advertisements are illuminated (some internally and some externally). Although there are residential units in close proximity to the supermarket, the position of the advertisements is such that it is not considered there to be a detrimental impact on the properties from the illuminated signage. This is because the majority of residential properties are to the rear where no signage is proposed. There is limited residential properties flanking the site to one side but given the distance across an already brightly lit junction it is the officer's view that the signage will not pose a threat to the residential amenity. It should also be noted that the plans indicate that all corporate Lidl logo/signage will be switched off 1 hour after store closure which will consequently limit light pollution. A condition could be applied to formally control the hours of illumination but as the site is located in a busy, brightly lit town centre location this is not deemed necessary in the officer's opinion.

5.7 Public safety

With respect to public safety, Yate Town Council have lodged an objection regarding the relocation of the flagpole sign on the grounds that it may cause confusion over where the entrance is located and would be a distraction at a

busy junction. Whilst the officer takes this on board, the highway authority do not offer any objection to the proposal. The document 'Outdoor advertisements and signs: a guide for advertisers June 2007' states that LPA's will assume that all advertisements are intended to attract people's attention and as such are not automatically regarded as a distraction to passers-by in vehicles. On balance, taking in to account the lack of objection from the highways authority it is considered that the potential impact on driver's behaviour as a result of the relocation is minimal and therefore, with all things considered there is not a public safety concern great enough to refuse the application.

Impact on Equalities

- 5.8 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.
- 5.9 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

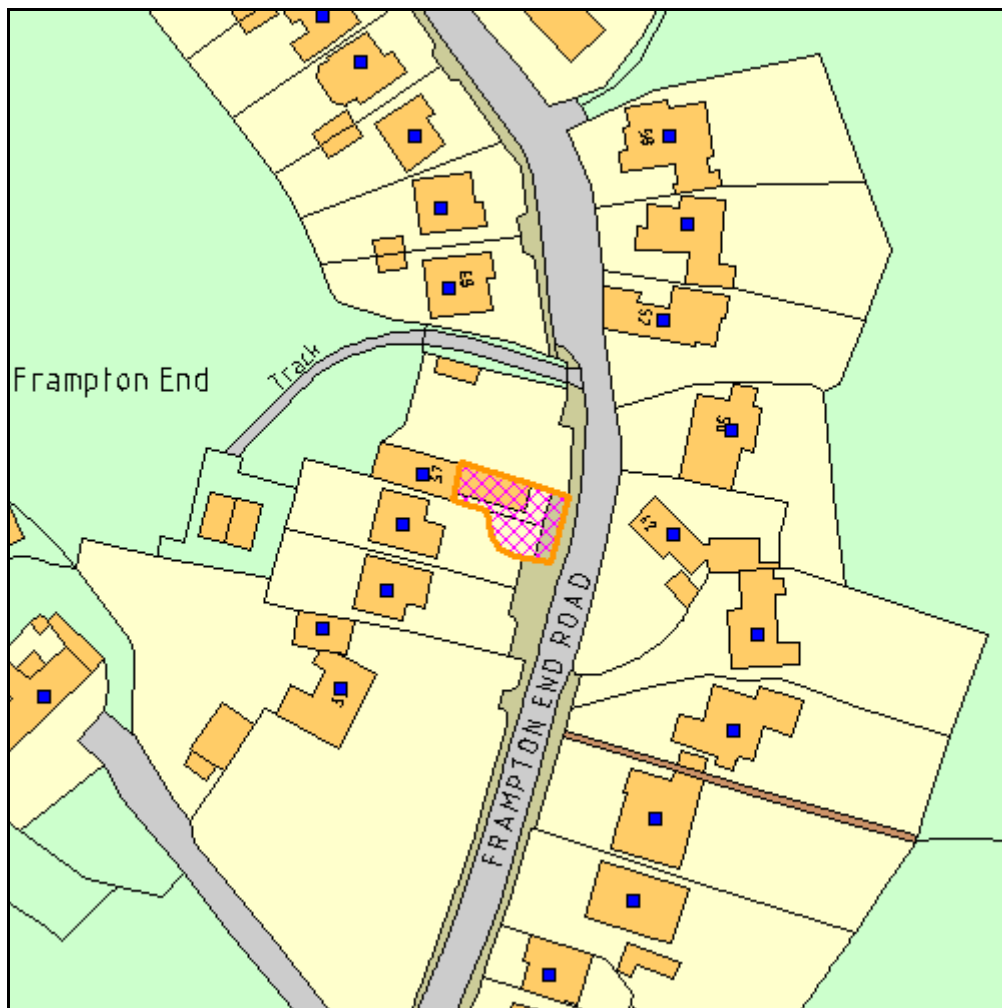
7. RECOMMENDATION

- 7.1 It is recommended that the application be **APPROVED**

Contact Officer: Alex Hemming
Tel. No. 01454 865994

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER 2019

App No.:	P19/16333/F	Applicant:	Mr And Mrs Howell
Site:	Garage At 55 Frampton End Road Frampton Cotterell Bristol South Gloucestershire BS36 2JY	Date Reg:	8th November 2019
Proposal:	Conversion of garage into 1no. dwelling with associated works.	Parish:	Frampton Cotterell Parish Council
Map Ref:	367350 181863	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	3rd January 2020



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P19/16333/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.

CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule following 3 support comments contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for Conversion of garage into 1 no. dwelling with associated works.
- 1.2 The application site relates to the garage at No. 55 Frampton End Road, Frampton Cotterell. The site lies in a rural location outside the village boundary and within the Bristol and Bath Green Belt. The site is a garage (formerly an agricultural building), attached to an older property, No. 57 Frampton End Road, which is neither nationally nor locally listed.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning 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
CS24	Green Infrastructure, Sport and Recreation Standards
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Trees on Development Sites SPG (Adopted) Nov. 2005.
South Gloucestershire Design Checklist (Adopted) 2007)
South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013
Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
SPD – (Adopted) March 2015
SPD: Development in the Green Belt (Adopted) 2007
SPD: Waste Collection (Adopted) 2015

3. RELEVANT PLANNING HISTORY

Planning history associated with 57 Frampton End Road – neighbouring property

- 3.1 P19/1849/F Installation of 3 no. roof lights to the principal elevation, 3 no. rear dormer windows and 2 no. windows to the side elevations to facilitate loft conversion.
Approved 23.4.19

Planning history associated with 55 Frampton End Road

- 3.2 PT18/0077/F Demolition of existing front porch. Erection of single storey front extension to form additional living accommodation
Approved 27.2.18
- 3.3 P93/2510 Erection of front porch
Approved 19.12.93
- 3.4 N1255 Conversion of an agricultural building to domestic garage. Construction of new vehicular access.
Approved 10.4.75

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
Objection: Due to impact on the heritage and street scene policies PSP17 and PSP38

Internal Consultees

- 4.2 Highway Structures
No objection

Statutory / External Consultees

- 4.3 Drainage
No objection
- 4.4 Transport
No objection

Other Representations

4.5 Local Residents

3. letters of **support** have been received by the LPA. The issues raised are summarised as:

- Not aware of parking issues
- The renovation of a run down building is positive
- Shortage of affordable small homes in Frampton
- Development within the existing footprint

15 letters of **objection** have been received by the LPA. The issues raised are summarised as:

Design:

- Any alteration not in keeping with adjoining building
- Impact on locally listed and listed buildings changes are not in-keeping
- Overdevelopment of semi-rural area
- Loss of greenery to front

Transport:

- Road suffered with traffic issues often overcrowded with cars parked either side – this proposal would increase parking which could prevent access for emergency vehicles

Residential amenity:

- From a detached into a semi – will have adverse effect on value
- Overlooking

Other matters:

- Change of use will set a precedent

5. ANALYSIS OF PROPOSAL

5.1 The proposal is for the conversion of a garage into a dwelling.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Of particular relevance is the location within the Green Belt where only certain types of development are considered acceptable. The introduction of new residential development in the countryside, its impact on residential amenity and on highway safety must also be considered. Of additional concern is the potential impact on landscape and ecology resulting from the proposal. All these elements are considered below.

5.3 Green Belt

The site lies within the Bristol/Bath Green Belt. The NPPF declares that *inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances*. Substantial weight is given to the harm and very special circumstances will not exist unless

the harm is clearly outweighed by other considerations. Development is therefore restricted to a list of exceptions. The proposal would fall under:

The re-use of buildings provided that the buildings are of permanent and substantial construction

- 5.4 Given that the proposal is for internal changes to an existing building to facilitate the creation of additional residential accommodation the proposal is considered to accord with Green Belt policy.
- 5.5 Residential development in the countryside
PSP40 sets out that the conversion and re-use of buildings for residential purposes could be acceptable subject to criteria, which are set out below;
- i). the building is of permanent and substantial construction; and
 - ii). it would not adversely affect the operation of a the rural business(es) or working farm(s); and
 - iii). any extension as part of the conversion or subsequently is not disproportionate to the original building; and
 - iv). If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.
- 5.6 It is considered that the building is of permanent construction and the proposed conversion, would not adversely affect a rural business and the proposed door canopy would not be disproportionate. It is stated that the building is redundant and local comments have stated is it in disrepair. If the building is in disrepair its condition needs to be assessed as to whether or not it is fit for conversion. The final point is the issue of whether the change of use from a garage/workshop to residential would lead to an enhancement of its immediate setting. The below assessment raises concerns regarding the quality of the amenity space for future residents and as such for this reason it would fail to lead to an enhancement of its setting and be contrary to Policy PSP40.
- 5.7 Design and Visual Amenity
The application site relates to a single storey garage associated with No. 55 Frampton End Road but attached to No. 57 Frampton End Road. This is a low level, single storey building which planning history indicates was formerly used for agriculture. Since 1975 it has been used as a garage associated with No. 55. The building has a single garage door to its end (east) elevation and windows running along the southern side elevation. A narrow pathway runs alongside the southern side separating the building from the front garden of the main house which given the topography of the site is slightly raised.
- 5.8 The NPPF and local adopted policy under CS1 places great emphasis on the importance of design. Good quality design must ensure it respects both the character of a property and the character of an area in general. The updated NPPF suggests good design should, among other things, function well and add to the overall quality of the area; are visually attractive as a result of good architecture; and are sympathetic to local character. In essence development should respond to and be sensitive to local character, should aim to raise standards of design and enhance the immediate setting. Poor design that fails to take opportunities to improve the quality of an area should be resisted.

- 5.9 Changes to the external appearance of the building would be minimal in terms of the introduction of a small porch over the proposed front entrance, the replacement of the existing garage door with a series of windows, a change to the pattern of fenestration to the southern side and the introduction of a number of rooflights. These alterations in themselves would be acceptable but design goes further than appearance and it is necessary to consider if the introduction of a new dwelling in this particular location is appropriate in other ways.
- 5.10 To facilitate the change of use from garage into a separate dwelling it is necessary to create a residential curtilage to serve the future occupants. In this case the proposed garden would be to the south of the building and to the front of No. 55. To do this part of the grass verge to the front of No.55 would need to be incorporated into the site in order to achieve the required amount of amenity space for the new house.
- 5.11 Grass verges are an attractive feature along Frampton End Road. Many properties, including No. 55, are separated from the highway by grass verges of varying widths followed by low stone walls. No. 55 benefits from a slightly larger verge area and it is recognised that only part of the grass verge would be used for the new house. The retention of some of the verge area is important but no details of boundary treatments have been given. The replacement of a low stone boundary wall would be important to the character of this area. The lack of clarity regarding the boundary treatment counts against the scheme and has the potential to adversely impact on the character of the area.
- 5.12 The requirement for amenity areas to be private is written into adopted policy. To achieve this the proposed garden area would need to be separated from No. 55 and from the highway. No details have been given but the use, for example of high fencing would be inappropriate and it is difficult to see how the proposed garden could be successfully screened to achieve privacy but at the same time not have an adverse impact on the character of the area. This is indicative of poor site planning.
- 5.13 Similarly, the subdivision of the front garden of No. 55 to create a garden space for a new dwelling is considered to be contrived and this counts against the scheme.
- 5.14 Overall, given the above the proposal fails to accord with the highest design standards expected and is therefore contrary to both local and national design policies.
- 5.15 Residential amenity
Adopted Policy PSP43 requires that all new residential units will be expected to have access to private amenity space which among other things should be: functional, orientated to maximise sunlight and designed to take account of the context of the development including the character of the surrounding area.
- 5.16 The proposed dwelling would have 2 bedrooms and Policy PSP43 indicates that for a dwelling of this size a minimum of 50 square metres of amenity space

is required and that this space should be functional and private. Parking areas cannot be included in the total provision.

5.17 The proposed amenity space for this new dwelling would be to the front of No. 55 and therefore to the side of the new house. Plans indicate the garden would be around 50 square metres, albeit, an awkward shape. However, it would be immediately next to the road and highly visible from the public realm. As such it cannot be regarded as being private and would not accord with policy. No details of the boundary treatment has been given, but the subdivision of this front garden currently serving No. 55 would fail to represent the highest quality design standards and this also counts against the scheme.

5.18 Moving on to impact on neighbours: Comments have mentioned overlooking of No. 55 and of No.57. It is acknowledged that the building is single storey and its main elevation would face the front garden of No. 55. However, Firstly, No. 55 benefits from a large rear garden and secondly, the new dwelling would be at right angles to the main house. In this way it is considered that the amenity of No. 55 would not be adversely affected. With regards to No. 57, the garden of this property runs adjacent to the north elevation of the existing garage. Four rooflights are proposed in the roof. However, given the open nature of this garden parts of which can already be seen from the public realm. In addition, plans indicate the rooflights would be 2.4 metres at their lowest point and therefore on balance, it is considered that there would be no unacceptable overlooking issues resulting from the proposal.

5.19 Notwithstanding the above, the issue of lack of appropriate amenity space remains for this scheme.

5.20 Transport

The proposal would be for changes to an existing building which currently serves as an additional garage to No. 55. The change of use would not impact on the existing parking arrangements for No. 55 which includes off street parking and on-site turning and sufficient space to serve what is assumed to be a three to four bed property.

5.21 Two parking spaces are proposed for the new 2 bed dwelling. These are proposed to the front of the building. Given the above there are no highway objections to the scheme.

5.22 Other matters:

Change of use will set a precedent:

With regards to the above comment, it must be noted that every application is considered on its own individual merits according to adopted policy at the time of the assessment.

5.23 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination;

advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

5.24 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.25 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

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

7. RECOMMENDATION

7.1 It is recommended that the proposal be **REFUSED**.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

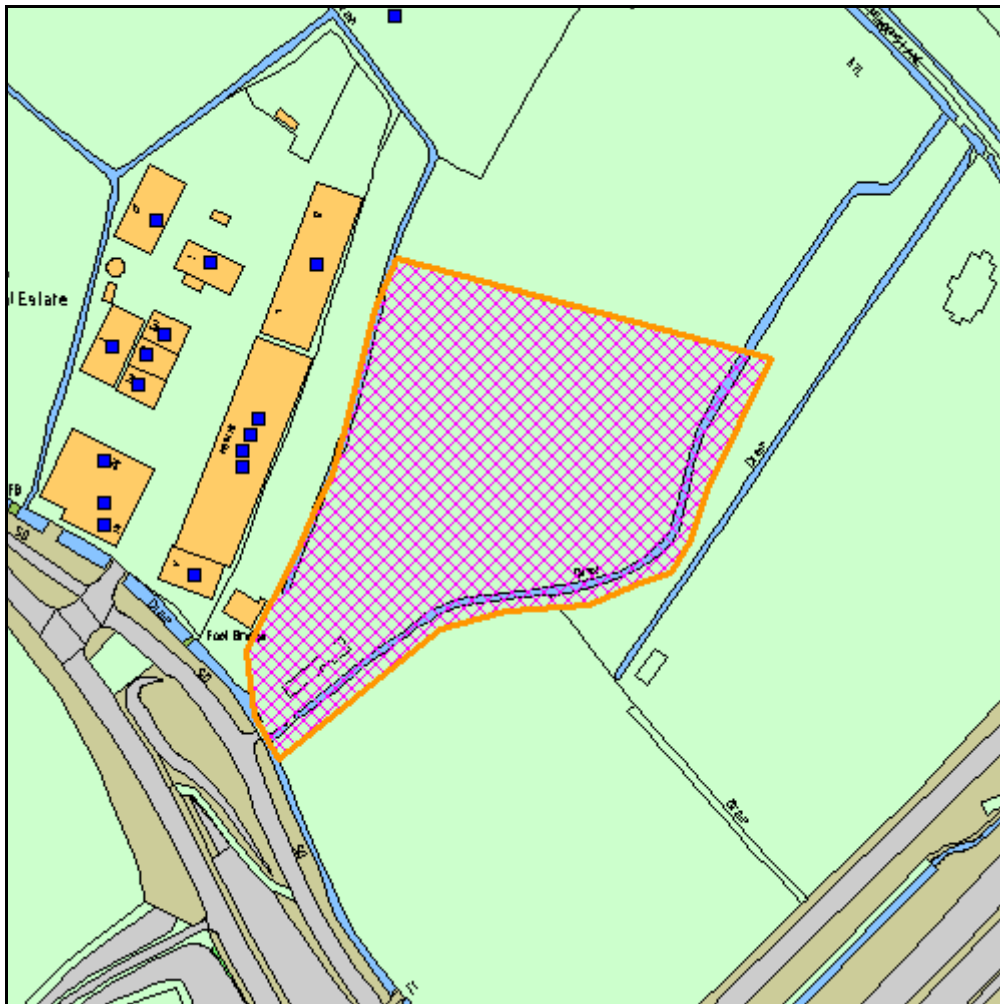
REFUSAL REASONS

1. The proposal is outside an established settlement boundary. The conversion of this building into a new house in this rural location has failed to accord with the criteria set out in adopted policies which seeks to ensure that such development in the countryside is strictly limited. The proposal fails to lead to an enhancement of its immediate setting and is therefore contrary to adopted Policy CS1 of the South Gloucestershire Local Plan (Adopted) 2013; PSP40 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the NPPF in general.
2. The proposal by reason of sub-division of the front garden of No. 55 Frampton End Road, would represent a contrived form of development and fail to comply with the highest standards of design expected in national guidance and local adopted planning policy. The sub-division of the front garden in this way would be out of keeping with the character of the area and would fail to respect its immediate surroundings. The scheme is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013, Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and the National Planning Policy Framework.

3. The private amenity space allocated to the new dwelling would be adjacent to the main highway. In this way it would not be private and therefore detrimental to future occupiers. It is therefore contrary to Policy PSP43 of the Policies Sites and Places Plan (Adopted) 2017.

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER 2019

App No.:	P19/7235/F	Applicant:	Mr Steven Spaven Portakabin (Site Accommodation) Limited
Site:	Land At Severn Road Hallen South Gloucestershire BS10 7SE	Date Reg:	3rd September 2019
Proposal:	Erection of perimeter fencing/gates (part retrospective). Erection of 2 no. buildings to form office and workshop. Installation of hardstanding and tarmac to facilitate a change of use to a portacabin storage facility (Class B1, B2 and B8) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).	Parish:	Almondsbury Parish Council
Map Ref:	354534 181127	Ward:	Pilning And Severn Beach
Application Category:	Major	Target Date:	29th November 2019



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P19/7235/F

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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application is for the erection of perimeter fencing/gates (part retrospective), erection of 2 no. buildings to form office and workshop, installation of hardstanding and tarmac to facilitate a change of use to a portacabin storage facility (Class B1, B2 and B8) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).
- 1.2 The site has a whole is also located within the Severnside employment area as covered in the historic extant ICI consents and identified in the South Gloucestershire Core Strategy. The site has been approved, on a number of occasions for various, mainly waste uses, (see planning history below), most recently the site formed part of a wider consent for use as a waste transfer station. The site lies within the coastal floodplain of the nationally and internationally important Severn Estuary, which is approximately 2 km to the west.
- 1.3 Much of the immediate surrounding land is predominantly agricultural although the area is interspersed with heavy industrial development and infrastructure as a backdrop. Hallen industrial estate is located immediately adjacent to the site on the west of the site. The gas works exist immediately to the north of the site. A designated recreational route runs adjacent to the north east border of the site. The M49 motorway runs near to the to the south east border of the site. The nearest properties include an isolated farm complex approximately 250 metres to the north and properties approximately 265 metres and 300 metres to the south east along Severn Road, beyond the line of the M49. The village of Hallen lies approximately 700m to the south east, beyond the motorway. Severn Road is located to the south west of the site.
- 1.4 A Flood Risk and Drainage Assessment and Ecological Assessment have been provided with the application.

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

CS9 Managing the Environment and Heritage
CS11 Distribution of Economic Land
CS12 Safeguarded Areas for Economic Development
CS35 Severnside

South Gloucestershire Local Plan: Policies, Sites and Places Plan June 2016

PSP1 Local Distinctiveness
PSP2 Landscape
PSP18 Statutory Wildlife Sites
PSP26 Enterprise Areas
PSP27 B8 Storage and Distribution Uses

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/4744/MW - Retention of use of land as construction waste transfer station including the erection of a building, siting of a weighbridge, erection of concrete push walls, construction of product storage bays, the erection of workshop and office buildings, and new highway access and perimeter concrete walls. Approved 06.06.2017.
- 3.2 PT12/1015/MW - Change of use of agricultural land to anaerobic digestion facility including weighbridges, reception building, biofilter, digestion and storage tanks and associated plant and infrastructure. Approved 12.06.2012
- 3.3 PT11/040/SCR - Anaerobic Digestion and In Vessel Composting Plant. 12.01.12
- 3.4 PT11/1736/MW - Change of use of agricultural land to in-vessel composting facility comprising office building, weighbridge, waste reception building, composting halls, maturation and screening building emissions treatment and associated plant. (Consent to extend time limit implementation for PT09/0928/RVC). Approved 17.07.2011
- 3.5 PT09/0928/RVC - Variation of condition 02 attached to planning permission PT08/2686/F to allow the amendment of the height of the composting hall. Approved 01.07.2009
- 3.6 PT08/2686/F - Change of use of agricultural land to in-vessel composting facility comprising office building, weighbridge, waste reception building, composting halls, maturation and screening building emissions treatment and associated plant. Approved 16.12.2008

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

'Object:

This application is not full, there appears to be a lack of information and the Parish council request that the applicant provides more information to be submitted to make an informed decision. The access route is heavily used by Flogas, Bristol and Avon. There are no details on the size of vehicles. No record of numbers of journeys. There is not report on vehicle movement.

There is a weight restriction on this road, it is a single carriageway which is crumbling.'

4.2 Other Consultees

Sustainable Transportation

The proposal would be provided with a safe and suitable access and adequate car parking and servicing areas are included. I recommend no transport objections and the following condition: The development shall not be brought into use until the access, servicing and parking areas have been provided in accordance with the submitted details.

Environment Agency

No objection in principle, recommend condition securing flood risk measures.

Economic Development

Economic Development supports this application. The site referred to in the proposal is within the Avonmouth Severnside Enterprise Area, and therefore we deem this proposal an appropriate use within the area. The proposal will create up to 678sqm of employment floorspace, generating up to 12 new FTEs.

Lead Local Flood Authority

Flood Risk

The whole site is located in Flood Zone 3 with the northern section shown as also being in Flood Zone 3b (functioning floodplain). From reviewing the drawing '*Proposed Site Layout*' (Y81: 1132.04) it appears that the office would be located outside Flood Zone 3b but parts of the warehouse appears to fall within this zone. Environment Agency to be consulted on this application.

Surface Water Drainage

The application form states that surface water runoff is to be disposed of via 'Mains Sewer'. We query the method for disposing surface water runoff as according to our mapping records there are no mains surface water sewers serving the site. Clarification is sought on the method for managing surface water runoff and I request the submission of a drainage layout plan confirming the method to be used on site.

The applicants subsequently confirmed that they propose to drain into the existing rhine system via a hydro-brake. Further comments were subsequently received:

The comments provided in response to the formal drainage consultation comments (dated 5th September 2019) are acceptable to us (the LLFA). They have provided clarification in writing the proposed method to be used in order to manage surface water runoff generated by the development. However, they have not provided a drainage layout plan detailing this proposal. I am happy to confirm acceptance of the drainage principle for the site, but would ask that a SUDS condition be applied so that we can obtain the detailed drainage layout for the site.

One thing to note is that this site is within the LSIDB (Lower Severn Internal Drainage Board) area and as such the applicant will need to discuss proposals with the LSIDB before any works to the rhine system, including new connections are made.

Highways Structures

No comments

Environmental Protection

No objections in principle, subject to recommended standard conditions relating to potential for contamination

Archaeology

No comments

Bristol City Council

No comments

Health and Safety Executive

HSE does not advise, on safety grounds, against the granting of planning permission in this case

Wales and West Utilities

You will note the presence of our intermediate/high pressure gas main(s) in proximity to the site. No excavations are to take place above or within 10m of the confirmed position of these mains without prior consultation with Wales and West Utilities.

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site is located within a Safeguarded Employment Area and Enterprise Area. Policy CS12 Safeguards the area for economic development within the B use classes. Other development not within Use Class B would need to demonstrate that it would be acceptable and not prejudice the context of the economic development allocation. Policy CS35 states that land at Severnside will be safeguarded and developed for distribution and other extensive employment uses, including energy generation, broadly in line with the extant planning permissions dating from 1957 and 1958 in the area. The Council will seek to provide a strategic development approach which will help to deliver development while mitigating site constraints, including flood risk, coastal protection, biodiversity, archaeology and transportation.

- 5.2 The principle of industrial, distribution and employment use, as well as waste uses (see planning history above) is therefore established at the site, particularly B1, B2 and B8, and it is considered that the proposals fall within

these categories and are therefore acceptable in principle and subject to consideration of the relevant issue, highlighted below.

5.3 Transportation

As stated above the principle of the site for industrial, distribution and employment use and waste uses, is established. Whilst the comments above are noted, it is considered that the proposal would be provided with a safe and suitable access and adequate car parking and servicing areas are also included. Planning permission would not grant rights to not comply with local weight restrictions and adherence to weight restrictions would be a legal highways matter. There is sufficient space within the enclosed yard area for sufficient holding space for vehicles entering the site. Given the nature of the proposals, size of the site and number of employees, the level of additional vehicle movements likely from the proposed extension is not considered to be significant in context with the site and location. Taking into account the existing and established use of the site, the level of additional vehicle movements associated with the actual application itself, the and the nature and severity of the potential issue raised it is not considered that the proposal would have a significant or material impact upon the local highways network.

5.4 Landscape/Visual amenity

It is of note that the site is located within the Severnside permission areas and is within the designated safeguarded area for economic development and benefits from numerous previous approvals for various uses. The site is within an existing and developing industrial and employment area. On this basis, taking into account the relative scale of the proposals, the context of the site, and the nature of the surroundings, existing uses, permissions and policy designations for the site, it is not considered that the proposals would have a significant or material detrimental impact in visual amenity terms.

5.5 Contamination/Drainage

The site is located within the Severnside permission areas and is within the designated safeguarded area for economic development and benefits from numerous previous approvals for various uses. An FRA has been submitted. The proposals are considered acceptable in Flood Risk terms, subject to recommended conditions. Conditions are recommended in accordance with EA considerations securing Flood Risk compliance, SuDS drainage condition for surface water drainage in accordance with LLFA and EPO advice, addressing contamination issues associated with previous and uses and the proposed use of the site, including risk assessment, site investigation, remediation and containment and disposal of contaminated run off and pollution prevention.

5.6 Ecology.

In terms of the principle of the development in this respect, it should be noted that the site is within the designated Severnside employment area, and furthermore, subject to recent waste consents and considered acceptable in ecological terms, after being subject to ecological impact and Habitat Regs assessment. In accordance with earlier extent consents the site has recently largely been cleared. An updated ecological impact assessment have been undertaken and provided with the application reporting low ecological potential for the site based upon its existing permission and developments. An ecological

management plan condition is recommended to be attached to any consent.

6. CONCLUSION

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

7. RECOMMENDATION

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

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) [Hafren Water July 2019 D1] and the following mitigation measures detailed within the FRA:

Identification and provision of safe routes into and out of the site to an appropriate safe haven, including a mezzanine level in the workshop, as specified on pages 20 - 22 section 6.2 of the FRA and drawing Y81:1132.10 Rev A Proposed Workshop Elevations 09.07.2019.

Finished floor levels for the office and workshop to be set no lower than 8.10 metres Above Ordnance Datum (AOD).

Reason

To ensure safe access and egress from and to the site and to reduce the risk of flooding to the proposed development and future occupants.

4. A) Intrusive Investigation/Remediation Strategy - No development shall take place until an assessment of potential risks from asbestos containing materials in near surface soils/hardcore has been carried out as recommended in the Structural Soils Desk Study and Preliminary Risk Assessment dated August 2019. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of any contamination. A report shall be submitted for the written approval of the local planning authority.

Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development is first used.

- B) Verification Strategy - Prior to first use of the site, where works have been required to mitigate contaminants (under condition A) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- C) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found, additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason

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

5. The development shall not be brought into use until the access, servicing and parking areas have been provided in accordance with the submitted details.

Reason

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

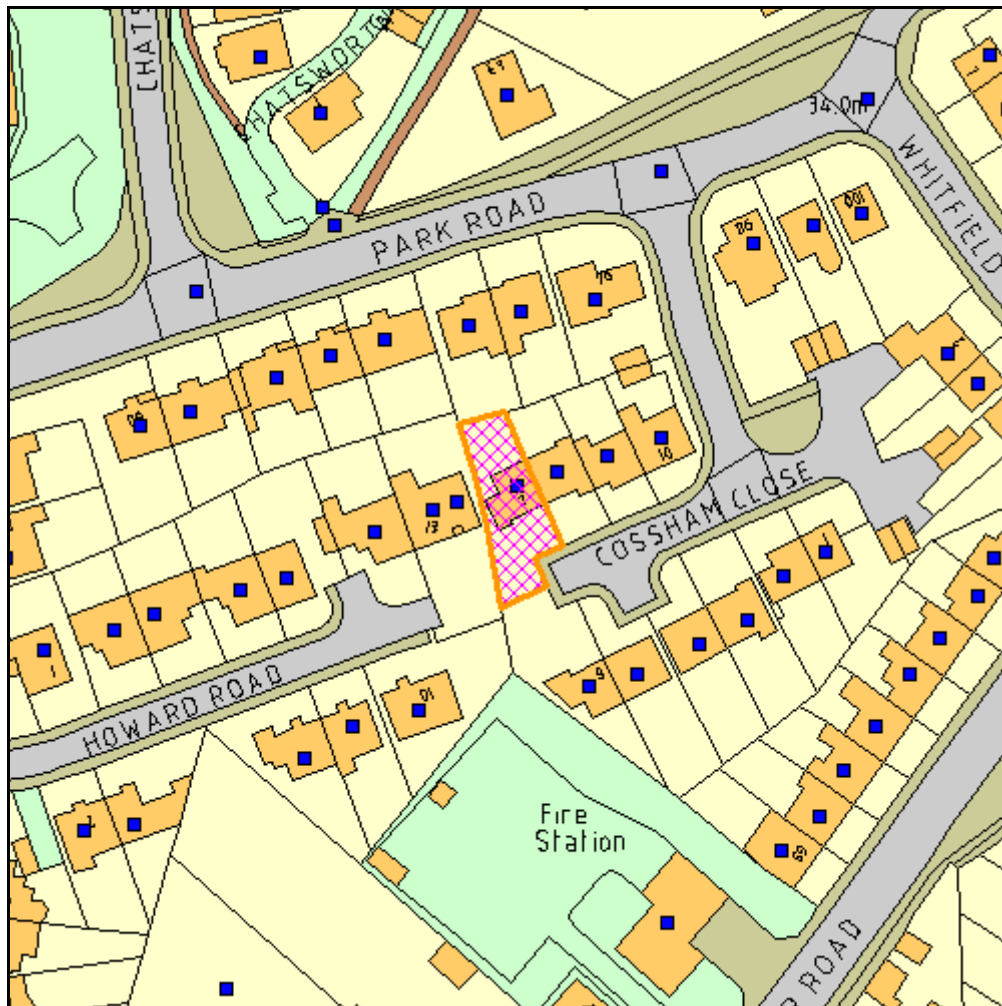
6. No development shall commence until an ecological management plan for the site in accordance with the findings of the updated Ecological Impact Assessment (Ref AE243) Dated August 2019, has been submitted to and approved in writing by the Local Planning Authority. The management plan shall include details of lighting, buffers and protection of adjoining ditches during works and any areas of vegetation to be retained, including a timetable for the implementation of the scheme. The development and the requirements of the management plan, shall subsequently be commenced prior to the development being occupied and carried out in accordance with the approved details.

Reason

To protect any ecological interest to the site and ensure the works are carried out in an appropriate manner, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER 2019

App No.:	P19/8107/F	Applicant:	Mr Matt Butler
Site:	7 Cossham Close Thornbury Bristol South Gloucestershire BS35 1JP	Date Reg:	4th July 2019
Proposal:	Demolition of existing garage. Erection of two storey side and single storey rear and front extensions to provide additional living accommodation. (Amendment to previously approved scheme PT18/4377/F)	Parish:	Thornbury Town Council
Map Ref:	364177 190866	Ward:	Thornbury
Application Category:	Householder	Target Date:	26th August 2019



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P19/8107/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 for determination as a comment of objection has been received from the town council.

1. THE PROPOSAL

- 1.1 This application seeks to make an amendment to a previously approved planning permission. PT18/4377/F was granted in November 2018. The development as built is not consistent with the permission; this application seeks to rectify that. The difference between the proposals is the depth of the rear extension. On the previous scheme this projected 1.5 metres from the rear elevation. This has now been extended to 2.3 metres.
- 1.2 The other elements of the proposal (the front extension and two-storey side extension) appear to remain as approved.
- 1.3 The site is within the settlement boundary of Thornbury.

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
CS8	Improving Accessibility
CS32	Thornbury

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

PSP1	Local Distinctiveness
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P19/2752/NMA Objection 09/04/2019
Non material amendment to PT18/4377/F to increase the length of the single storey rear extension by 1 metre and install bi-fold doors.
- 3.2 PT18/4377/F Approved 27/11/2018
Demolition of existing garage. Erection of two storey side and single storey rear and front extensions to provide additional living accommodation.

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
Objection: impact on amenity of neighbouring property, particularly loss of light.

Internal Consultees

- 4.2 Archaeology
No comment
- 4.3 Sustainable Transport
No objection

Other Representations

- 4.4 Local Residents
2 comments from local residents have been received; one is expressly an objection, the other is a more general comment. From both the following points are raised:
- Building work being undertaken at unsocial hours
 - Decision is overdue
 - Impact on amenities of neighbouring occupiers
 - Impact on light

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks permission for a front extension, side extension, and rear extension at a property in Thornbury.

Principle of Development

- 5.2 Extensions and alterations to existing dwellings are permitted in principle by policy PSP38.

Amendment to Existing Permission

- 5.3 The only amendment appears to be the depth of the rear extension and the insertion of bi-fold doors.

- 5.4 The property benefits from permitted development rights. The rear extension – if undertaken in isolation – would be permitted development. The requirement to gain planning permission is not triggered by any aspect of the rear extension.
- 5.5 On the basis that the increased projection (or even a longer projection) could be erected without planning permission, the increase in the size of the rear extension is not harmful.

Other Elements of the Proposal

- 5.6 All other elements remain as previously approved and are therefore acceptable.
- 5.7 The development is substantially complete and therefore no conditions are required to manage its build out.

Impact on Equalities

- 5.8 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.
- 5.9 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.10 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.
- 5.11 The decision on this application is overdue. There are no controls on the working hours on the authorising planning permission. The development would not have a negative impact on amenity or light.

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 is GRANTED.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CIRCULATED SCHEDULE NO. 50/19 – 13 DECEMBER 2019

App No.: P19/8623/F

Applicant: Mr Matthew Causley

Site: 1 The Avenue Patchway Bristol South
Gloucestershire BS34 6BD

Date Reg: 21st August 2019

Proposal: Erection of 2m fence. (Retrospective)

Parish: Stoke Lodge And
The Common

Map Ref: 360891 182526

Ward: Bradley Stoke
North

Application Category: Householder

Target Date: 14th October 2019



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N.T.S.

P19/8623/F

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

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Furthermore, the application has been subject to further representations which are also contrary to the findings of this report, with the number of contrary representations made exceeding a total of three. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a 2m high boundary fence at no. 1 The Avenue, Patchway.
- 1.2 The application site comprises a semi-detached property set within a relatively large, triangular shaped plot. The site is located within the urban fringe area of Patchway.
- 1.3 The fence has already been erected, and the application is therefore retrospective in nature.
- 1.4 Amended plans were received by the Local Planning Authority on 26th November 2019.

2. POLICY CONTEXT

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

- 2.2 Development Plans

- South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 There is no planning history associated with the application site.

4. CONSULTATION RESPONSES

- 4.1 Stoke Lodge and the Common Parish Council
Objection - the fence is too high around the pavement area and could cause safety problems when a car is being backed out onto the road. The council would like to see the fence reduced to 1 metre high.

- 4.2 Other Consultees

Archaeology Officer
No comment

Sustainable Transport

Initial Comments

- Mindful that 'The Avenue' is a quiet cul-de-sac and a non-classified highway.
- Note the objections raised by residents regarding the obstruction of vision when entering and exiting the site.
- From pedestrian safety perspective, would normally require no obstruction greater than 0.9m. However acknowledge that hedge could be planted which would grow higher than fence, where there is no control.
- However in this instance there is control, and fence does restrict visibility. Would therefore be prudent for the last 2m of the fence adjacent to the driveway to be splayed off to provide a 2m x 2m pedestrian visibility splay which would overcome all highway safety/visibility issues in this instance.

Further Comments

- Would not advise inserting a mirror as we do not advocate or allow these within the highway.
- That said widening the driveway would be an improvement.
- Cannot say there would be a severe highway safety impact.

Other Representations

4.3 Local Residents

Four letters of objection were received during the course of the application process. The main concerns raised are summarised below:

- Complaints made to enforcement.
- Fence blocks line of vision to the road at neighbouring property.
- Impact on visibility makes it dangerous for anyone leaving property. Many children and elderly residents.
- Fence has negative impact on street and borders on being completely ugly.
- Fence does look out of place but not only one on road.
- One opposite pavilion car park which councillors will be aware of.
- Perhaps further problems for pedestrians could be addressed.
- Fence should be reduced in height to match other properties in quiet area.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks retrospective permission for the erection of a 2m high fence at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

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

- 5.3** The fence in question extends to a height of 2m, and is of a timber panel construction. The fence directly abuts the highway, and in this respect, it is acknowledged that the fence is visible within the immediate streetscene.

- 5.4 However the fact that the fence is visible does not necessarily translate to any actual harm to visual amenity. The fence is certainly more prominent than the previous 1m high chain link fence, however it is not considered to appear as an entirely out of character or alien feature within the street. Properties along The Avenue are served by a variety of boundary treatments, and as such there is no single prevalent design which should be replicated. Given that there are other properties in the street served by front walls and fences of a similar height to the proposal, it is not considered that the fence in question causes significant harm to the visual amenity of the streetscene or degrades the character of the wider area.
- 5.5 On the basis of the assessment set out above, the proposal is considered to comply with policies CS1 and PSP38.
- 5.6 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.7 Whilst the fence is visible from neighbouring properties, given its 2m height, it is not considered that its provision has any unacceptable overbearing or overshadowing impacts on neighbours. Given the nature of the proposal, the provision of the fence is also not considered to result in any overlooking issues. On balance, the proposal is considered to comply with policies PSP8 and PSP38.
- 5.8 Transport
The transport officer initially recommended that in order to provide sufficient levels of visibility, the northernmost two metres of the fence be splayed. However the applicant outlined that this was not a viable option, and instead outlined that they would extend the width of the driveway as to allow greater visibility when exiting the site on to the highway. Amended plans were submitted indicating the extension to the driveway.
- 5.9 The transport officer has outlined that the extension of the driveway would represent an improvement in highway safety terms. On the basis that the highway at this location is an unclassified cul-de-sac, and vehicles are unlikely to be travelling at high speeds, the transport officer has outlined that if the driveway were to be extended, there would be no severe impact on highway safety. Furthermore, it is not considered that the fence obscures the levels of visibility when entering and exiting neighbouring properties, to any greater degree than existing boundary treatments serving said properties.
- 5.10 Paragraph 109 of the National Planning Policy Framework outlines that “development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual

cumulative impacts on the road network would be severe". Given the nature of the site and its relationship with the highway, and on the basis of the extended driveway being provided, it is not considered that the retention of the fence would have any severe or unacceptable impacts on highway safety. It would therefore be unreasonable to refuse the application on these grounds. However in the interests of clarity, a condition will be attached to any decision, requiring details of the extended driveway to be submitted to the Local Planning Authority, and the driveway then provided within a specified period of time.

5.11 Equalities

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

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

5.13 Other Matters

The concerns raised regarding other highway safety issues in the locality are noted. However this planning application is specific to this development proposal, and cannot be used as a means of addressing other issues in the locality.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

1. Within 3 months of the decision date for the application, detailed plans showing the proposed extended driveway shall be submitted to the Local Planning Authority for approval. The extended driveway shall then be implemented in full, and in accordance with the agreed details, within 6 months of the details being agreed.

Reason

In the interests 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 Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.