

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. 16/19

Date to Members: 17/04/2019

Member's Deadline: 25/04/2019 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

- a. All applications, where approval is deemed to be granted upon the expiry of a defined period
- b. All applications to be determined the lawfulness of a proposed or existing use of a site
- c. All applications for non-material amendments
- d. All applications to discharge planning conditions
- e. All applications solely required because of the removal of Permitted Development Rights or Article 4 direction
- f. Any footpath stopping up or diversion required to implement an approved scheme

Additional guidance for Members

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

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 17 April 2019

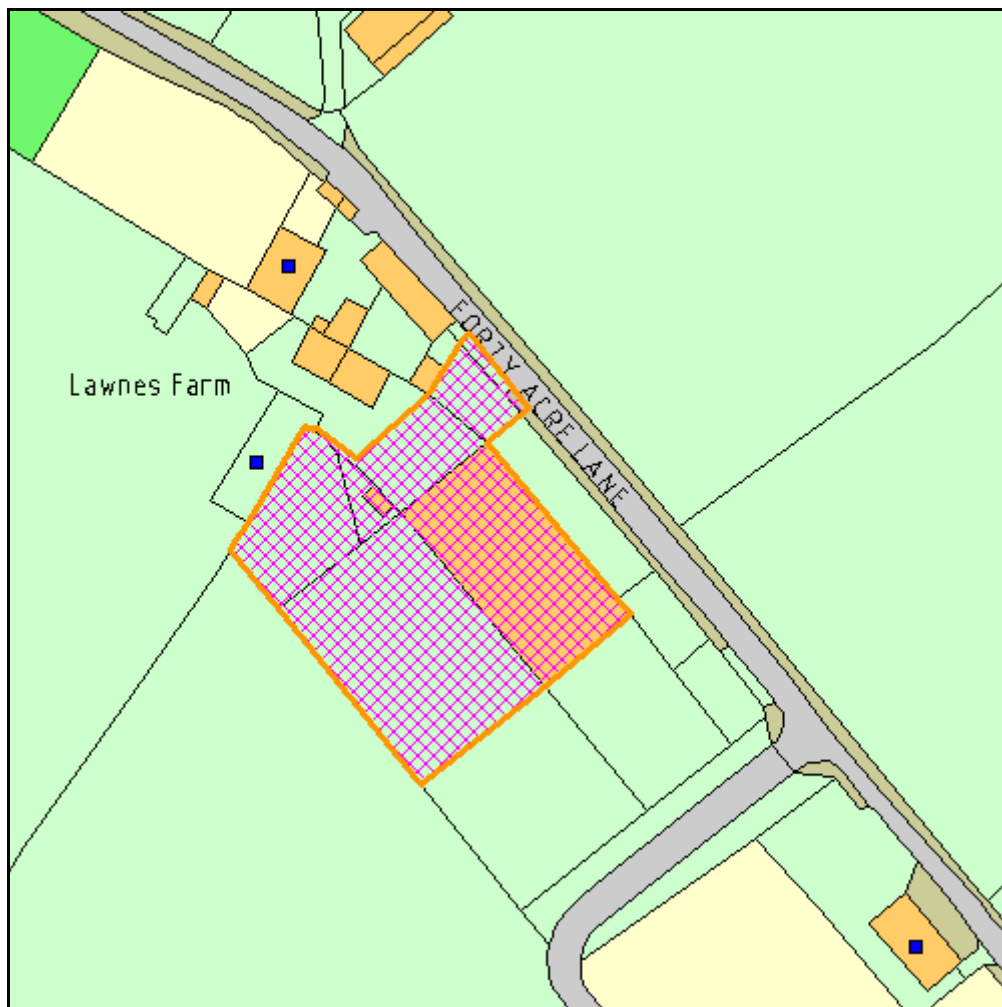
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/1450/F	Approve with Conditions	Forty Acres Farm Forty Acre Lane Alveston South Gloucestershire BS35 3QU	Thornbury South And Alveston	Alveston Parish Council
2	P19/1587/F	Approve with Conditions	23 The Glen Yate South Gloucestershire BS37 5PR	Yate Central	Yate Town Council
3	P19/2192/F	Approve with Conditions	44 Palmers Close Barrs Court South Gloucestershire BS30 7SE	Parkwall	Oldland Parish Council
4	P19/2856/F	Approve with Conditions	Pennymead Cattybrook Road Mangotsfield South Gloucestershire BS16 9NJ	Boyd Valley	Pucklechurch Parish Council
5	PT18/3159/F	Approve with Conditions	Mumbleys Farmhouse Sweetwater Lane Thornbury South Gloucestershire BS35 3JY	Severn Vale	Aust Parish Council
6	PT18/5025/F	Approve with Conditions	Fromeshaw Lodge Beckspool Road Frenchay South Gloucestershire BS16 1NU	Frenchay And Stoke Park	Winterbourne Parish Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
18/19	Wednesday 1 May 12pm	9am Thursday 2 May	5pm Thursday 9 May	Friday 10 May
19/19	Normal			
20/19	Normal			
21/19	Wednesday 22 May 12pm	9am Thursday 23 May	5pm Thursday 30 May	Friday 31 May

Dates and officer deadlines for Circulated Schedule May Bank Holidays 2019

CIRCULATED SCHEDULE NO. 16/19 – 17 APRIL 2019

App No.:	P19/1450/F	Applicant:	Mr Cook
Site:	Forty Acres Farm Forty Acre Lane Alveston Bristol South Gloucestershire BS35 3QU	Date Reg:	12th February 2019
Proposal:	Change of use of equestrian building to storage facility (Class B8) and light industry (Class B1c) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), (Resubmission of planning application PT18/3084/F).	Parish:	Alveston Parish Council
Map Ref:	363841 187117	Ward:	Thornbury South And Alveston
Application Category:	Minor	Target Date:	5th April 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.

CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following a comment from the Parish Council.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the change of use of an equestrian building to 2 storage facility units (Class B8) and light industrial use (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). The application site lies in the open countryside and in the Bristol/Bath Green Belt.
- 1.2 This is a resubmission of planning application PT18/3084/F – the change of use of an equestrian building and land to 4 storage facility units (Class B8) and light industrial use (Class B1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) which was refused for the following two reasons:
 1. The site is located within the Bristol/Bath Green Belt and the proposal for the change of use of the building and associated land would fail to preserve the openness of the Green Belt, would conflict with the purposes of including land within the Green Belt and is therefore inappropriate development. The applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. The proposal is therefore contrary to the provisions of Policy PSP7 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017; Policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.
 2. The proposed development is considered to be discordant with its rural location and as such would be at odds with and contrary to Policy PSP28 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017.
- 1.3 The difference between the two applications is:
 - The existing building would be divided into two units rather than four
 - Three parking spaces are proposed for each unit and these would be positioned outside the existing doors rather than creating a new car park to the rear
 - The existing manege area would be removed and would become a reseeded green space area
- 1.4 This application has been submitted in an attempt to address the refusal reasons.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework July 2018.
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS7	Strategic Transport Infrastructure
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS12	Safeguarded Areas for Economic Development
CS13	Non-Safeguarded Economic Development Sites
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP10	Active Travel Routes
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP27	B8 Storage and Distribution Uses
PSP28	Rural Economy

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007)
Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
SPD – (Adopted) March 2015
Green Belt (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------|--|
| 3.1 | PT18/3084/F | Change of use of equestrian building to storage facility (Class B8) and light industry (Class B1c) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended) |
| | Refused | 23.1.19 |
| 3.2 | PT13/3612/F | Change of use from existing Stabling and Breeding of Horses to DIY Livery (Sui Generis) |
| | Approved | 9.1.14 |

- | | | |
|------------------------------------|-----------------------|--|
| 3.3 | PT01/2816/F | Change of use of existing agricultural building for stabling and breeding of horses. |
| | Approved | 27.11.01 |
| 3.4 | PT01/1328/F | Change of use of land and building from agriculture to equine. |
| | Refused | 9.8.01 |
| 3.5 | P86/1362 | Use of approximately 0.51 hectares of land for the storage of caravans and boats. |
| | Refused | 30.4.86 |
| 3.6 | P86/1362 | Use of approximately 0.51 hectares of land for the storage of caravans and boats. |
| | Refused | 30.4.86 |
| 3.7 | N8719 | Erection of agricultural building approximately 36.6m. x 18.3m. (120ft. x 60ft.). Alterations to existing vehicular access. |
| | Approved | 16.6.83 |
| Lawnes Farm – adjacent site | | |
| 3.8 | PT18/3558/PNGR | Prior notification of a change of use from Agricultural Building to 1no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development. |
| | Pending consideration | |
| 3.9 | PT13/2202/F | Conversion of existing barn to form 1no. dwelling with associated works (Resubmission of PT13/0715/F) |
| | Approved | 13.8.13 |

4. **CONSULTATION RESPONSES**

- 4.1 Alveston Parish Council
Object to this application for the same reasons the previous scheme was refused.

Internal Consultees

- 4.2 Transport team
No objection
- 4.3 Archaeology
No comment
- 4.4 Economic Development team
No objection on economic grounds providing that the site is not harmful to the surrounding landscape and residents' amenities.

4.5 Drainage

No objection in principle. The application form states that surface water is proposed to be disposed of via an existing watercourse, please note that any works done to a watercourse may require consent.

Land Drainage Consent: The application involves **works, and/or structures to, in or affecting** an ordinary watercourse/ditch. These works may require formal consent from South Gloucestershire Council. Application forms and guidance can be obtained by emailing LeadLocalFloodAuthority@southglos.gov.uk

4.6 Ecology

No objection

Other Representations

4.7 Local Residents

None received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal entails the change of use of an equestrian building to storage facility (Class B8) and light industrial appropriate (Class B1c) suitable for a residential area.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Policy CS34 seeks to protect rural areas and especially the Green Belt from unsuitable/inappropriate development. Policy PSP28 promotes a strong rural economy but new development must meet the specific criteria of this policy. The impact the proposed changes would have on residential amenity and on the highway must also be considered.

Of particular relevance is the location in the Green Belt where inappropriate development is by definition harmful and as such only development which meets certain criteria can be supported. The scheme would be for the re-use of an existing building which is listed as one of the exception criteria provided it would preserve the openness of the Green Belt and not conflict with the purpose of including land within it. This is discussed in more detail below along with the differences between the recently refused scheme and this proposal which is considered to have addressed the refusal reasons.

5.3 Green Belt

The proposal would fall under:

(d) The re-use of buildings, provided that the buildings are of permanent and substantial construction

- 5.4 The building appears to be in good condition and its change of use would require minimal alterations – mainly to the entrance doors, to the external

cladding and some internal works. It is therefore considered that the proposal would fall under the re-use of buildings criteria and in itself would not have a negative impact on the openness of the Green Belt. The applicant has stated that this revised proposal also includes work to remove the existing manege and return it to grass in an attempt to improve the openness of the Green Belt at this location – ref Site location plus proposed parking and manoeuvring area - 50718-4-001. This would be secured by condition.

5.5 *Openness of the Green Belt*

The change of use would not have a negative impact on the openness of the Green Belt over and above the existing use and in these terms is considered acceptable.

5.6 Landscape

The proposal includes the removal of an existing large manege area immediately adjacent to the Green Belt which comprises open fields. Some planting separates the site from the countryside and it is noted that more planting is proposed to supplement this boundary. As the development would use an existing area of hardstanding there would be no adverse impact from the change of use of the building and the return of the manege area to grass would be seen as an improvement.

5.7 Employment in the Countryside

Policy PSP28 promotes a strong rural economy and declares that sustainable new development will be acceptable in rural areas. Proposal(s) for business development outside the defined urban areas and settlement boundaries will be acceptable in certain circumstances.

5.8 The policy goes on to state that development in the Green Belt is inappropriate but where in the case of conversion or re-use of existing buildings, development can be appropriate if it meets certain criteria. This is where: The existing building is of permanent construction, is in-keeping with its surroundings in terms of character, form, build and overall design and the proposal is of a scale which is consistent with its function, use and rural location.

5.9 This current proposal differs from the previous scheme in that the overall scale of the development has been reduced from 4 units with 16 car parking spaces, 2 disabled parking spaces plus a secure area for cycle parking to just 2 units with 6 parking spaces. The submitted Design and Access Statement is brief but declares that there is an tenant in waiting for this type of unit.

5.10 Given that the changes to the existing building would be to convert it into 2 units and the parking area would be situated on an existing area of hardstanding, the scale of the development is now considered appropriate for its setting and can be recommended for approval.

5.11 On this basis the proposal is considered to accord with Policy PSP28.

5.12 Design

The application site is within a rural area accessed off a single track lane, Forty Acre Lane. This lane serves a small number of residential properties spread out across its length with open fields to the north and south.

5.13 Details and plans included with the application show the internal division of the building and the introduction of a small area for office use/kitchen/WC. Externally two roller shutter doors would replace the existing larger opening in the north west elevation and the entire building would be re-clad. Details of the cladding will be conditioned.

5.14 These changes are considered minimal changes, and to accord with adopted Policy PSP1 and CS1.

5.15 Residential Amenity

Closest residential properties to the application site are to the northwest in a converted outbuilding adjacent to the lane. It must be acknowledged this proposal would result in some changes for these neighbours and these proposed circumstances must be weighed up against the existing use as an equestrian building with its own associated use and traffic movements.

5.16 Class use B1c is specifically for light industry appropriate in a residential area. It must be noted that the location of the site is distinctly rural and this particular class use would not be inappropriate in a more heavily built up area. It is noted that the access points into the building would not change and as discussed in the transport section below, it is likely that there would be a reduction in the amount of traffic using the site. Notwithstanding the above, given the proximity of existing neighbours and the current planning application, PT18/3558/PNGR, to convert an even closer barn to residential, it is appropriate to attach an opening hours condition to protect residential amenity.

5.17 Transportation

The accompanying Design and Access Statement declares that the site is a former stud farm with stabling for up to 16 liveries, accessed along a narrow lane. The document also sets out the potential everyday use of vehicles under its current use:

- Large goods vehicles: delivery of animal feed, horse lorries
- Small goods vehicles/cars: 2 x daily visits by livery members, visits by vets, equestrian sundry deliveries, visits by family members
- Agricultural vehicles: management of grassland

It is stated that the removal of equestrian liveries will reduce the daily vehicle movements by approximately 40 movements per day with the anticipated movements under this proposed change of use amounting to around:

- Large goods vehicles: 2 per day
- Light goods vehicles: 10 per day

5.18 In light of the above, it is accepted that the proposed change of use would reduce the amount of traffic when compared with the extant situation and on this basis there are no transportation objections to the scheme.

5.19 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.

5.20 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.

5.21 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.

5.22 Conclusion:

The proposed development for the change of use of an existing equestrian building has been found to accord with Green Belt exception criteria and not to impact on the openness of this special area. This proposal, which has been reduced in scale over the previous submission, is also considered to accord with policies relating to employment opportunities in the countryside. Minimal changes proposed to the external appearance are also acceptable. Appropriate conditions would be attached to the decision notice to ensure that working hours would not have an adverse impact on the closest residential dwellings.

Given the above the proposal is recommended for approval.

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** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

2. The development shall proceed in accordance with the following plans:

Combined existing plans - 50718-3-001 Rev a

Site location plus proposed parking and manoeuvring area - 50718-4-001

Combined proposed plans - 50718-4-002

Reason

To ensure the removal of the manege area and 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; Policies PSP 1 and PSP7 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

3. 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 CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) January 2013; and the provisions of the National Planning Policy Framework.

4. Prior to the first use of the buildings details/samples of the external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

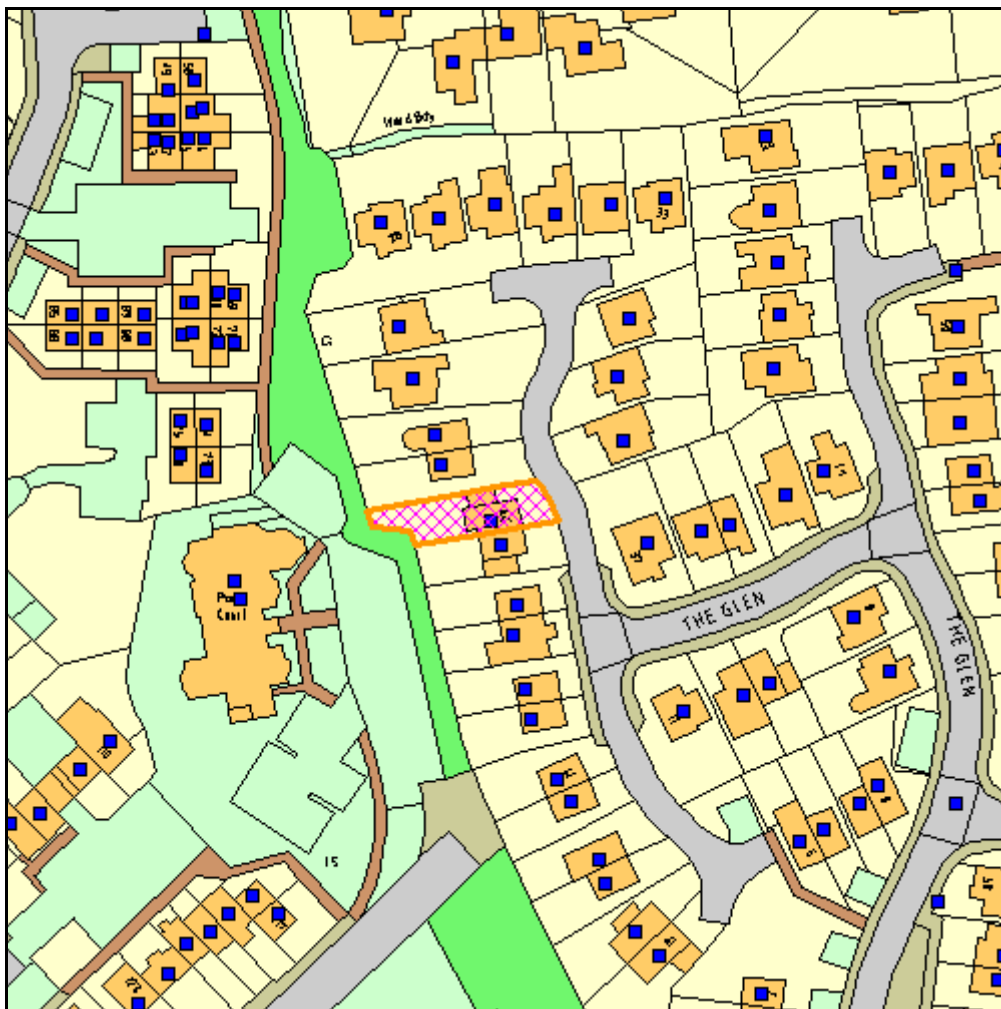
Reason

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; Policies PSP1 and 7 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 16/19 – 17 APRIL 2019

App No.:	P19/1587/F	Applicant:	Mrs Jennifer Callicott
Site:	23 The Glen Yate Bristol South Gloucestershire BS37 5PR	Date Reg:	20th February 2019
Proposal:	Erection of a two storey side and rear extension and single storey rear extension to form additional living accommodation.	Parish:	Yate Town Council
Map Ref:	371148 182783	Ward:	Yate Central
Application Category:	Householder	Target Date:	17th April 2019



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P19/1587/F

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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

The application is referred to the Circulated Schedule as representation has been received from Yate Town Council which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side and rear extension and single storey rear extension to form additional living accommodation at 23 The Glen, Yate.
- 1.2 The application site relates to a two storey, semi-detached property which is located within the established residential area of Yate. Locally Listed Poole Court is located to the west of the site.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage

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

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

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

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Yate Town Council

Objection- on the grounds of insufficient parking allowance for a four bed dwelling.

4.2 Sustainable Transport

Objection- Level of parking shown does not comply with SGC residential parking standards. Without adequate vehicular parking being provided this development will lead to additional –street parking which will increase congestion and create highway safety hazards for other road users.

Comments received on 15/04/2019 following submission of revised plan:

Removal of initial objection- The plan and photos demonstrate that two vehicles can park within the site boundary. Condition requested that the whole frontage is provided for parking and kerbs dropped accordingly. All the parking area to have a permeable bound surface.

4.3 Conservation Officer

No objection in principle as the setting of the adjacent non-designated heritage asset would be preserved. A more subservient appearance could be achieved.

Other Representations

4.4 Local Residents

No comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The proposed development consists of a two storey side and rear extension and single storey rear extension to facilitate a kitchen/diner and two additional bedrooms. The host dwelling is located in a modern housing estate which is characterised by semi-detached and detached properties of the same style.

- 5.3 The proposed side extension would extend from the side elevation of the host dwelling by approximately 2.5m. It would consist of a dual pitched roof to match the host dwelling, would be set back from the principal elevation by approximately 0.4m and would have a ridge height lower than the existing roof. As such, the proposal would satisfactorily identify as subservient. The front door and modest porch canopy would be relocated to the principal elevation of the proposed side extension. The proposed side extension would continue beyond the rear elevation of the host dwelling by a further 3.3m at the same width. This element would consist of a gable end roof design with a roof ridge height approximately 1m lower, giving an added subservient appearance.
- 5.4 The proposed single storey rear extension would extend 3.3m beyond the rear wall of the host property to continue the building line of the proposed two storey side and rear extension. The proposal would span the entire width of the host dwelling. This element of the proposal would consist of a pitched roof and would include 2no roof lights.
- 5.5 The materials to be used in the external finish of the proposal include brickwork elevations, interlocking roof tiles and brown UPVC windows/doors. All materials would match those of the existing property and are therefore deemed to be acceptable.
- 5.6 Overall, the proposal is considered to be of an appropriate size and scale within the context of site and would not be detrimental to the host dwelling or surrounding area. As such, the proposal is deemed to comply with Policy CS1 of the Core Strategy.
- 5.7 Heritage
The subject property is located adjacent to the Locally Listed heritage asset, Poole Court. It is not considered by the officer that the proposal would result in significant harm to the locally listed building and as such would not undermine paragraph 197 of the NPPF or Policy PSP17 of the PSP Plan.
- 5.8 Residential Amenity
Policy PSP8 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.9 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. The main properties under consideration are the adjoining property of the semi-detached pair, no.22 and the neighbouring property to the north, no.24.
- 5.10 The proposed two storey side and rear extension would be located adjacent to no.24, separated by a driveway approximately 3m in width. Furthermore, the building line is staggered meaning the principal elevation of neighbouring property sits approximately 6.5m back from the principal elevation of the subject property. No.24 does not benefit from any side elevation windows. Given the above, it is considered that the proposed two storey side and rear

extension would not detrimentally impact no.24 in regards to overbearing, overlooking or loss of light impacts.

5.11 Considering the single storey nature of the proposed rear extension located adjacent to the adjoining property, combined with the height and angle of the proposed roof lights, it would not appear to result in an overbearing or overlooking impact. The separation distance between the two storey rear element of the proposal and no.22 is sufficient as not to significantly alter the existing levels of light afforded to the neighbouring occupier

5.12 Overall, the proposal is not considered to have a detrimental impact on the residential amenity of the surrounding properties or the host dwelling and is therefore deemed to comply with Policy PSP8 of the PSP Plan.

5.13 Sustainable Transport and Parking Provision

The application is proposing an increase in bedroom numbers from two to four; South Gloucestershire Council requires a four bedroom property to provide two off-street parking spaces. Concern has been raised by the Town Council regarding parking provision at the site. This was initially echoed by the Sustainable Transport Officer, however following the submission of a revised plan showing two parking spaces provided to the front of the property, the objection was withdrawn. Therefore, subject to a condition, no objections are raised in terms of transport.

5.14 Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

CONDITIONS

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

Reason

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

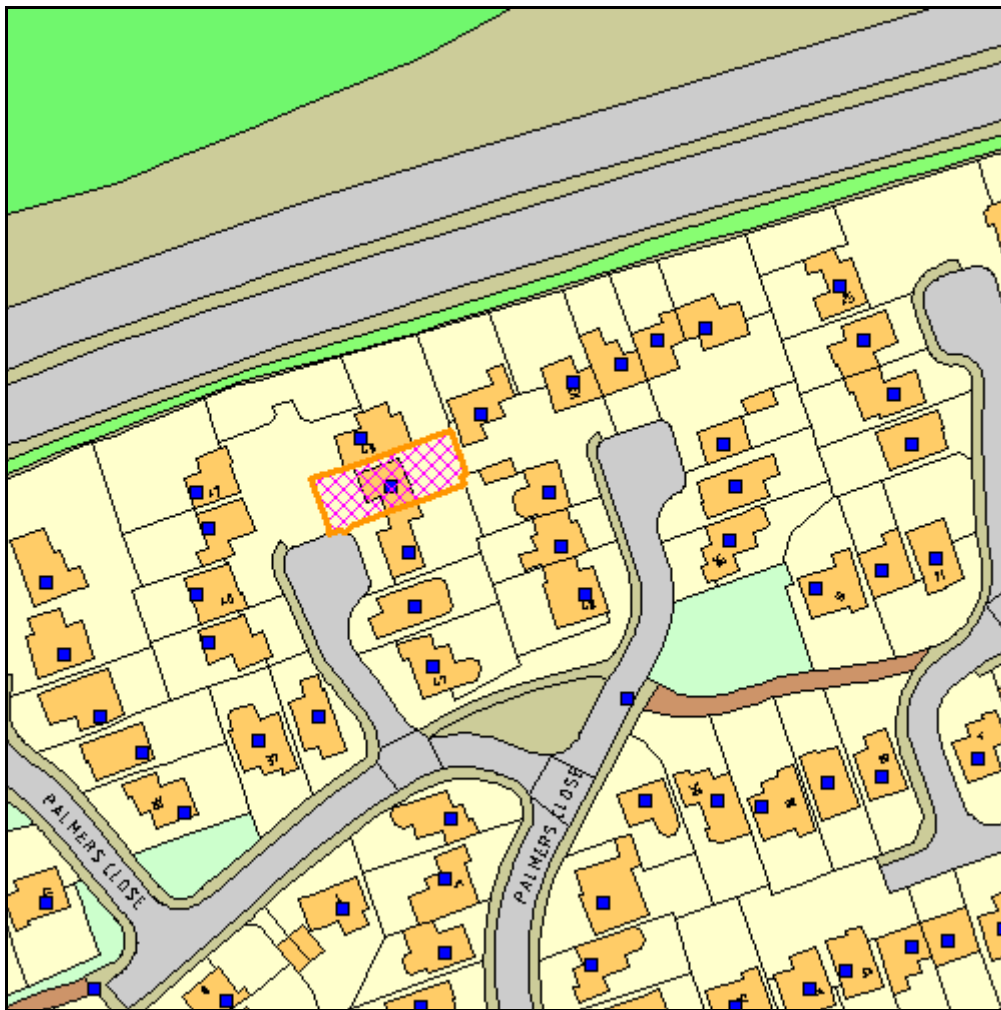
2. The off-street parking facilities shown on the plan hereby approved (TO-012-01 Rev B) shall be provided within 1 month of the proposed development being substantially complete, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 16/19 – 17 APRIL 2019

App No.:	P19/2192/F	Applicant:	Mr Spencer Hurst
Site:	44 Palmers Close Barrs Court Bristol South Gloucestershire BS30 7SE	Date Reg:	28th February 2019
Proposal:	Erection of first floor side extension and single storey rear extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366023 172682	Ward:	Parkwall
Application Category:	Householder	Target Date:	25th April 2019



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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a first floor side extension and single storey rear extension to form additional living accommodation at 44 Palmers Close, Barrs Court.
- 1.2 The application site relates to a two storey, link-detached property which is located within a cul-de-sac in the established residential area of Barrs Court.
- 1.3 The application is a re-submission of an identical proposal which was approved in May 2014.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

3.1 PK14/0695/F

Erection of first floor side extension over existing garage to provide additional living accommodation.

Approved: 13/05/2014

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

No objection.

4.2 Sustainable Transport

The proposed development will remove vehicular parking from the garage but fails to demonstrate that adequate vehicular parking for the size of the dwelling can be provided. SGC's residential parking standards state that a dwelling with up to four bedrooms requires a minimum of two parking spaces within the site boundary.

Provided a revised plan is submitted which shows this level of parking can be provided, then there is no transportation objection raised.

Other Representations

4.3 Local Residents

Objection comments received from 3no local residents, summarised as follows:

- Will distort proportions of no.45.
- Huge disruption and noise to neighbours in cul-de-sac.
- Will not agree to allow access to neighbouring land or party wall agreement.
- Overlooking impact to garden
- Loss of light to garden
- Disruption and damage to garage
- Devalue property
- Overdevelopment
- Will cause stress during build.
- Disruption to parking as we have a shared driveway.
- Single storey rear extension will place a wall in front of the side window of my property blocking light.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. The proposal accords with the principle of development subject to the consideration below.

5.2 Design and Visual Amenity

The application site is located within a cul de-sac in a modern housing estate which consists of properties of varying sizes, however all properties in the immediate surrounding area do share the same distinct style and 'mock Tudor' appearance. The proposal includes a first floor side extension above an existing attached garage to provide an additional bedroom and en-suite; and a single storey rear extension to facilitate a kitchen/diner.

5.3 The proposed first floor side extension would be constructed above an existing garage which links the host dwelling with no.45 Palmers Close. The existing garage would be altered internally to provide a store room, utility and WC. The side extension would be set back from the principal elevation of the main dwelling by approximately 2.4m, to match the building line of the existing garage and would consequently result in a clear subservient appearance to main dwelling. The proposal would include a dual pitched roof with an eaves height to match the exiting property and a ridge height lower than the main roof. Given the above, it is considered by the Officer to result in a well-proportioned addition to the existing property. Furthermore, examples of similar first floor side extensions can found in the immediate surrounding area. The materials to be used in the external appearance of the side extension would match those of the existing property and would include black and white rendered panelling mimic the 'mock Tudor' style. The existing garage door would be replaced with a timber double doors to the store room. All materials are considered to be acceptable in terms of design and visual amenity.

5.4 The proposed single storey rear extension would extend from the rear wall of the existing dwelling by 2.5m and would span the entire width of the main dwelling. It would consist of a lean-to roof with an eaves height of 2.4m and an overall height of approximately 3.4m. No windows are proposed on the side elevations, but it would include 2 no roof lights and bi-fold doors on the rear elevation. The proposed rear extension is considered to be of an appropriate size and scale within the context of the site. All materials would match those of the existing dwelling.

5.5 Overall, it is considered that the proposed development would not be detrimental to the character of the host dwelling or surrounding area and is of an acceptable standard of design. As such, the proposal is deemed to comply with Policy CS1 of the Core Strategy.

5.6 Residential Amenity

Policy PSP8 and PSP38 of the PSP Plan (November 2017) sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.

5.7 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Concerns have been raised by neighbouring occupiers in regards to a loss of light to a side window and rear gardens and overlooking onto rear gardens. Considering the single storey nature of the proposed rear extension with a modest eaves height

of approximately 2.4m, it is not thought to result in any material overlooking or overbearing impacts. The neighbouring property to the northwest does include a side elevation window on an existing rear extension, however the room also benefits from a rear elevation window. Furthermore, the property is on a slightly higher gradient than the existing dwelling, it is therefore considered by the Officer that the proposed rear extension would not significantly alter the existing levels of light afforded to the neighbouring occupiers to such a degree as to warrant refusal.

- 5.8 The proposed first floor rear extension has been carefully considered as it would be constructed above an existing garage which links no.45. The adjoining property does not benefit from any side elevation windows and the condition will be included to prevent any side windows being installed on the first floor of the side extension. Concern has been raised of overlooking onto neighbouring rear gardens, however the first floor rear window would serve a bathroom and would therefore be obscure glazed, thus mitigating any potential overlooking issues. Considering the siting of the proposal and orientation of the surrounding properties, it is not considered to significantly alter the existing levels of light afforded to the neighbouring occupiers.
- 5.9 The single storey rear extension would increase the footprint of the property, however it is considered that sufficient private residential amenity space would remain for the occupiers of the host dwelling following development.
- 5.10 Overall, the proposed development is not considered to have a detrimental impact on the residential amenity of surrounding properties or the host dwelling and is therefore deemed to comply with Policies PSP8 and PSP38 of the PSP Plan.
- 5.11 Sustainable Transport and Parking Provision
The application is increasing the number of bedrooms from three to four; South Gloucestershire Council require a four bedroom property to provide a minimum of two off-street parking spaces. The proposal will effectively be removing a parking space by converting part of the garage, however a revised plan has been provided to indicate that two off-street parking spaces can be accommodated within the site boundary. As such, subject to a condition, no objections are raised in terms of transport.
- 5.12 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

5.13 Other Matters

The Local Planning Authority are not party to any agreements relating to land access or party walls, therefore this is not a material planning consideration. The applicants are expected to gain relevant permissions before work commences.

The value of neighbouring properties is not a material planning consideration and any damage caused to neighbouring property would be a civil matter.

The disruption to neighbouring occupiers during the construction is not thought to be severe for a relatively modest addition such as this and it is expected that the contractors are considerate to the surrounding occupiers during the construction period.

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

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

Contact Officer: James Reynolds
Tel. No. 01454 864712

CONDITIONS

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

Reason

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

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

Reason

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

3. No windows other than those shown on the plans hereby approved shall be inserted at any time in the south east elevation of the extension hereby approved.

Reason

To ensure the residential amenity of the neighbouring occupiers is protected and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the rear; elevation shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'.

Reason

To ensure the residential amenity of the neighbouring occupiers is protected and to accord with Policies PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

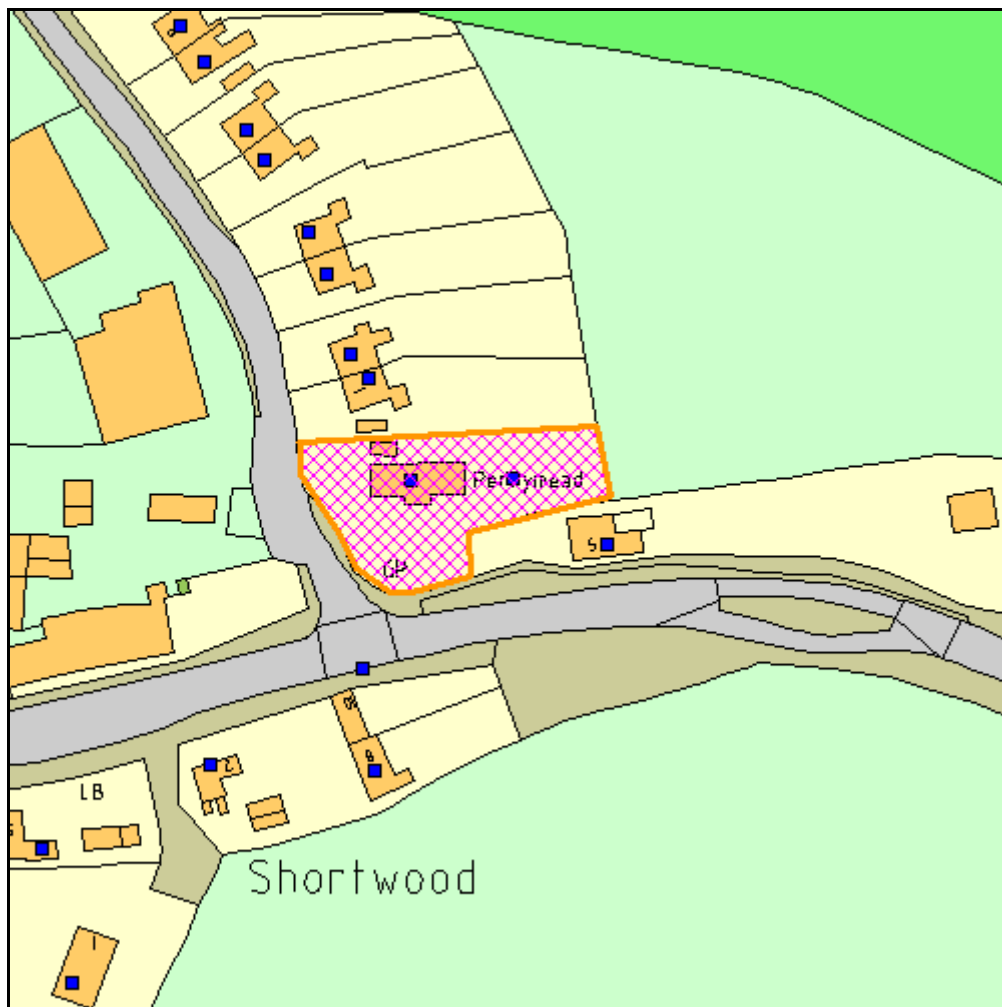
5. The off-street parking facilities shown on the plan hereby approved (Proposed Block Plan received on 13th March 2019) shall be provided within 1 month of the proposed development being substantially complete, and thereafter retained for that purpose.

Reason

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

CIRCULATED SCHEDULE NO. 16/19 – 17 APRIL 2019

App No.:	P19/2856/F	Applicant:	Mr M Drew
Site:	Pennymead Cattybrook Road Mangotsfield Bristol South Gloucestershire BS16 9NJ	Date Reg:	20th March 2019
Proposal:	Erection of a single storey rear extension to form additional living accommodation.	Parish:	Pucklechurch Parish Council
Map Ref:	367767 176097	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	9th May 2019



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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

An objection has been received from the Parish Council which is contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a single storey extension on the rear elevation of a detached property situated close to the junction of Cattybrook Road and Shortwood Hill.
- 1.2 The site also lies within the Bristol/Bath Green Belt.

2. POLICY CONTEXT

2.1 Development Plans

National Guidance

National Planning Policy Framework 2019

National Planning Policy Guidance

South Gloucestershire Local Plan: Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007

Development in the Green Belt (Adopted) 2007

Residential Parking Standards SPD (Adopted) 2013

3. **RELEVANT PLANNING HISTORY**

PK11/1342/F Demolition of existing bungalow to facilitate the erection of 1 no. detached dwelling with associated works. (Resubmission of PK10/2374/F - withdrawn) Approved 17th June 2011

PK11/2313/F Change of use of land from agricultural to land for the keeping of horses. Erection of stable and tack room. Approved with conditions 30th September 2011 (land to the rear of the site)

PK12/1286/F Demolition of existing bungalow to facilitate the erection of 1no. detached dwelling with associated works. Refused 30th May 2012

The application was refused for the following reason:

The site is located within the Bristol/Bath Green Belt. The proposed replacement dwelling would be larger than the recently demolished dwelling and would become the new original dwelling house which would be capable of later extension. It is considered that the limited circumstances advanced in support of the application do not overcome the harm to the Green Belt by way of impact on the openness of the Green Belt. The proposal would result therefore in a disproportionate addition to the original dwelling house contrary to policy GB1 of the adopted South Gloucestershire Local Plan and the adopted Green Belt SPD.

It was concluded by the Case Officer that this building represented a 50% increase in volume over and above the original building

PK14/1959/F Erection of 1no. detached dwelling with associated works. (Retrospective). Approved with conditions 24th October 2014

It was concluded that this dwelling represented a 35% increase above the size of the original building

PK14/2396/F Erection of stable block and associated hardstanding. (Amendment to previously approved scheme PK11/2313/F) (Retrospective) Land to the rear of the site

PK16/4651/NMA Replacement of 2 no. dormers with single large dormer to north elevation No objection 24th August 2016

PK16/6151/F Erection of mobile home for use as residential annexe. (Retrospective) Approved with conditions subject to the following condition:

When the mobile home ceases to be occupied by Mr David Drew or Mrs Shirley Drew the mobile home approved by this permission shall be removed from the site and the land restored to its former condition.

Reason:

The permission has been granted solely having regard to the very special circumstances of the case and use of the mobile home not in accordance with the requirements of the condition would require the further consideration of the Local

Planning Authority in regard to the NPPF Development Plan, Green Belt Policy and any other material considerations.

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council

Pucklechurch Parish Council reviewed this application at its meeting on 3rd April 2019 and passed the following resolution: Objection. The grounds of objection can be summarised as follows:

- The Parish Council represents a disproportionate addition impacting on the openness of the Green Belt and contrary to Policy
- The replacement bungalow was much larger than that demolished and has been subject to numerous subsequent applications
- The relevant planning permission for the bungalow was the result of an enforcement action as the building had not been built according the approved plans. The original consent represented a 23% addition over and above the original property whereas that approved by the retrospective application represented a 35% over and above the original building demolished
- The current addition (with other additions including an annexe) would be a disproportionate addition (given that the building itself represented a 35% addition at the outset over and above the original bungalow and would be contrary to Green Belt policy.

4.2 Other Consultees

Sustainable Transport

No response

Other Representations

4.3 Local Residents

No responses received

Principle of Development

- 5.1 Policy PSP38 of the Policies, Sites and Places Plan is generally supportive of extensions and alterations within the curtilage of existing dwelling houses, subject to an assessment of design, amenity and transport. However, key issues to consider include the location of the subject site in the Green Belt, where only limited categories of development will be permitted. The proposal is therefore acceptable in principle, subject to the consideration of the issues set out below.

5.2 Green Belt

Paragraph 145 of the NPPF sets out the limited categories of development which are appropriate within the Green Belt. In particular, the NPPF explains that the extension or alteration of an existing building is appropriate development provided that it does not result in a disproportionate addition, over and above the size of the original building.

With regard to extensions to existing buildings, Policy PSP7 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 carries this principle forward; it is relevant to proposals for domestic extensions. It states that, as a general guide, additions of up to 30% of the volume of the original building would likely be considered appropriate. Where an extension would exceed this up to 50% the proposal would be carefully assessed, paying particular attention to the scale and proportion of the proposed extension. Where proposed extensions exceed 50%, the policy indicates that this would likely be considered disproportionate and therefore inappropriate.

The concerns raised by the Parish Council are noted and the Case Officer would respond as follows:

It is important to note in terms of Green Belt Policy, that any addition to a building is assessed against that building (with any subsequent additions) and not against the increase over and above a building it might have replaced. The “starting point” for consideration of whether the current proposal is appropriate in Green Belt terms is the dwelling that was approved by Planning Application PK14/1959/F that was approved in October 2014.

Therefore turning to those additions that have been added within the curtilage since the relevant consent, from the site visit and from the details available to the Case Officer from the planning file, a mobile home was added as a residential annexe following planning consent PK16/6151/F (as set out in Section 3 above).

While taken alongside the current proposal this would result in an increase of between 40 and 50% however it is very important to note that this mobile home was given consent only in the light of very special circumstances being demonstrated that outweighed home to the Green Belt (namely to allow elderly parents of the owner of Pennymeads, who were in poor health and needed care) to live at the site. A condition requires the structure to be removed once it is not occupied by the named people. Given the temporary nature of the consent it is not considered reasonable to include this annexe in any calculation of volume increase.

Although no volume calculations have been submitted with this proposal on the basis it is considered that the extension represents at most a 20% addition to the property and on the basis that its size and position (in relation to the host dwelling) ensures that it would not appear as a disproportionate addition by definition it would not be detrimental to the purposes of including the land in the greenbelt.

5.3 Design and Visual Amenity

The extension is of an appropriate design/form and scale in relation to the original property. Materials are shown as matching the original property which will importantly ensure that the extension integrates successfully.

The development is considered to be acceptable in terms of policy CS1 of the Core Strategy.

5.4 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.

Due to the location of the proposed development, the scale of the proposal which is single storey and the degree of separation between the subject dwelling and surrounding occupiers, it is not considered that the proposal will have an unacceptably detrimental impact on their residential amenity.

5.5 Transport

The proposal will not increase the parking requirements for the dwelling and there are sufficient off-street parking spaces. There is therefore no objection on transport grounds.

5.6 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission is **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 14th March 2019

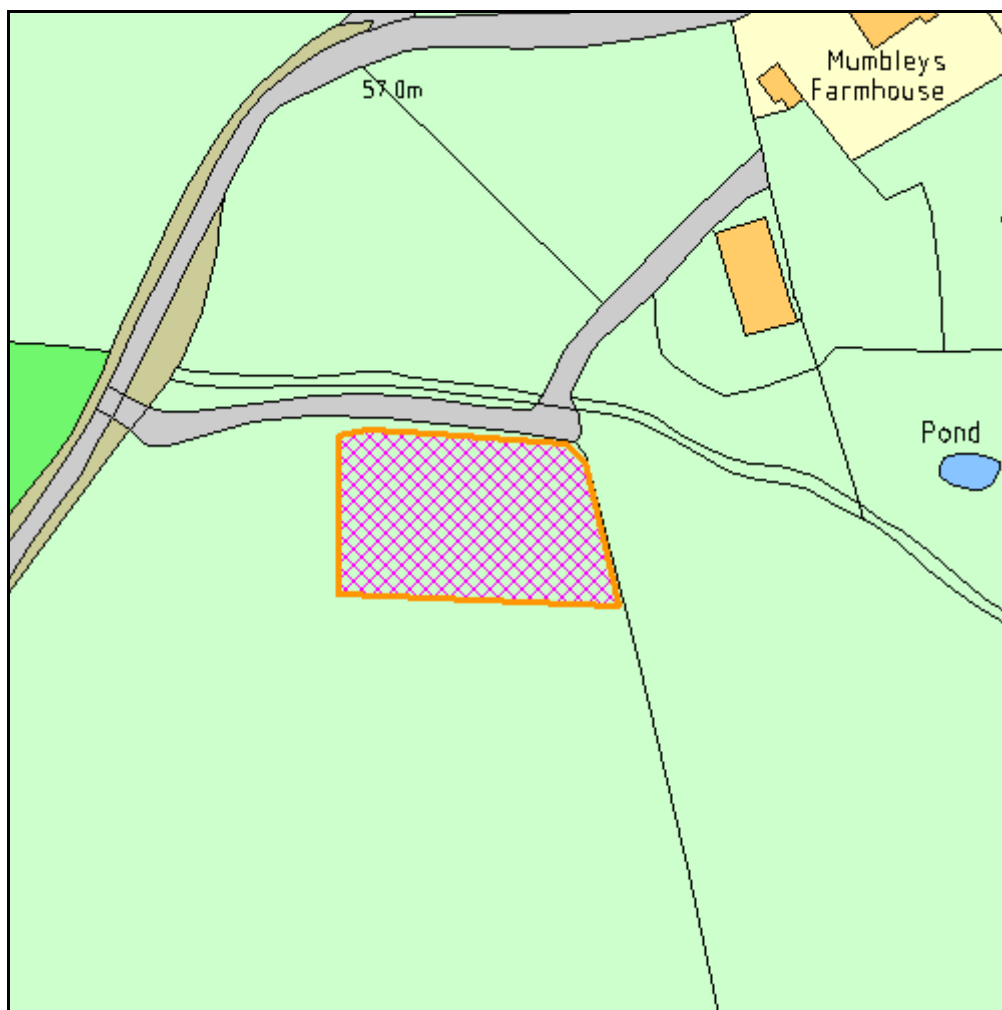
2131/1000 Existing Combined Plan
2131/1001 Proposed Combined Plan
2131/1002 Existing Site Plan
2131/1003 Proposed Site Plan
2131/1004 Site Location Plan

Reason:

For the avoidance of doubt

CIRCULATED SCHEDULE NO. 16/19 – 17 APRIL 2019

App No.:	PT18/3159/F	Applicant:	Juliet Moore
Site:	Mumbleys Farmhouse Sweetwater Lane Thornbury Bristol South Gloucestershire BS35 3JY	Date Reg:	27th July 2018
Proposal:	Erection of building for agriculture and equestrian use. Creation of vehicular hardstanding (retrospective).	Parish:	Aust Parish Council
Map Ref:	361509 188932	Ward:	Severn Vale
Application Category:	Minor	Target Date:	20th September 2018



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PT18/3159/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 is referred to the circulated schedule as comments of objection have been received.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the erection of a dual use building for agriculture and equestrian purposes and the creation of associated hardstanding on land to the south of Mumbleys Farmhouse, Sweetwater Lane, Thornbury. The proposal is retrospective.
- 1.2 This application does not consider the floodlighting on site.
- 1.3 The application site was formerly a field to the west of an exercise area. The land is located outside of any defined settlement in the open countryside. This part of the district falls within the Bristol and Bath Green Belt.
- 1.4 The retrospective building consists of a timber single storey structure separated into two stables and a store. Hardstanding infills the gap between the new building and the exercise area. New planting would be introduced to the west and south of both the building and hardstanding.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework (NPPF) July 2018

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP17	Heritage Assets
PSP20	Flood Risk
PSP21	Environmental Pollution and Impacts
PSP29	Agricultural Development
PSP30	Horse Related Development
PSP44	Open Space, Sport and Recreation

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT15/4063/F
 Change of use of land from agricultural to land for the keeping of horses.
 Erection of a stable block, manege and associated works.
 Approval
 17.02.2016
- 3.2 PT10/2060/F
 Erection of single storey timber building to be used as an agricultural training centre (Sui Generis).
 Approval
 20.10.2010
- 3.3 PT06/0323/F
 Erection of barn for keeping of rare breeds and formation of new access track
 Approval
 15.03.2006
- 3.4 PT01/3342/F
 Change of use of land to domestic curtilage to form grassed area, wildlife habitat and vegetable plot.
 Approval
 08.01.2002

4. **CONSULTATION RESPONSES**

- 4.1 Aust Parish Council
 Objection
 - intensification of the current use; harms openness
 - lack of justification; there is existing stabling on site or permission could be temporary
 - application should be refused due to being retrospective
- 4.2 Other Consultees

British Horse Society
 No comment

Lead Local Flood Authority

No objection

Planning Enforcement

No comment

Highway Structures

No objection

Tree Officer

No comment

Archaeology Officer

No objection

Sustainable Transport

No objection

- access must be obtained from the existing site track
- the barn must be used only for activities ancillary to the main uses of the site
- excluding the existing uses and general farming activities already carried out on site, there shall be no other commercial uses or business activities. This shall include a riding school or livery activities.

Other Representations

4.3 Local Residents

4 local residents have commented on the scheme. Their comments are summarised as follows –

2x objections

- Previous intentional unauthorised development (menage floodlighting; current hours of use; windows installed in stable block; number of horses on site)
- Cumulative effect of previous applications on site
- Intensification of current use
- Unacceptable sprawl of development encroaching into countryside
- Implausible justification for building (2 permanently unwell horses)
- Conflicts with Transport's comments dated 2.8.18 in terms of site being under 1 owner
- Submitted plans do not match what is "on the ground" (internal stable walls; glazed fenestration; new car park)
- Enforcement planning advice not public

2x supports

- Purposely-designed stables for ponies with medical conditions
- Good access to bridleways and riding routes
- Proposal would support local businesses
- Provides opportunities for sole or group exercise

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks retrospective planning permission for a dual use building and hardstanding on land to the south of Mumbleys Farmhouse.
- 5.2 Principle of Development
Policy PSP7 of the PSP states that there is a general presumption against inappropriate development in the Green Belt. It does however specify certain categories of development that are not considered inappropriate, which includes, at criterion (1) the making of material changes in the use of land to create outdoor sport and recreation facilities; and (2) new buildings to provide outdoor sport and recreation; subject to the development being a positive and beneficial use of Green Belt land, preserving the openness of the Green Belt and not conflicting with the purposes of including land within it. Both policies PSP29 and PSP30 of the PSP support proposals for new equestrian and agricultural facilities subject to a number of criteria.
- 5.3 Paragraph 145 of the revised NPPF states that the construction of new buildings should be regarded as inappropriate development in the Green Belt, unless, amongst other things, it would involve:
(a) buildings for agriculture;
(b) the provision of appropriate facilities for outdoor recreation, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
Paragraph 146 of the revised NPPF states that certain other forms of development, such as material changes of use of land (such as change of use for outdoor recreation), are also not inappropriate in the Green Belt provided they would preserve its openness and not conflict with the purposes of including land within it.
- 5.4 Combined the building and hardstanding appears a large development, being introduced to part of the site which Officers understand was previously free from built form. On this basis, it inevitably has some effect on openness. However, both are seen within the context of a strong equine setting and would not add to the existing range of uses on site. Therefore, to Officers, the effect of the proposal on the openness of the Green Belt is limited.
- 5.5 Parked vehicles, both operational and those visiting the facility, while transitory and subject to change as people arrive and leave, are effectively on the site continually as it is already operational. This will have a greater effect than currently but is still of limited weight given the commercial use was established 4 years ago. It is, however, considered necessary to impose a condition to ensure the site is only used for activity ancillary to the existing business/commercial use.
- 5.6 Consequently, Officers conclude the proposal would involve the provision of an appropriate facility associated with both the current agricultural and equestrian uses of the land. It is also considered neither would significantly harm openness. The proposal would therefore not constitute inappropriate development in the Green Belt and would be consistent with PSP policy PSP7 and the aims of the revised NPPF.

5.7 Alternative Buildings

A criterion of both policy PSP29 and PSP30 is that no alternative existing buildings exist which are available for use. The applicant makes the point that there are no suitable underused buildings on site and this seemed to be the case when Officers visited.

5.8 Design including Horse Welfare

It is not disputed that the building, which has a concrete base and is clad in timber, with brown fibre cement roof tiles, is of a sympathetic and appropriate design, well related to existing buildings.

5.9 In terms of welfare, without consultation from the British Horse Society, it is difficult to comment specifically as to whether the stabling is suitable for the animals referred to in this particular case. However, Officers are mindful of the considerable investment which they saw has been put into the site, with the building and fittings finished to a high standard and the land holding in general where access to grazing and rural routes is available, which Officers have taken as evidence of the applicant's genuine and serious intent to expand this business properly. The applicant's case is therefore considered to be incontrovertible on the available evidence.

5.10 Overall, it is Officers conclusion that this proposal would not be harmful to the rural character or appearance of this area, and that it is justified in terms of its design.

5.11 Residential Amenity

There are no residential properties sufficiently close that would be likely to be affected by the proposal.

5.12 Transportation

As mentioned above, the applicant has retrospectively erected the proposal, but it is understood it replaces a broadly similar building which was demolished as it was unsafe. It is also noted that small-scale farming activity is carried out here as well but it is not considered that this will be affected by the current changes.

5.13 Although the proposal will change the use of some of the land, the proposed change in horse accommodation is very small and the whole site remains under the control of the same owners. Hence, it is not considered that there will be any significant change in travel demand.

5.14 Nevertheless, it is understood that the barn is likely to be used by the tenants who previously used the demolished one. However, it is considered unlikely that this small barn will materially increase the number of visitors to the site, especially as it replaces another. Furthermore, the situation is unlikely to change unless additional facilities are provided on the site which causes more horses to be brought onto it to use them. It is understood that this is not the case.

- 5.15 Finally, the new barn will be accessed via the existing farm track and not directly from the public highway and will not be modified in any way.
- 5.16 On balance, no objection is raised but conditions will be placed on any permission to give greater certainty that all activities granted do not change materially after the current development takes place. This approach is necessary because it, in-turn, minimises the impact of this development on the adjoining highway network. Hence, the following matters shall be conditioned:
- access must be obtained from the existing site track;
 - the barn must be used only for activities ancillary to the main uses of the site; and
 - there shall be no additional commercial uses or business activities on this part of the site. This shall include a riding school or enhance livery activities. However, the existing use and the more general farm activities already carried out shall be excluded.

5.17 Impact on Equalities

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

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

5.19 Other Matters

Many of the concerns raised by local residents have been taken into account above but the few remaining are addressed as follows –

Submitted plans: the drawings accompanying the scheme are considered sufficient to identify the land to which the application relates and to describe the development which is the subject of the application.

Enforcement planning advice: local planning authorities may be obliged to disclose information in or relating to pre-application enquiries following a request for information under FOI but discussions with applicants normally remain confidential.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below:

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

1. Means of vehicular access to the permitted building shall be from the existing site track only.

Reason

In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

2. The building hereby permitted shall not be used for any purpose other than those ancillary to the existing equestrian and agricultural use of the site known as Mumbleys Farmhouse (and as set out in the Business Case received 29th August 2018). No additional commercial activities or other business purposes shall take place on the land, without the express permission in writing of the Council. This would include a riding school or enhanced use for the livery.

Reason

In the interests of highway safety, to protect the character and appearance of the area and to minimise the impact on the Bristol and Bath Green Belt, and to accord with Policy CS1, CS9 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2, PSP7, PSP11 and PSP30 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule as comments of objection have been received.

1. THE PROPOSAL

1.1 This application seeks to:

- change the use of an existing garage to a lab room (Class D1 as defined in the Town and Country (Use Classes) Order 1987 (as amended));
- erect a single storey rear extension to the existing dental practice; and
- extend the existing car park to form 2no. extra parking spaces with associated works.

1.2 The site lies in the North Fringe of Bristol, the Frenchay Conservation Area and the setting of Fromeshaw House (grade II).

1.3 Through negotiation, this scheme has been amended.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework 2019

National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure
CS25	North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets
PSP20	Flood Risk
PSP21	Environmental Impact
PSP31	Town Centre Uses

- 2.3 Supplementary Planning Guidance
Design Checklist SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 P94/1396/L
DISPLAY OF THREE NON-ILLUMINATED DENTAL PRACTICE WALL PLAQUES (1 NO 500 MM X 250 MM BRASS PLATE TO READ 'A R HOLLAND M.Sc., B.C.H.D., L.D.S., R.C.S., DENTAL SURGEON' AND 2 NO 700 MM X 430 MM TO READ 'FRENCHAY DENTAL PRACTICE' IN POLYMER MATERIAL IN GOLD LETTERING ON DARK GREEN BACKGROUND
Consent
18.05.1994
- 3.2 P94/1395/A
DISPLAY OF TWO NON-ILLUMINATED DENTAL PRACTICE WALL PLAQUES. 1 NO 500 MM X 250 MM BRASS PLATE TO READ 'A R HOLLAND M.Sc; B.C.H.D., L.D.S., R.C.S. DENTAL SURGEON' & 1 NO TO MEASURE 700MM X 430MM TO READ 'FRENCHAY DENTAL PRACTICE' IN A POLYMER MATERIAL IN GOLD LETTERING ON A DARK GREEN BACKGROUND
Approval
18.05.1994
- 3.3 P93/2410/L
Demolition works to boundary wall to facilitate formation of access.
Consent
12.01.1994
- 3.4 P93/1762
Change of use of attached dental surgery to residential (class D1 to class C3 of the town and country planning (use classes) order 1987) and change of use of detached lodge from residential to dental surgery (class C3 to class D1 of the town and country planning (use classes) order 1987) (in accordance with amended plans received on 10 september 1993)
Approval
13.10.1993
- 3.5 P85/2399
Erection of single storey detached building to form "granny flat". (In accordance with revised plan received by the council on 22ND january 1986.)
Approval
29.01.1986

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection

- sewage problems for local residents who back onto the dental practice; allegedly confirmed by Wessex Water
- no details supplied of what work will be carried out in the lab
- very limited access
- highly constrained site
- potential damage to stone wall surrounding site

4.2 Other Consultees

Ecology Officer

No objection

- 2x informatives relating to bats

Highway Structures

No objection

Lead Local Flood Authority

No objection

Sustainable Transport

No objection

- secure bicycle shelter by condition

Conservation Officer

No objection

- condition stone sample
- condition detailed design of all new windows and fixed glazing

Tree Officer

No objection

- condition compliance with arboricultural report

Environmental Protection

No objection

Wessex Water

No objection

Other Representations

4.3 Local Residents

10 local residents have commented on the scheme. Their comments are summarised as follows –

9x objections

- overdevelopment
- inadequate foul sewage system
- sewage problems for local residents due to flushed dental detritus
- insufficient parking
- poor, unsafe site access

- no details supplied of what work will be carried out in the lab; potential noise and disturbance and environmental health issues

1x support

- need more dentists

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all other material considerations. Of particular importance is the overall scale of the development and its design given its function and location within the Frenchay Conservation Area (CS1, CS5, CS9, PSP17) and the impacts on residential amenity (PSP8, PSP21), highway safety and off-street parking (PSP11 and PSP16), drainage (PSP20) and ecology (CS9, PSP18, PSP19). Furthermore, it is relevant to consider the impact on its function as an existing community facility as a dental clinic (CS23).

- 5.2 The proposal is considered to accord with the principle of development and this is discussed in more detail below.

5.3 Design, Visual Amenity and Heritage

The application site is a modest single-storey building tucked away behind high stone walls which are characteristic of the Conservation Area. The property previously formed part of its neighbour's curtilage but in 1993 changed use to a dental practice. Beckspool Road provides access to the business.

- 5.4 The proposed practice extension will be built off the south boundary wall, matching the height of the existing dentist and finished in natural stone. The new lab retains the footprint and scale of the existing garage and a new 9 space parking arrangement is proposed. Subject to a material sample and fenestration detailing being agreed, there is no objection from a design or conservation perspective. The scheme is therefore not considered to be overdevelopment.

5.5 Residential Amenity

The development is single-storey and would not overbear, overshadow or overlook any adjacent residential properties. Therefore, there is no objection on the grounds of residential amenity.

5.6 Impact on Community Use

Having extra facilities for the practice will be beneficial for the business and its patients. The development would not have a negative impact on the community facility.

5.7 Transport

An increase in staffing numbers is not proposed as part of this proposal and whilst one of the spaces will not be accessible during the day, it is indicated as staff parking and as such this should not cause a problem.

- 5.8 No cycle parking is detailed, therefore, secure cycle parking for 3 bikes shall be conditioned.

5.9 Trees

Provided the development takes place in accordance with the submitted arboricultural report, there are no objections to the application.

5.10 Drainage

In addition to their standard advice, Wessex Water note the comments made by nearby residents to the proposed site. In this instance, the additional predicted foul flows from the proposed extension will be minimal. The main cause of sewer flooding in their networks is by blockages caused by disposal of non-flushable items into the sewers such as wet wipes, fats oils and grease. Sewer flooding can also be caused by surface water connections to the foul sewer from impermeable areas, but it is understood no change is proposed. As such, no objection is raised in this regard.

5.11 Impact on Equalities

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

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

5.13 Other Matters

Many concerns have been raised regarding the use of the proposed lab. However, the applicant has confirmed they intend to use the space as a 'digital lab and general storage area'. The digital lab would include computer equipment and would be used by the dentists and other staff members as and when required for day-to-day planning, printing of different treatment models etc and for storage. Furthermore, in this case, there is no objection from Environmental Protection. Consequently, Officers see no reasons not to concur with the comments made, and accordingly do not find that this matter provides justification for dismissal of the application.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below:

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

2. Sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; national guidance set out within the NPPF 2019; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

3. Prior to the commencement of the relevant works, the detailed design of all new windows and fixed glazing (including cill, head, reveal and glass details) shall be submitted to and agreed in writing with the Local Planning Authority. The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

To ensure the development serves to preserve the character and appearance of the conservation area in accordance with section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990; national guidance set out within the NPPF 2019; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. Prior to first occupation of the lab room, details of cycle parking facilities will be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To encourage means of transportation other than the private car, to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policy PSP16 of the South Gloucestershire Local Plan Policies, Sites and Places (Adopted) November 2017.

5. All works must proceed in strict accordance with the Arboricultural report (Boskytrees, October 2018).

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the retained trees, and to accord with Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework 2019.