

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. 29/19

Date to Members: 19/07/2019

Member's Deadline: 25/07/2019 (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:

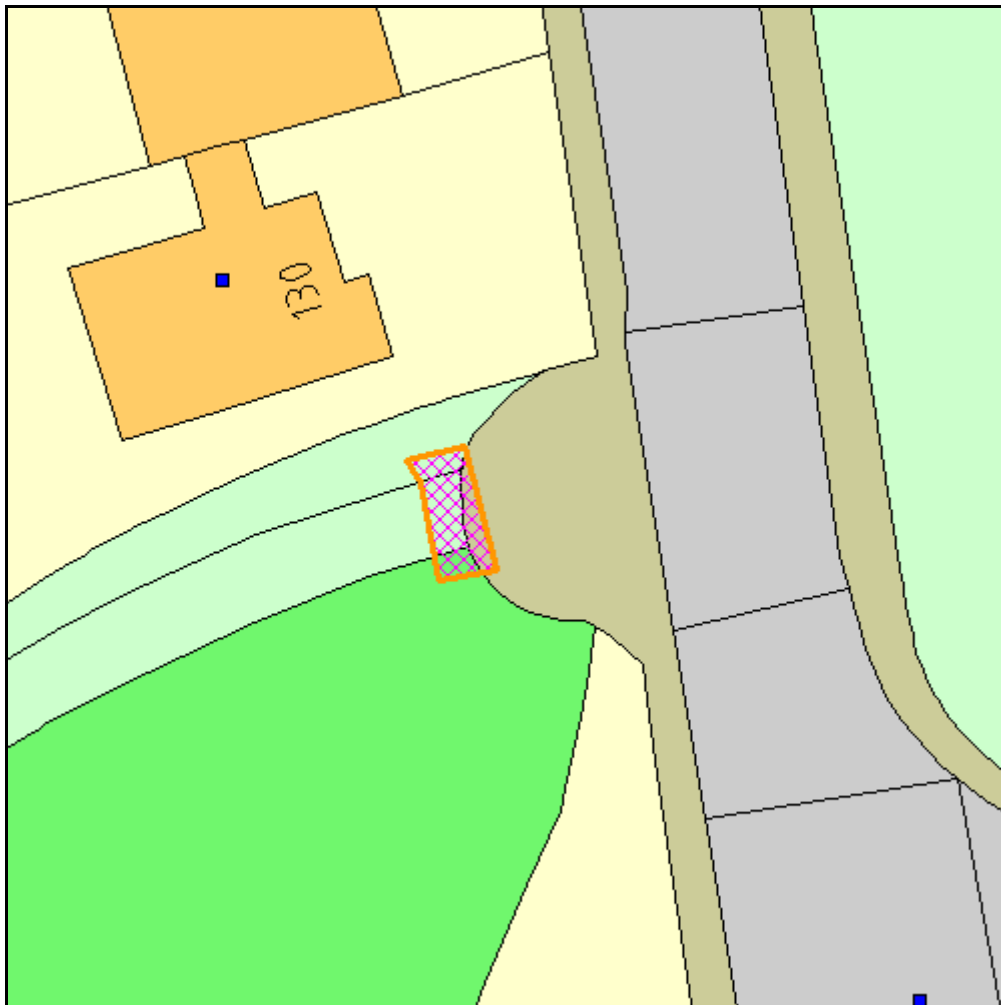
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 19 July 2019

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/3766/LB	Approve with Conditions	Warmley House Care Home Tower Road North Warmley South Gloucestershire BS30 8XN	Parkwall And Warmley	Siston Parish Council
2	P19/3976/F	Refusal	Red Lion Public House 76 Broad Street Staple Hill South Gloucestershire BS16 5NL	Staple Hill And Mangotsfield	None
3	P19/4299/R3F	Approve with Conditions	Warmley House Care Home Tower Road North Warmley South Gloucestershire BS30 8XN	Parkwall And Warmley	Siston Parish Council
4	P19/5346/R3F	Deemed Consent	Manorbrook Primary School Park Road Thornbury South Gloucestershire BS35 1JW	Thornbury	Thornbury Town Council
5	PK18/4588/F	Approved Subject to Section 106	Armstrong Business Park Yate Road Yate South Gloucestershire BS37 5AA	Frampton Cotterell	Iron Acton Parish Council
6	PT18/3922/O	Approve with Conditions	Land At Station Road Little Stoke South Gloucestershire BS34 6HW	Stoke Gifford	Stoke Gifford Parish Council

CIRCULATED SCHEDULE NO. 29/19 – 19th JULY 2019

App No.:	P19/3766/LB	Applicant:	Miss Veronica Codesal Lago South Gloucestershire Council (Highway Structures Team)
Site:	Warmley House Care Home Tower Road North Warmley South Gloucestershire BS30 8XN	Date Reg:	29th May 2019
Proposal:	Part rebuild and repair of wall to widen existing gate entrance of Warmley House by 500mm. Installation of base quarter stones.	Parish:	Siston Parish Council
Map Ref:	366979 172874	Ward:	Parkwall And Warmley
Application Category:	Minor	Target Date:	18th July 2019



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100023410, 2008.

N.T.S.

P19/3766/LB

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

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

This application is required to appear on the Circulated Schedule as the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 The application seeks listed building consent to for the partial rebuild and repair of a wall to widen an existing gate entrance by 500mm. The application relates to Warmley House.
- 1.2 The application relates to the entrance point to Warmley House; a grade II* listed building which currently functions as a care home. The entrance previously consisted of cast iron gates set between two gate piers within a boundary wall. However the gates were stolen in 2016, and have not been recovered or replaced. Furthermore, the gate piers have been damaged following collisions with vehicles. As such, the proposal seeks to repair and rebuild the damaged parts of the wall, and widen the entrance point by 500mm.
- 1.3 An application seeking full planning permission for the proposed works has been submitted in association with this application. Details of the full application are set out in section 3 of this report.

2. POLICY CONTEXT

- 2.1 Planning (Listed Buildings and Conservation Areas) Act 1990
- 2.2 National Guidance
National Planning Policy Framework Feb 2019 & Planning Practice Guidance – Conserving and Enhancing the Historic Environment

3. RELEVANT PLANNING HISTORY

Associated application

3.1 P19/4299/R3F

Part rebuild and repair of wall to widen existing gate entrance of Warmley House by 500mm.

Status: Pending Consideration

Other Planning History

3.2 P87/4418

DEMOLISH & REBUILD DAMAGED PARTS OF WALL, PIER & GATES. ERECT BOLLARDS, LAY KERBING & HOGGIN BEYOND. REPOINT WALL. (Previous ID: L4/11)

Approved: 13.11.1987

4. **CONSULTATION RESPONSES**

4.1 Siston Parish Council
No objection

4.2 Other Consultees

Conservation Officer

Clear explanation and justification for proposed alterations. Therefore no objection subject to conditions requiring submission of additional information and samples.

Historic England
No comment

National Amenity Society
No comment

Other Representations

4.3 Local Residents
No comments received

5. **ANALYSIS OF PROPOSAL**

5.1 The application seeks listed building consent for the partial rebuild and repair of a wall to widen an existing gate entrance by 500mm.

5.2 Principle of Development

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when determining a listed building consent application the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The National Planning Policy Framework seeks to ensure that the significance of heritage assets are maintained and enhanced.

5.3 Impact on the Listed Building

The overall approach to the repair is considered to be sufficiently consistent with the historic arrangement. Furthermore, the widening of the access will reduce the risk of any damage being caused by vehicles in the future, which in turn would aid in the preservation of the setting of the listed building. The re-

instatement of entrance gates would also enhance the overall setting of the listed building, and re-introduce a feature of historic interest.

- 5.4 The conservation officer has however suggested conditions requiring samples of stone used in the wall/gate construction, coping and new quarter stones to be submitted and agreed. Samples of lime mortar mixes and stonework have also requested. A condition requiring the submission of a method statement has also been recommended. Overall, the recommended conditions are considered to be reasonable, and will be applied to any consent.
- 5.5 Subject to the conditions set out above, it is not considered that the proposals would result in the loss of any fabric of historic significance, and the special architectural and historic interest of the designated heritage asset would be preserved.

6. CONCLUSION

- 6.1 The decision to grant listed building consent has been taken having regard to section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and government advice contained in the National Planning Policy Framework and accompanying Historic Environment Planning Practice Guide.

7. RECOMMENDATION

- 7.1 That the application be approved subject to conditions outlined on the decision notice.

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

2. Representative samples of any new stone for use in the wall/gate pier reconstruction, coping and the new quarter stones shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant phase of the works. The works shall be carried out strictly in accordance with the approved samples and thereafter retained as such.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with National Planning Policy Framework (2019) and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local

Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

3. Representative samples and a specification of the lime mortar mixes for the new stonework and pointing shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant phase of the works. The works shall be carried out strictly in accordance with the approved samples and thereafter retained as such.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with National Planning Policy Framework (2019) and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

4. A sample panel of new stonework showing coursing, jointing and pointing shall be erected on site and approved in writing by the local planning authority before the commencement of the relevant phase of the works. The works shall be carried out strictly in accordance with the approved panel and thereafter retained as such. For the avoidance of doubt, the new stonework shall match the original historic walling in respect of coursing , stone bed heights and jointing.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with National Planning Policy Framework (2019) and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

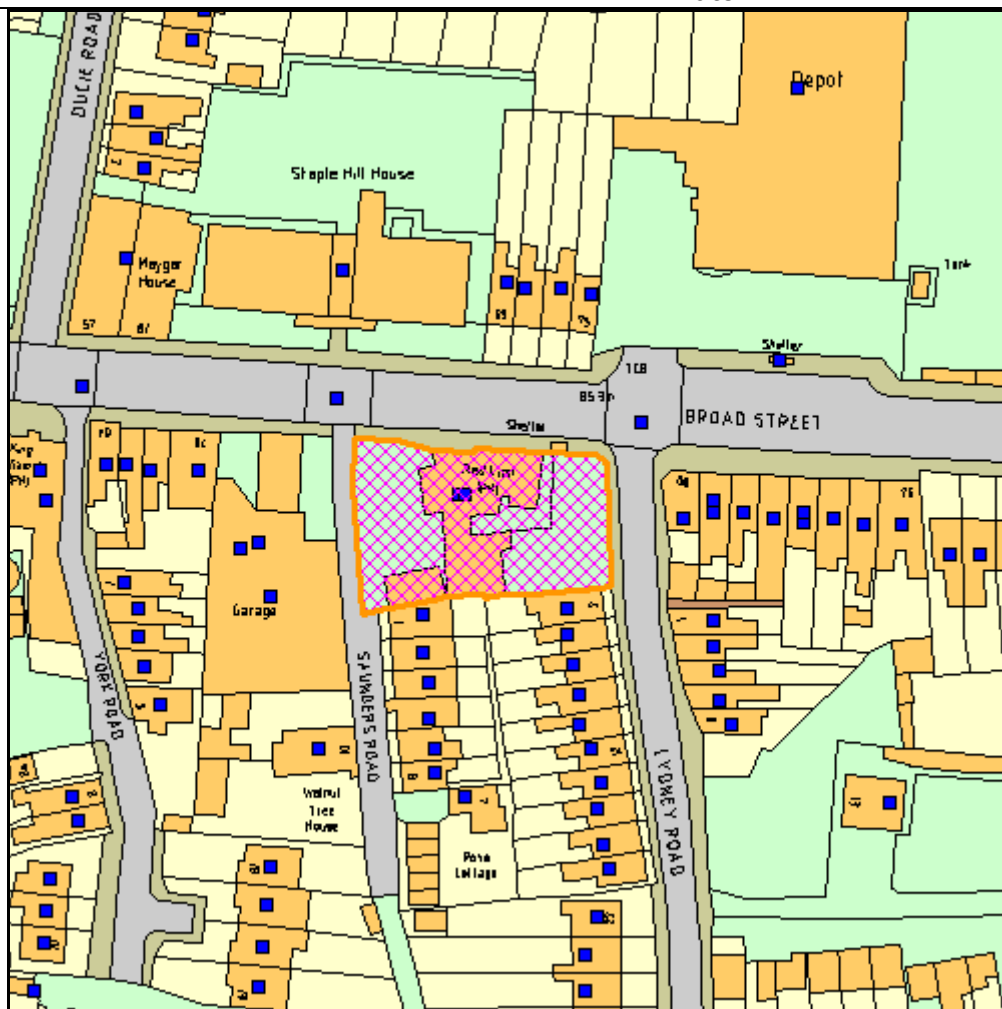
5. A method statement and large scale details (comprising elevations and sections at 1:5) of the proposed stone gate pier repairs and reinstatement, including details of the extent of replacement of historic fabric, shall be submitted to and approved in writing by the local planning authority before the commencement of the relevant phase of the works. The works shall be carried out strictly in accordance with the approved details and thereafter retained as such.

Reason

In order that the works serve to preserve the architectural and historic interest of the listed building in accordance with section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with National Planning Policy Framework (2019) and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

CIRCULATED SCHEDULE NO. 29/19 – 19th JULY 2019

App No.:	P19/3976/F	Applicant:	Premium AbodesPremium Abodes
Site:	Red Lion Public House 76 Broad Street Staple Hill Bristol South Gloucestershire BS16 5NL	Date Reg:	12th April 2019
Proposal:	Demolition of existing extensions and ancillary outbuildings. Erection of a two-storey side extension comprising A4 floorspace at ground floor level and a self-contained flat at first floor level. Sub-division of existing first-floor flat to create 2no. self-contained flats. Erection of 2no semi-detached dwellings (fronting Saunders Road) and 1no. detached dwelling (fronting Broad Street) to contain 4no. cluster flats; with access, parking, landscaping and associated works. (re-submission of PK18/4888/F).	Parish:	None
Map Ref:	365228 175880	Ward:	Staple Hill And Mangotsfield
Application Category:	Minor	Target Date:	5th June 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.

Reasons for Referring to the Circulated Schedule

This application has been referred to the Circulated Schedule following the receipt of 3 or more representations from the general public that are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application relates to the Red Lion Public House, Staple Hill; a two-storey 19th C building with residential accommodation above. The site lies within the Bristol East Fringe Urban Area and Secondary Shopping Frontage of Staple Hill. The existing building is Locally Listed. The pub is served by a garden to the east, car park to the west and ancillary outbuildings to the rear comprising a stone-built, part single/part two-storey barn used for storage; to the rear of the car park is a single-storey lean-to building used as a garage.
- 1.2 The proposal is to demolish the existing extensions and ancillary outbuildings to facilitate the redevelopment of the public house, to include side and rear extensions to the existing pub, to accommodate 3no. self-contained first-floor flats. It is also proposed to erect 2no. semi-detached dwellings fronting Saunders Road to the west and 1no. detached dwelling containing 4 cluster flats to the east and fronting Broad Street. The existing access off Lydney Road would be utilised to access the proposed residential parking areas whilst the access off Broad Street would be lost. The resultant pub would have no parking provision.
- 1.3 The application is supported by the following documents:
 - Coal Mining Risk Assessment
 - Transport Statement
 - Planning and Heritage Statement
 - Heritage Assessment
 - Bat Survey
 - Consumer Survey
 - Noise Assessment
 - Energy Statement

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework Feb. 2019

2.2 South Gloucestershire Local Plan Core Strategy (Adopted) 11 Dec 2013

- CS1 - High Quality Design
- CS4A - Presumption in Favour of Development
- CS5 - Location of Development
- CS6 - Infrastructure and Developer Contributions
- CS8 - Improving Accessibility
- CS9 - Managing the Environment and Heritage
- CS15 - Distribution of Housing
- CS16 - Housing Density
- CS17 - Housing Diversity
- CS18 - Affordable Housing
- CS23 - Community Infrastructure and Cultural Activity
- CS29 - Communities of the East Fringe of Bristol Urban Area

2.3 The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017

- PSP1 - Local Distinctiveness
- PSP2 - Landscape
- PSP6 - On Site Renewable and Low Carbon Energy
- PSP8 - Residential Amenity
- PSP11 - Transport Impact Management
- PSP16 - Parking Standards
- PPS17 - Heritage Assets and the Historic Environment
- PSP19 - Wider Biodiversity
- PSP20 - Flood Risk, Surface Water and Watercourse Management
- PSP21 - Environmental Pollution and Impacts
- PSP34 - Public Houses
- PSP43 - Private Amenity Space Standards

2.4 Supplementary Planning Guidance

- The South Gloucestershire Design Checklist (SPD)
- Trees on Development Sites (SPG) Adopted Nov 2005
- The South Gloucestershire Council Residential Parking Standards (Adopted) 2014
- Waste Collection : Guidance for New Developments SPD Adopted Jan. 2015.
- Affordable Housing and extra care SPD (Adopted) May 2014
- Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide.
- The Local List (SPD) Feb 2008

3. RELEVANT PLANNING HISTORY

- 3.1 PK99/0245/ADV - Retention of display board on West elevation.
Approved 10 Jan 2000
- 3.2 P99/4625/A - Retention of advertising panel.
Refused 17 Feb 2000

- 3.3 PK18/4888/F - Demolition of existing extensions and ancillary outbuildings. Erection of extensions and alterations to public house, to accommodate 4no. self-contained flats (public house use retained). Erection of 2no. semi-detached dwellings with access, parking, landscaping and associated works.
Withdrawn 28th Jan. 2019

4. **CONSULTATION RESPONSES**

- 4.1 Parish/Town Council
Not a parished area

- 4.2 Other Consultees

Highway Structures
No comment

Lead Local Flood Authority

Application form states method of surface water disposal to Sustainable Drainage Systems (SuDS). We have no record of a Surface Water Sewer in this location. Therefore:

- I require a Drainage Plan showing the proposed method of SuDS, locations of proposed surface water drainage infrastructure and connections off-site.

Note the Surface Water Discharge Hierarchy is: 1) into the ground by infiltration; 2) into a surface water body such as a river, ditch, pond or stream; 3) into a surface water sewer; 4) into a combined sewer. Connection of surface water drainage to a highway drain or a foul sewer should only be considered as a last resort when all other methods have been assessed and shown to be unworkable. Permission to connect to highway drain will need to be agreed with South Gloucestershire Council. Permission to connect to public sewer will need to be agreed with Wessex Water.

Transportation D.M.

We do not wish to object to this application subject to the applicant having to confirm in writing that he is willing to meet the Council's Cost towards promoting a TRO and to allocate a parking space on the public highway specifically for a car-club vehicle in the vicinity of the application site.

The Coal Authority

As you are aware the application site falls within the defined Development High Risk Area. The Coal Authority records indicate that the site is likely to have been subject to historic unrecorded underground shallow coal mining.

The Coal Authority has previously provided a consultation response dated 16 November 2018 (in connection with application ref. PK18/4888/F) recommending the need for the imposition of a pre-commencement planning condition. The revised scheme subject to the current application does not alter the previous views of the Coal Authority which are therefore reiterated.

Children and Young People

No response

Community Infrastructure and Public Open Space

The scheme is below the threshold for contributions to POS.

Environmental Protection

No objection subject to conditions to secure the recommendations of the revised Noise Report 15th April 2019.

The Tree Officer

No response

Listed Building and Conservation Officer

In response to the revised plans : I don't feel that this has overcome the fundamental issues raised in my previous comments. I read the Heritage Statement prior to making my comments on this scheme and whilst I note their comments, I respectfully disagree with their assessment in terms of the design and impact on this non-designated asset. Recommend refusal.

Other Representations

4.3 Local Residents

A total of 12no. responses were received; 4no. objecting and 8no. supporting the scheme.

The concerns raised by the objectors are summarised as follows:

- Increased parking in Saunders Road which is very narrow.
- Plans not explicit regarding the wall to the side of no.1 Saunders Rd. and end of the Skittle Alley.
- The ground outside no.1 Saunders Road is privately owned.
- Part Wall issues with No.1 Saunders Road.
- Loss of house values.
- Detrimental effect on No.1 Saunders Rd.
- Wall between No.2 Lydney Rd. is attached to outbuilding.
- Loss of privacy to No.2.
- No parking for the pub.
- Possible damage during the building phase.
- Insufficient parking provision will result in increased on-street parking demand on Lydney Road.
- Illegal parking on pavements will increase.
- Will restrict access for bin lorries and emergency vehicles to Lydney Rd.
- No garden to serve the 'family friendly pub'.
- Over development.
- Lack of amenity space.

The comments in support of the scheme are summarised as follows:

- Will be good to have a family friendly pub in the area.
- Somewhere new to go.
- High Street is in need of regeneration.

- Will provide new housing.
- Will enhance the area.
- Will refurbish one of the oldest buildings in Staple Hill.
- Will provide a disabled access and toilet.
- There is a need for a family pub in the area.

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 The South Gloucestershire Local Plan: Core Strategy was adopted by the Council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will now be the Core Strategy, as it forms part of the adopted Development Plan and is generally compliant with the National Planning Policy Framework 2012 (NPPF). The Policies, Sites & Places Plan was adopted in Nov. 2017 and also now forms part of the Development Plan.
- 5.3 It has recently been established through the 'Land South of Gloucester Road' Appeal Ref. APP/P0119/W/17/3189592, that South Gloucestershire can now demonstrate a 5 year housing land supply. The revised NPPF (para. 11) reiterates that; at the heart of the Framework is the presumption in favour of sustainable development. At para. 11 c) the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay.
- 5.4 Furthermore, The South Gloucestershire Local Plan Core Strategy adopted (Dec 2013) Policy CS4 replicates the NPPF in enforcing the presumption in favour of sustainable development. In accordance with the NPPF para. 38, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions so that sustainable development can be approved wherever possible. Policy CS17 of the Core Strategy sets out the importance of delivering a wide range of residential accommodation and makes specific reference to the importance of planning for inclusive and mixed communities.
- 5.5 The locational strategy for the District is set out in policy CS5. Under this policy, new residential development is directed to the strategic housing allocations, existing urban areas, and defined rural settlements as shown on the proposals maps, with most new development being on the North and East Fringes of Bristol. This application proposes development within the designated Urban Area on the East Fringe and as such is acceptable in principle.
- 5.6 It is considered likely that the proposed development would begin to contribute towards housing supply in the district within a period of 5 years.

- 5.7 Chapter 9 of the NPPF promotes sustainable transport and states that development should only be prevented on transport grounds where the residual cumulative impacts of development are 'severe'.
- 5.8 It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings. The NPPF encourages efficient use of land and requires (para.59) the need to boost significantly the supply of homes.
- 5.9 Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.
- 5.10 Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted Dec 2013) seeks to secure good quality designs that are compatible with the character of the site and locality.
- 5.11 The remainder of this report will therefore conduct the exercise of applying national guidance and policies in the Development Plan to the proposed development.

Scale and Design

- 5.12 Policy CS1 of the Core Strategy and Policy PSP1 of the Policies, Sites and Places Local Plan both seek amongst other things, high quality design that respects and enhances the character and distinctiveness of a site and its context, thereby reflecting the objectives of the NPPF.
- 5.13 The Red Lion is a prominent and relatively intact building of local architectural, historic and societal interest. It is an important part of the local character of the area and the historic map and physical evidence shows that it was a building that was designed and intended to be seen as a prominent piece of architecture within the street scene. Officers consider, that in design terms, the Red Lion is one of the highest quality buildings within what is otherwise, a street scene of mixed development of modest quality.
- 5.14 Policy CS1 'High Quality Design' of the Adopted Core Strategy requires that "Development will only be permitted where the highest possible standards of design and site planning are achieved..." Development proposals will be required to demonstrate that:
1. Siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.15 In terms of density the scheme would make efficient use of previously developed land within the Urban Area. The density of development would be high at 60 d.p.h but this reflects the 'flatted' nature of the scheme. Such higher

densities are not necessarily unacceptable in Town Centre locations. Officers consider in this case however, that the scheme as proposed amounts to an unacceptable, unsympathetic and cramped overdevelopment of the site that fails to achieve the highest quality of design and site planning as required by Policies CS1 & PSP1 and the NPPF. This matter is discussed at length under the heritage section below.

Heritage Issues

- 5.16 The Red Lion Public House has been identified as a building that makes a significant contribution to the character and distinctiveness of the locality; a Locally Listed Building. It is a non-designated heritage asset on the main road into Staple Hill and is one of a number of public houses built along Broad Street/High Street in the late 19th/early 20th centuries. Its development coincides with the late 19th century expansion of Staple Hill and the introduction of the Bristol trams and the construction of the tram terminus opposite. As highlighted in the submitted Heritage report, the land to the east and west of the public house has been previously developed, with pairs of buildings (possibly dwellings) erected and subsequently demolished, leaving the site as found today, with the garden to the east and the car park to the west. A single-storey flat-roof, rendered addition on the west side of the building, partially covers the scars of the previous buildings that were attached to the side of the public house, the masonry changing from coursed, squared rubble to irregular rubble where it was previously an internal wall. These buildings were demolished by the turn of the 20th century, whilst the structures to the east remained in some form until the late 20th century.
- 5.17 The Red Lion is a prominent building of local architectural and historic interest. It is an important part of the local character of the area and the evidence shows that it was a building that was designed and intended to be seen as a prominent piece of architecture, distinct from and dominating the buildings to either side of it. The continuation of the quality stone work, ashlar banding and freestone window surround onto the west elevation, reinforces the imposing gable of the main, right hand block and is part of the design intent on keeping the attached buildings set back and distinctly subordinate to the main building. The early structures to the east were equally set back by at least half the depth of the main building, reinforcing the impression of dominance and importance of the building and its desire to be seen as a 'feature' building on Broad Street.
- 5.18 The application has been revised since the previous withdrawn application, with the reduction in the number of self-contained flats to 3 (previously 4). Two new dwellings are still proposed (1no. pair of semi-detached facing Saunders Road) and 1no. detached building housing 4no. cluster flats (facing Broad Street/Lydney Road), along with a large new side extension to the present public house. The scheme results in the loss of the natural stone boundary wall fronting the site on Saunders Road as well as the stone outbuildings to the rear of the pub and car park.
- 5.19 As stated in the previous application, in terms of the policy framework Policy CS1 'High Quality Design' of the Adopted Core Strategy, requires that "Development will only be permitted where the highest possible standards of design and site planning are achieved..."

- 5.20 This policy also sets out a list of 11 tests that development will be required to meet. Of relevance to this application is the following:

Development proposals will be required to demonstrate that:

1. Siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and the its context; and
3. Existing features of landscape, nature conservation, heritage or amenity value and public rights of way, are safeguarded and enhanced through incorporation into development.

Policy CS9 'Managing the Environment and Heritage' states that 'The natural and historic environment is a finite and irreplaceable resource. In order to protect and manage South Gloucestershire's environment and its resources in a sustainable way, new development will be expected to:

- 1 Ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance.
3. Conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

- 5.21 These core policies are supported by the policies in the Adopted Local Plan : Policy, Sites and Places DPD. In particular, PSP1 'Local Distinctiveness' states that Development proposals will be acceptable where the proposals demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the locality'.
- 5.22 PSP17 of the Policies, Sites and Places Plan which is entitled 'Heritage Assets and the Historic Environment' reaffirms the Council's commitment to conservation and enhancement of the historic environment.
- 5.23 Under the title 'Locally important heritage assets', the policy requirement is that any 'development proposals affecting locally important heritage assets should ensure they are preserved or enhanced, having regard to their significance. The Council will seek to retain buildings included on the Local List, as well as other non-designated heritage assets identified in the development management process.
- 5.24 The section under the heading 'Assessment of development which does not conserve or enhance a heritage asset' sets out a list of requirements that all have to be met if, as in this case, harm to a heritage asset and its setting needs to be considered in light of 'the conservation of South Gloucestershire's heritage assets is a priority for the Council.."
- 5.25 In the context of the National Planning Policy Framework (2019), under the heading 'Achieving Sustainable Development' (part 2), three dimensions to

sustainable development are listed. This includes an ‘environmental objective’ which requires the planning system to “contribute to protecting and enhancing our natural, built and historic environment...’.

Under part 12 “Achieving well designed places”, paragraph 127 requires that “planning policies and decisions should ensure that developments:

- a) Will function and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or changes (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places....”

Paragraph 130 states that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area”.

Paragraph 192 requires local planning authorities to (when determining planning applications) take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Paragraph 197 picks up the issue of proportionality, as it states that the ‘effect of an application on the significance of a non-designated heritage asset should be taken into account when determining the application. In weighing applications that affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset’.

- 5.26 The adopted Local List Supplementary Planning Document (Feb 2008) also states:

“When designing extensions to Locally Listed buildings it is important that the character and setting of the building is not harmed, and that the extension relates appropriately in scale and massing. Extensions should be subservient to the building in height and massing.”

- 5.27 Having reviewed the information and plans submitted in support of this application, officers remain of the opinion that, despite the changes, the proposed scheme amounts to unacceptable, unsympathetic and cramped overdevelopment of the site that will result in harm to the character and distinctiveness of the Locally Listed Building and its setting.
- 5.28 The large, flat roof box attached to the west elevation is both incongruous and unattractive and presents a monolithic frontage to both Broad Street and Saunders Road. As well as being a visually distracting and imposing addition

when viewed from the approach from Staple Hill, the west elevation lacks any real interest, presenting a heavy blank wall with the public house sign being the only form of visual relief. 'Reconstituted stonework' replaces the brick of the previous scheme which may lighten the structure visually but it remains an addition to the building that simply does nothing to enhance its character or interest. Rather than being a subtle and subordinate, yet contemporary addition to the building, it remains quite a brutal, imposing addition that seeks to unnecessarily impose itself on the traditional architecture of the public house. Whilst the building is lower than the eaves of the adjacent gabled section, it is taller than the rest of the frontage which materially and detrimentally changes the architectural hierarchy of the present building. This effect is all the more pronounced because of its prominent corner position and officers remain of the opinion that the addition visually competes with, and detracts from, the host building rather than complimenting it or preserving/enhancing its character and setting.

- 5.29 To the east, the scheme comprises a detached 4 bedroom (cluster flats) house in a pastiche style which attempts to replicate the style of windows and door opening of the public house and use of 'matching' materials. The building's position feels cramped and tight against the retained boundary wall. The raised eaves line compared to the first floor window heads and the multiple rooflights peppering the primary elevation are the result of maximising accommodation space in the roof and tends to give the building an air of overdevelopment. The square proportions of the ground floor windows also look odd against the more vertical proportions of the 1st floor windows as a result of the architecture of the building being unfortunately compromised by the work-top height of the kitchen. The offset entrance door also doesn't align with the break through the boundary wall so it all feels rather disjointed.
- 5.30 Whilst the east development has been set back slightly, it is quite a meagre set back compared to the dwellings opposite. The historic map evidence of the earlier buildings on site also shows a greater setback with the buildings aligned with the adjacent terrace. The west addition remains on the back edge of the pavement and removes the spaces originally acting as an open buffer on this side of the Locally Listed Building which would have provided a sense of status and prominence to the public house within the street scene. Whilst the setback of the detached dwelling is an improvement on the original scheme, the definition and character of the public house as a distinct feature within the street remains heavily eroded by the prominence and dominance of the modern addition to the west.
- 5.31 Officers remain of the opinion that the southernmost, semi-detached dwelling has been shoe-horned into the site as evidenced by the site plan and the slither of a gap between it and the adjacent terrace that disappears to nothing at the back of the plot. Access to both the service entrance of the public house and the entrance to Unit 3 is via a narrow 1m wide gap between the northernmost semi-detached dwelling and the back of the extension, which will create an unpleasant environment. The natural stone boundary wall to the site is lost and replaced with two parking spaces and low walls hiding access ramps and bin stores whilst the party boundary wall is just left as an unrestrained section of

walling projecting into the parking/highway area. The historic outbuildings are also lost to the scheme.

- 5.32 The proposed scheme, amounts to unacceptable overdevelopment of the site and the creation of a cramped and contrived arrangement of new additions and separate dwellings that fail to respect or enhance the character, distinctiveness and setting of the Locally Listed Building. The proposal is, therefore, contrary to Policies CS1 & CS9 of the adopted Core Strategy, Policies PSP1 and PSP17 of the adopted Local Plan PSP DPD, the NPPF and the adopted Local List SPD.

Impact on the Viability of the Public House

- 5.33 In promoting healthy communities, NPPF para. 92 considers that in order to deliver the social, recreational and cultural facilities and services the community needs; planning policies and decisions should *inter alia*:-

- a) Plan positively for the provision and use of shared space, community facilities (such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;
- c) Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- d) Ensure that established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community; and
- e) Ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

- 5.34 Core Strategy Policy CS23 confirms, *inter alia*, 'existing community infrastructure will be retained, unless it can be demonstrated that:
- 3. the use has ceased and there is no longer a demand; or
 - 4. the facility is no longer fit for purpose; and
 - 5. suitable alternative provision is available within easy walking distance to the required standard.

- 5.35 The supporting text to Policy CS23 at paragraph 10.81 confirms that community and cultural infrastructure covers a wide variety of services and facilities which can include: "Local pubs and clubs".

- 5.36 Subsequent paragraph 10.84 states: "Where the redevelopment of an existing community facility is proposed for another use, the developer should clearly demonstrate that the use has ceased. In doing so it should be demonstrated that a reasonable amount of time has lapsed for an alternative agency or organisation to re-establish the use, or an alternative community use, or the facility no longer provides for the needs of its users to modern day standards and alternative suitable provision is available within a reasonable walking distance. Distances should be measured along suitable walking routes (easy walking distance is considered to be approximately 800m).

5.37 Policy CS13 is to some extent relevant as it seeks to protect small employment sites. Proposals for the change of use of such sites will not be allowed unless it can be clearly demonstrated that all reasonable attempts have failed to secure a suitable economic development re-use. Where these circumstances occur, then priority will be given to alternative uses in the following sequence:

1. A mixed use scheme.
2. A residential only scheme.

5.38 Policy PSP34 states that: The Council supports the retention of Public Houses. Development proposals for the change of use, redevelopment and/or demolition of a public House will be acceptable where:

- 1) The proposal does not constitute the loss of, or would compromise the viability, of a service of particular value to the local community; or
- 2) It can be demonstrated that use as a Public House is no longer viable; and
- 3) The proposed alternative use will not detrimentally affect the vitality of the area and the character of the street scene; and
- 4) Significant external heritage assets features are retained.

5.39 The supporting text at para. 7.83 states that:

‘In many local communities, the public house provides a valuable meeting place and indeed, may provide the sole meeting place for local residents. Consequently, this policy is aimed at guarding against the loss of public houses, except where it is not capable of being viably operated, or marketing demonstrates that continuation as a public house is unrealistic.’

5.40 Para. 7.85 goes on to say:

To determine that a pub is no longer viable, the following evidence will need to be provided:

- i. That the public house has been vacant for a continuous period of at least two years; and
- ii. It has been continuously marketed for the duration of the vacancy, through appropriate marketing outlets, e.g. not marketing avenues focused on residential or non-public house use.

5.41 The Red Lion is a long established public house that has served the needs of the local community since the 19th century. It can best be described as a traditional ale house comprising a bar, lounge, skittle alley and beer garden. The first floor flat has traditionally provided accommodation for the pub landlord. The pub regularly hosts live music and also has a pool table. Both BT Sports and Sky Sports are available on the TV. In the July edition of ‘Pub & Club News’ the Red Lion advertised a function room “available for all types of occasions” and weekly Coffee Mornings for residents to ‘get together and meet new people’. The pub does not however have a food offering other than small snacks.

- 5.42 In many respects the existing pub offering is similar to that of other pubs along Broad Street/High Street, most notably The King William IV, The Portcullis, The Old Mail House and The Crown.
- 5.43 Having regard to the above, it is noted that the scheme seeks to retain a pub on the site. Disregarding the skittle alley, the new pub would have a similar amount of A4 floor space as the existing pub. From the available evidence the existing pub appears to be a viable business. Your officer, who is familiar with the pub, does not recall the pub ever closing for any significant length of time. Furthermore the applicant states in his Planning Supporting Statement para. 6.15 that: PSP34 criterion 2 is not relevant i.e. the existing pub **is currently** a viable business.
- 5.44 The new pub offering would however be quite different, with an emphasis on food and a 'family friendly' offering. To demonstrate the economic sustainability for such a facility the applicant conducted a Consumer Survey of over 100 local residents and users of High Street and Page Park; the results of which have been submitted. Officers note however that the questions asked were of a very general nature and were not specific to the Red Lion. On this basis, little weight can be attached to the Survey results.
- 5.45 Officers are mindful that the food offering could be improved within the confines and authorised use of the existing building. It is not clear however how the new pub would be any more 'family friendly', especially as the beer garden would be lost. It is noted that no business plan has been submitted to demonstrate that the new pub would be viable and the end user is unknown. That said, officers are aware that these are difficult times for traditional pubs, with many closing down every month. Whilst there can be a variety of reasons why a pub business ceases to be viable, some no doubt fail by reason of not changing with the times; this weighs to some extent in favour of the proposed scheme.
- 5.46 What is however evident in the proposed scheme is that the beer garden would be lost, the skittle alley would be no more, the pub car park would be lost, the landlord's accommodation would be lost as well as the existing garaging and much of the storage facilities; the traditional nature of the pub would, to all intent and purposes, also be lost. There is no evidence of a function room in the proposed development. Given the extent of new residential build, it seems unlikely that the venue would continue to host live music. All of these facilities are considered to contribute to the viability of the existing business. In particular it is known that the skittle alley is a popular feature that is well used and brings in a good deal of custom from outside the area. Notwithstanding the presence of an alternative facility at the Downend Tavern, the scheme would result in the loss of the last skittle alley in Staple Hill. The scheme would in officer opinion, compromise the viability of a service of particular value to the local community, contrary to PSP34 criterion 1. Furthermore the loss of the historic outbuildings would be contrary to PSP34 criterion 4.
- 5.47 Officers therefore conclude that in the absence of any information to the contrary, the viability of the Red Lion is more than likely to be compromised by the proposal that would fail to mitigate the loss of services of particular value to the local community.

Transportation Issues

- 5.48 In terms of sustainable travelling - the site has good active travel credentials with easy access to public transport facilities. Its position on Broad Street within an established local [shopping] centre in Staple Hill allows good access to some employment and retail opportunities and other facilities and services required on a daily basis, as well as public transport links to Bristol city centre and the surrounding area. Future residents would also have good accessibility to the Bristol and Bath Railway Path, via Signal Road (circa 600-metres from the site) with a well-developed local pedestrian network in the area. Therefore, there is no highways or transportation objection on this basis.
- 5.49 There are currently two vehicular accesses to this site. The existing 'Red Lion' yard (space for circa six parking spaces when laid out formally) is accessed from Broad Street in the north-western corner of the development site, immediately adjacent to Saunders Road. The existing second vehicular access is located to the rear of the Red Lion via Lydney Road although this access is not in much use at present.
- 5.50 As part of this [current] application, it is proposed to close the existing access off Broad Street. The second access via Lydney Road would be widened to around 5.7m and this would provide access to a new car park area for (eight parking spaces) the residential units. Additionally, it is proposed to create provisions for 2 parking spaces and a small turning area off Saunders Road. Officers have no objections to the access arrangement as proposed.
- 5.51 In terms of parking for the development, the proposal is assessed in two parts – residential and non-residential elements of the proposal. The parking requirement for the residential element of the development, is assessed against the current Council's parking standards. For residential development, the relevant parking standard is as set out in policy PSP16 (Residential Parking Standards) of SG Council's Policies, Sites and Places Plan. Based on the current SG Council's parking standards, the parking requirement for residential development is as follows.
- 1 space is required for a 1-bed dwelling
 - 1.5 spaces are required for a 2-bed dwelling
 - 2 spaces are required for a 3 or 4 bed dwelling
 - For a house in multi-occupancy (HMO) parking is required at the rate of 0.5 per bedroom.
 - Visitor's parking is required at the rate of 0.2 per unit.

In this case, the proposed scheme comprises 2no. 3-bed houses, three 2-bed apartments and one 4-bed house in multiple occupation (HMO).

- 5.52 Based on this, a total of 11no. parking spaces are required for the residential element of the development.
- 5.53 For the non-residential development (i.e. Public House) parking is determined on its own merit. It is relevant to note that the Council does not currently have an adopted policy within the SG Local Plan for Commercial Land Uses regarding car parking provision. Instead, when considering the parking requirement for commercial uses, officers rely on [in part] the former standards

[i.e. maximum parking standards] as appeared under policy T8 in the former SG Council Local Plan (January 2006) as guidance for parking requirement.

- 5.54 Based on the maximum [parking] standards, the parking requirement for a Public House/Restaurant is 1 space per 5m² of dining area or public drinking area. Based on the floor area of this public house (and if parking is assessed against the maximum parking standards) then, officers estimate that 15no. spaces are required. From the information provided within the applicant's Transport Statement there are a number of Public Houses in the area without parking or a service yard. Among such existing pubs and restaurants [without car parking] in the Staple Hill area and close to the application site, the applicant specifically refers to 'The Portcullis' at the junction of Broad Street, Victoria Street and Soundwell Road circa 330m to the East and The King William IV PH just 75m to the east of the application site.
- 5.55 Officers are mindful that the Council's own parking standards allow for flexibility in their application which may be applied in a location such as Staple Hill. It is acknowledged that the proposed development is in a sustainable location with good active and public transport credentials where low reliance on the private car is likely. In this context therefore, officers are satisfied that some relaxation in the parking requirement is acceptable in this case.
- 5.56 With the current application, the applicant proposes a total of 10no. parking spaces for the residential development on the site but doesn't propose any off-street parking for the Red Lion PH. Instead, the applicant wishes to rely on the mitigating measures being put forward in the form of the implementation of a travel plan and provision of a car-club facility as part of the proposal. The submitted Transport Statement provides details of the intended 'travel plan measures' – this includes provision of sustainable travel vouchers for £200 per dwelling (£100 per bedroom within the Multiple Occupancy (HMO)) per year for a period of two years to assist with the purchase of sustainable travel modes such as bus or train travel and or cycle accessory acquisition.
- 5.57 Additionally, the applicant is proposing to fund a car-club car and free membership to be provided to each residential unit upon first occupation, including free drive time for 12 months (worth £100 per unit in total) and with a car-club space to be provided on the local highway network in close proximity to the site. The mechanism to implement any such car-club arrangement would have to be through a legal/binding agreement. From the Council perspective, the provision of a car-club is broadly supported.
- 5.58 Based on the initial consultation between the transportation officer and his colleagues in the traffic management department, officers consider that the provision of a car-club [parking] space on the public highway at this location may be possible. However this requires implementation of a Traffic Regulation Order (TRO). There are costs associated with the necessary TRO and any such costs must be met by the applicant. In this regards, the applicant is requested to meet the necessary TRO cost of £3,000. Any contribution towards the TRO would have to be secured under an appropriate form of legal agreement.

- 5.59 Also In line with the Councils' policy for sustainable development, officers note that the applicant proposes the provision of cycle stores/stands on site for a total of 26no. bikes. These facilities should be provided for both the residential and non-residential uses within the site boundary. This can be secured through a planning condition.

Impact on Residential Amenity

- 5.60 Policy CS1 requires (inter alia) proposals to respect and enhance the amenity of the site and its context. Policies PSP8 and PSP38 state that development should not create unacceptable living standards for occupiers or nearby properties, through (but not limited to) loss of privacy, overbearing impact or loss of light. PSP37 requires development to comply with National Space Standards, whilst policy PSP43 sets minimum external amenity space standards, as a guide, which equate to 60sqm for a three-bedroom house, 5sq.m for a 1-bedroom flat and 5sqm for two-or-more bedroom flats, plus private shared communal space. Paragraph 8.67 of the supporting text states that, "The space standards are a guide and include the totality of balconies, front and back gardens and communal spaces etc., but not access paths" and that they should also be applied as an average across the site. At paragraph 8.69 the Council recognises that higher densities may be appropriate in certain locations, and in such circumstances, standards can be relaxed if developers can demonstrate access to fresh air and daylight.
- 5.61 The nearest properties likely to be most affected by the proposal are No.1 Saunders Road and No.2 Lydney Road that directly adjoin the site. These are both end of terrace houses with blank side elevations. Given the location, scale and orientation of the proposed buildings, officers do not consider that the scheme would result in a level of overbearing impact, loss of privacy from overlooking or significant overshadowing for local residents' that would justify refusal on this issue.
- 5.62 For unit 4, it is proposed to obscurely-glaze the window to the first-floor kitchen to protect the amenity of unit 2 and overlooking of the garden space; this could be secured by condition.
- 5.63 The scheme exceeds the National Space Standards and the site lies in a highly sustainable location and close (150m) to Page Park with its open spaces, sporting facilities (tennis, bowls, football and cricket) and children's play area. Nevertheless, the scheme's amenity space provision falls well below the required standards of PSP43 on all counts. This is a reflection of the overdeveloped nature of the proposal.
- 5.64 Units 1 and 2 are to be provided with 38sqm and 35sqm of amenity space respectively. No amenity space is proposed for units 3-5, and unit 6 would only have a 28sqm courtyard area to the rear which is likely to be of limited use as an amenity area. This would provide an oppressive and unacceptably confined living experience for future occupants.
- 5.65 It is acknowledged that the gardens to units 1 and 2 would be of similar size to those serving the existing terraced houses on Saunders Road, but these houses were built pre-war prior to the existence of any planning system.

Modern planning policy requires the highest standards of design and site layout; the perpetuation of sub-standard pre-war design is not justification for what is proposed in this development.

- 5.66 Furthermore, with the loss of the pub garden the only realistic areas for smokers would be on the street or the area to the west of the new extension. This is likely to adversely affect the amenities of the nearest occupiers in the flats above.

Landscape Issues

- 5.67 Policy PSP2 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) Nov 2017 seeks to conserve and where appropriate, enhance the quality, amenity, and distinctiveness of the landscape. Policy CS9 of the South Gloucestershire Local Plan Core Strategy expects new development to conserve and enhance the character, quality, distinctiveness and amenity of the landscape.

- 5.68 The site has no special landscape designation and there are no protected (TPO'd) trees on the site. Any landscaping shown on the submitted plans is, at this stage, indicative only but a comprehensive scheme of planting could be secured by condition. The site is not considered to be an open space that contributes significantly to the character of the area.

- 5.69 There is little vegetation of note within the site save for some small garden trees and shrubs around the edge of the pub garden, most of which would be replaced. There is a semi-mature Sycamore Tree adjacent to the Lydney Road access, which does make a positive contribution to the street scene; this tree is however shown retained on the submitted plans.

- 5.70 It is however noted that the driveway and parking areas proposed, would encroach beneath the canopy of the Sycamore with the potential to damage the root system. An appropriate condition could secure a no dig area beneath the canopy. On balance therefore, there is no landscape objection.

Environmental and Drainage Issues

- 5.71 Whilst there would inevitably be some disturbance for neighbours during the development phase, this could be adequately addressed by imposing a condition to restrict the hours of working. For future occupiers, the site does lie adjacent to the busy Broad Street and retained public house.

- 5.72 A Noise Impact Assessment has been submitted in support of the application, which concluded that improvements to the building's fabric, including suitable sound insulation between the public house and flats; secondary glazing to the existing front elevation windows and mechanical ventilation, would address potential noise pollution both from the public house and traffic on Broad Street. Plant and equipment would be selected and installed to ensure that the noise does not exceed the background noise levels measured.

- 5.73 The Council's Environmental Health Officer has considered the report against the relevant policies and considers that subject to conditions to secure the

recommendations of the revised Noise Report 15th April 2019, there are no objections in relation to this issue.

- 5.74 In terms of drainage, the site lies in Flood Zone 1 and the Council's Drainage Engineer has raised no objection to the proposal subject to a condition to secure the prior submission and approval of a SUDS scheme of drainage. The site does lie within a Coal Referral Area; the Coal Authority has previously provided a consultation response dated 16 November 2018 (in connection with application ref. PK18/4888/F) recommending the need for the imposition of a pre-commencement planning condition. The revised scheme subject to the current application does not alter the previous views of the Coal Authority which are therefore reiterated. Subject to the aforementioned condition there are no objections relating to this issue.

Ecology

- 5.75 A bat survey was carried out which concluded that the existing structures have a low potential for roosting bats. A subsequent emergence survey did not record any bats emerging from the buildings or even foraging around the site. No further surveys are required and no mitigation measures were recommended. A number of enhancement measures are included within the scheme, such as bird and bat boxes and these can be secured by condition.

Affordable Housing

- 5.76 The National Planning Policy Guidance states that 'provision of Affordable Housing should only be sought for residential developments for major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or lower).' Major development being defined as - 'For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more.
- 5.77 As the site size is stated as 0.1ha with a net increase of 8no. dwellings there is no requirement for Affordable Housing on this scheme under Policy CS18 of the Council's adopted Core Strategy Development Plan Document.

Community Services

- 5.78 As this application falls below the POS threshold of 10 dwellings or more and/or is below 0.5ha and there appears to be no POS on site, it would not trigger a policy CS24 requirement.

Community Infrastructure Levy (CIL)

- 5.79 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. The introduction of CIL charging commenced on 1st August 2015. In the event that a decision to approve this application is issued the scheme would most likely be liable to CIL charging.
- 5.80 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.

Other Matters

- 5.81 Regarding matters raised by local residents that have not been addressed above:

The impact of the development on house values is not currently a material consideration in the determination of planning applications.

Where buildings adjoin neighbouring property and are proposed to be demolished, this work must be carried out having regard to the Party Wall Act. This is separate legislation to the Planning Act and is a civil matter to be resolved between the respective parties.

Illegal parking on pavements is a matter for the police to control.

Overall Planning Balance

- 5.82 The main benefit of the scheme would be the provision of a mixed housing development on a previously developed site, in a highly sustainable location, within the Urban Area where there is an acknowledged ongoing need for housing. Most of the accommodation would however be flats with a net increase of only 8no. dwellings. This level of increase in housing is therefore only afforded moderate weight.
- 5.83 The retention of a public house on the site with a food offering and continued employment opportunities is a positive aspect of the scheme as are the social and economic benefits of the scheme. With the mitigation measures proposed the transportation and parking issue is considered to be neutral.
- 5.84 Balanced against these matters is the poor design and cramped and contrived arrangement of the new additions and separate dwellings that fail to respect or enhance the character, distinctiveness and setting of the Locally Listed Building. The overdeveloped nature of the scheme would result in the loss of historic boundary walls and outbuildings and introduce incongruous features into the street scene; all of which would fail to achieve the highest standards of design and site layout.
- 5.85 The scheme also fails to achieve the required standards of amenity space provision, to the detriment of the amenities of future occupiers. Furthermore the scheme would result in the loss of facilities that make a positive contribution to the viability of the Public House and to the needs of the local community, none of which are satisfactorily mitigated for in the proposed development.

- 5.86 The negative aspects of the scheme are considered to significantly outweigh the positive aspects identified above; on balance therefore the scheme should be refused.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission be REFUSED for the following reasons:

Contact Officer: Roger Hemming
Tel. No. 01454 863537

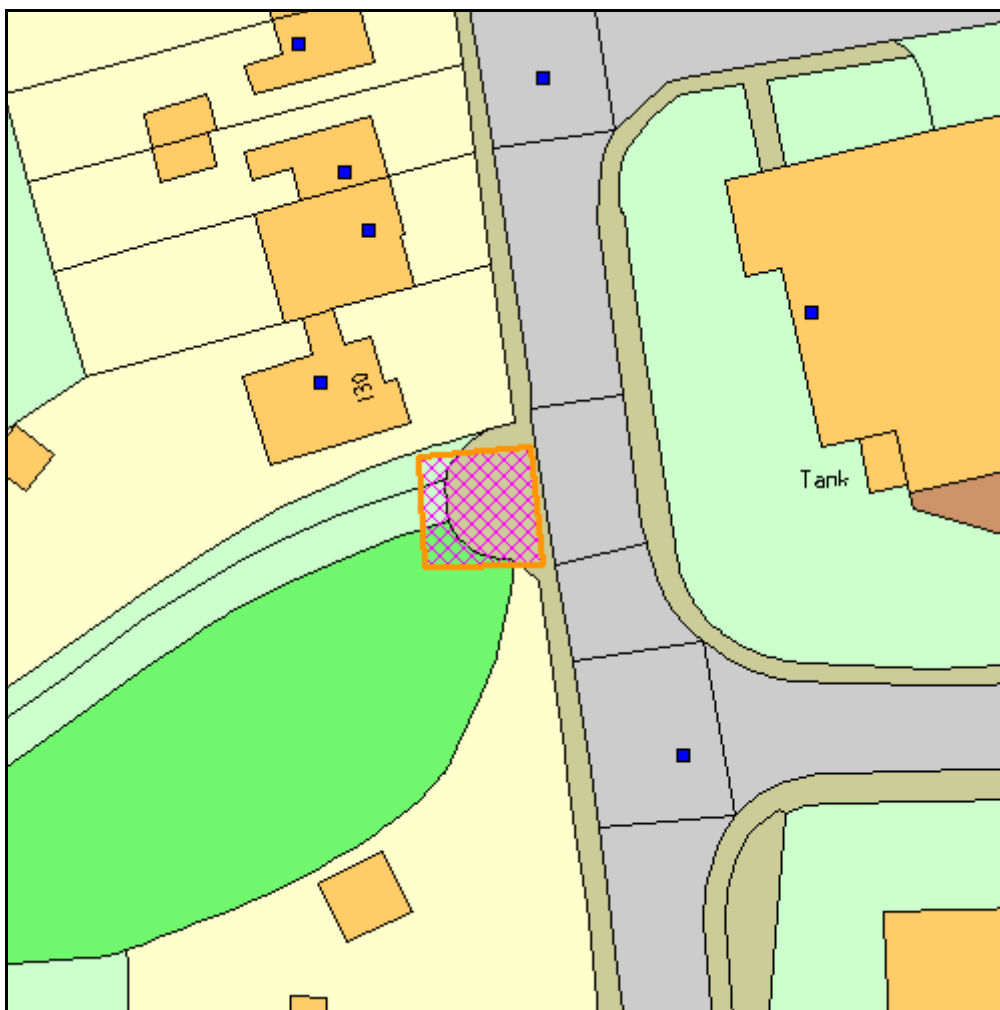
1. The proposed scheme, amounts to unacceptable overdevelopment of the site and the creation of a cramped and contrived arrangement of new additions and separate dwellings that fail to respect or enhance the character, distinctiveness and setting of the locally listed building. The proposal is, therefore, contrary to Policies CS1 & CS9 of the adopted Core Strategy, Policies PSP1 and PSP17 of the adopted Local Plan PSP DPD, the NPPF and the adopted Local List SPD.
2. The proposed development, by virtue of its overdeveloped nature and inappropriate design would introduce incongruous elements to the detriment of the street scene and character of the area. The proposal fails to respect and enhance the character of the existing building (The Red Lion PH) and if allowed would cause a significant degree of harm to visual amenity. As such, the proposal does not achieve the highest possible standards of design and site planning required and is therefore contrary to Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, Policies PSP1 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) November 2017 and the provisions of the National Planning Policy Framework Feb 2019.
3. The amount of private amenity space allocated to the proposed dwellings fails to accord with the minimum adopted standards and would be detrimental to the future occupiers, contrary to Policy PSP43 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 2017.
4. The scheme as proposed would result in the loss of facilities that make a positive contribution to the viability of the Public House and which are of service to the local community, none of which are satisfactorily mitigated for in the proposed development. External heritage asset features would also be lost. As such the scheme is contrary to Policy PSP34 of The South Gloucestershire Local Plan :

Policies , Sites and Places Plan (Adopted) Nov 2017, Policy CS23 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013, and The National Planning Policy Framework para. 92c.

5. In the absence of a Section106 legal agreement to secure contributions towards a Traffic Regulation Order the proposal is contrary to Policies CS6 and CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013 and Policy T12 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

CIRCULATED SCHEDULE NO. 29/19 – 19th JULY 2019

App No.:	P19/4299/R3F	Applicant:	Miss Veronica Codesal Lago
Site:	Warmley House Care Home Tower Road North Warmley South Gloucestershire BS30 8XN	Date Reg:	29th May 2019
Proposal:	Part rebuild and repair of wall to widen existing gate entrance of Warmley House by 500mm.	Parish:	Siston Parish Council
Map Ref:	366979 172874	Ward:	Parkwall And Warmley
Application Category:	Minor	Target Date:	18th July 2019



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P19/4299/R3F

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

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

This application is required to appear on the Circulated Schedule as the applicant is South Gloucestershire Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the partial rebuild and repair of a wall to widen an existing gate entrance by 500mm. The application relates to Warmley House.
- 1.2 The application relates to the entrance point to Warmley House; a grade II* listed building which currently functions as a care home. The entrance previously consisted of cast iron gates set between two gate piers within a boundary wall. However the gates were stolen in 2016, and have not been recovered or replaced. Furthermore, the gate piers have been damaged following collisions with vehicles. As such, the proposal seeks to repair and rebuild the damaged parts of the wall, and widen the entrance point by 500mm.
- 1.3 The application has been submitted on behalf of the Council, accordingly it is a 'Regulation 3' application and must be referred to circulated schedule.
- 1.4 An application seeking listed building consent has been submitted in association with this application. Details of the application are set out in section 3 of this report.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS23	Community Infrastructure and Cultural Activity

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
PSP17	Heritage Assets and the Historic Environment

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

3. **RELEVANT PLANNING HISTORY**

Associated LBC Application

3.1 **P19/3766/LB**

Part rebuild and repair of wall to widen existing gate entrance of Warmley House by 500mm.

Status: Pending Consideration

Other Planning History

3.2 **P87/4418**

DEMOLISH & REBUILD DAMAGED PARTS OF WALL, PIER & GATES. ERECT BOLLARDS, LAY KERBING & HOGGIN BEYOND. REPOINT WALL. (Previous ID: L4/11)

Approved: 13.11.1987

4. **CONSULTATION RESPONSES**

- 4.1 Siston Parish Council
No objection

4.2 Other Consultees

Archaeology Officer
No comment

Conservation Officer
Clear explanation and justification for proposed alterations. Therefore no objection subject to conditions requiring submission of additional information and samples.

Sustainable Transport
No objection

Tree Officer
The tree report is ok as far as it goes. In the recommendations the report states that a Tree Protection Plan is necessary. This is the case and, further to that,

an Arboricultural Method Statement that lays out the steps that will be taken to protect the trees' root systems will also need to be submitted.

Avon Gardens Trust

No comment

Historic England

No comment

The Gardens Trust

No comment

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for alterations to a wall in order to repair damage and widen an existing gate entrance to a care home. Policy CS23 of the Core Strategy outlines that the Council will work with partners to provide additional, extend or enhanced community infrastructure, which includes facilities such as care homes. The proposal to alter an existing boundary wall to provide an improved entrance is considered to be consistent with the purposes of this policy. The proposal is therefore acceptable in principle, and is to be determined against the analysis presented below.

5.2 Design, Visual Amenity and Heritage Impact

Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF.

5.3 Policy PSP17 of the Policies, Sites and Places Plan and policy CS9 of the Core Strategy relate to conservation, and seek to protect the character and appearance of conservation areas and the significance and setting of heritage assets such as listed buildings.

5.4 In design terms, the proposed repair of the wall would result in some visual betterment. In terms of the widening of the access, it is not considered that this in itself would have any significant impacts from a visual perspective. From a heritage perspective, it is not considered that the proposal would detract from the significance or setting of the listed building, or that of any other surrounding heritage assets. The more detailed impacts of the proposal on historic fabric will be considered through the application for listed building consent.

- 5.5 Overall, there are no concerns with the proposal in respect of any impact on visual amenity or heritage assets. The proposal therefore complies with policies CS1 and CS9, and policy PSP17.
- 5.6 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.7 Due to the nature of the works, and the location of the entrance in relation to neighbouring residential properties, it is not considered that the proposal would have any significant impact on the residential amenity of neighbours. The proposal therefore accords with policy PSP8.
- 5.8 Transport
In terms of vehicular access, the proposals would allow for the width of the entrance to be increased. Given that the existing piers have previously been damaged due to vehicular collisions, it is concluded that the proposal to increase the width of the entrance would represent an improvement in highway safety terms. The development would also have no impact on parking provision.
- 5.9 Trees
A tree report has been submitted in support of the application. The tree officer has found its contents to be acceptable. However it has been requested that a Tree Protection Plan and Arboricultural Method Statement be submitted prior to the commencement of works. A condition to this effect will be attached to any decision.
- 5.10 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.11 With regards to the above this planning application is considered to have a neutral impact on equality.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

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

Contact Officer: Patrick Jackson
Tel. No. 01454 863034

CONDITIONS

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

Reason

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

2. As per the recommendations of the submitted tree report (prepared by Diversity, dated May 2019), a Tree Protection Plan shall be submitted to and agreed by the Local Authority. An Arboricultural Method Statement shall also be submitted to and agreed by the Local Planning Authority. Both the Tree Protection Plan and Method Statement shall be submitted and agreed prior to the commencement of any works at the site, and the development shall then be carried out in accordance with the agreed details and thereafter retained as such.

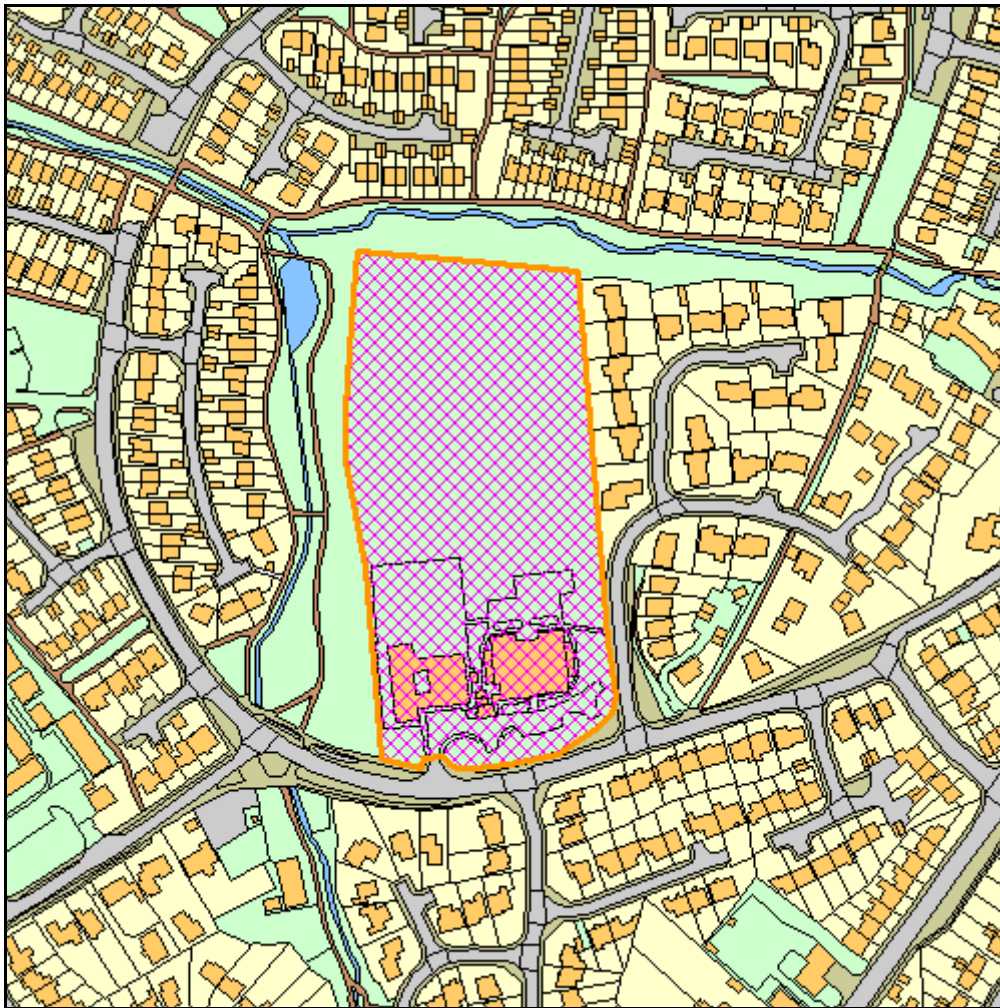
Reason

To protect the long term health of the trees and the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework.

This information is required to be submitted prior to the commencement of development, in order to avoid causing any irreversible damage to trees during ground works.

CIRCULATED SCHEDULE NO. 29/19 – 19th JULY 2019

App No.:	P19/5346/R3F	Applicant:	South Gloucestershire Council
Site:	Manorbrook Primary School Park Road Thornbury Bristol South Gloucestershire BS35 1JW	Date Reg:	4th June 2019
Proposal:	Erection of new sections of boundary fence.	Parish:	Thornbury Town Council
Map Ref:	364041 190923	Ward:	Thornbury
Application Category:	Minor	Target Date:	26th July 2019



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P19/5346/R3F

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

INTRODUCTION

This application appears on the Circulated Schedule, as it a development proposed by the Council.

1. THE PROPOSAL

- 1.1 The application is for the erection of new sections of boundary fence.
- 1.2 The application site is a school and associated playing fields located within the settlement of Thornbury.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS8 Access/Transport

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

PSP1 Parking Standards
PSP8 Residential Amenity

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007.

3. RELEVANT PLANNING HISTORY

- 3.1 PT18/0889/R3F - Erection of new sections of boundary fence and replacement gates. Approved 08.06.2018

4. CONSULTATION RESPONSES

4.1 Thornbury Town Council

No objection

Sustainable Transportation

We understand that this planning application seeks permission to erect new sections of boundary fence at Manorbrook Primary School situated in Park Road, Thornbury. As this fence does not abutt the public highway, we do not believe that it will affect its operation. Consequently we have

no highways or transportation comments about this application.

Other Representations

4.2 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 seeks a high quality of development. The proposals are for relatively small sections of fencing around a school. The main issues are whether the proposals would have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

5.2 Design

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

5.3 Residential Amenity

The nature, length, size, location and orientation of the proposals and the relationship with other properties in the area, are not considered to give rise to any amenity impacts on adjacent properties in this instance.

5.4 Transportation.

The proposals would not impact upon access or existing or required levels of parking.

5.5 Equalities

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

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

6. CONCLUSION

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

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

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

7. RECOMMENDATION

- 7.1 That planning permission is granted.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

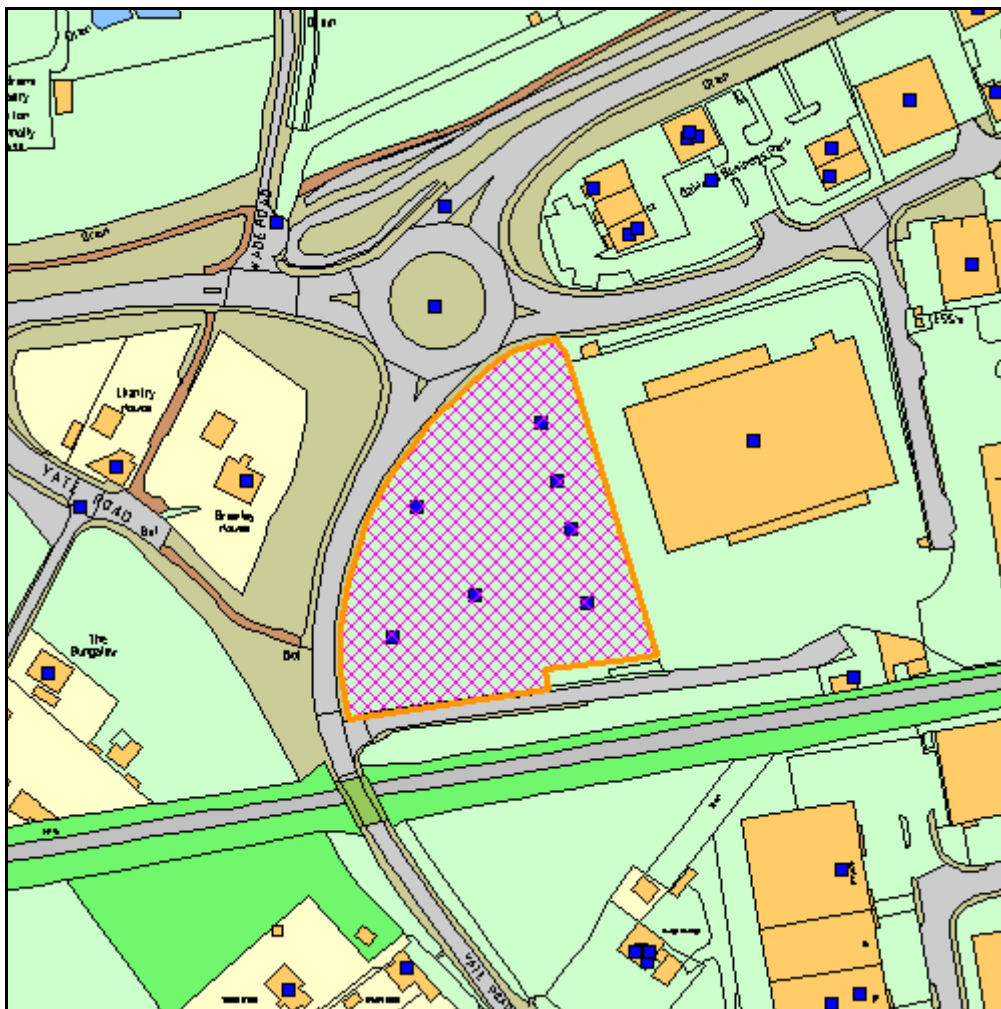
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 29/19 – 19 JULY 2019

App No.:	PK18/4588/F	Applicant:	Baylis Estates Ltd
Site:	Armstrong Business Park Yate Road Yate South Gloucestershire BS37 5AA	Date Reg:	11th October 2018
Proposal:	Erection of 4 no. buildings to form 5 no. units of class B1b, B1c and B8 with new access, parking and associated works.	Parish:	Iron Acton Parish Council
Map Ref:	369393 183069	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	4th December 2018



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PK18/4588/F

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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application previously appeared on Circulated Schedule no. 11/19 (15 March 2019) because it is subject to a s106 legal agreement. However, it is being referred again following changes to the conditions to be imposed on the permission.

1. THE PROPOSAL

- 1.1 The site consists of a mound of land situated to the southeast of the roundabout of Yate Road, Armstrong Way and Iron Acton Way. Two-thirds of the site is located just outside of Yate (the settlement boundary bisects the land) and lies within the Bristol/Bath Green Belt. The third lying within Yate is also designated as a safeguarded employment land. Moreover, there are three protected trees along the south side.
- 1.2 Currently the site is enclosed on its eastern side by industrial units on the Great Western Business Park, Lodge Road lies to the south and as mentioned above, the northwest side is constrained by Yate Road. There is currently no access onto the site from this road. Furthermore, opposite, on the outside of this road bend, are a couple of isolated dwellings.
- 1.3 The proposed development consists of the construction of 5 new units (totalling 4 buildings) for a range of B use class employment (B1b, B1c and B8).
- 1.4 The proposed development details a new access onto Yate Road. The proposed development would provide 56 parking spaces between the units.
- 1.5 Notice was served for a pre-commencement condition relating to surface water drainage but instead full details have been submitted with the application. Likewise, full details have been submitted in relation to ground contamination to overcome the need for a pre-commencement condition.
- 1.6 On 19 June 2019, local planning authority officers met with the applicant and his agent(s) to discuss the variation of condition 4 (hours of deliveries) and subsequent negotiations have resulted in fundamental changes to the conditions to be imposed. The application has therefore been re-referred to the Circulated Schedule to allow consideration of this matter.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019

2.2 Development Plans

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

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CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS9	Managing the Environment and Heritage
CS11	Distribution of Economic Development Land
CS12	Safeguarded Areas for Economic Development
CS30	Yate and Chipping Sodbury

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP5	Undesignated Open Spaces within Urban Areas & Settlements
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP18	Statutory Wildlife Sites
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water & Watercourse Management
PSP21	Environmental Protection and Impacts
PSP27	B8 Storage and Distribution Uses

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) 2005

Design Checklist SPD (Adopted) 2007

Development in the Green Belt SPD (Adopted) 2007

3. RELEVANT PLANNING HISTORY

3.1 PK16/1663/O

Erection of industrial redevelopment comprising B8 units. (Outline) with access and layout to be determined. All other matters reserved.

Approval subject to S106

18.07.2016

3.2 PK12/2734/F

Erection of office building and business units (Class B1 [a]) Office and (Class B1[c]) Light Industrial as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with access, parking, landscaping and associated works. (Resubmission of PK11/2758/F).

S106 signed

21.01.2013

3.3 PK12/032/SCR

Erection of office building and business units (Class B1 [a]) Office and (Class B1[c]) Light Industrial as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with access, parking, landscaping and associated works. (Resubmission of PK11/2758/F). Screening Opinion for PK12/2734/F.

EIA not required

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3.4 PK11/2758/F

Erection of office building and business units (Class B1 [a]) Office and (Class B1[c]) Light Industrial as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with access, parking, landscaping and associated works. (Resubmission of PK10/3416/F)

Refusal

12.12.2011

Reasons:

1. The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt. In addition, the applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. Furthermore the proposal would be harmful to the purposes of including land in the Green Belt. The proposal is therefore contrary to the provisions of PPG2 and Policy GB1 of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
2. The proposal would result in a development with inadequate off-street parking provision and if satisfactory mitigating measures are not provided, the proposal would lead to additional congestion on the public highway to the detriment of road safety. This would be contrary to policies T8, T12 and RT5(G) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.
3. The proposal would lead to the creation of a substandard access in close proximity to a junction. The proposed alternative route/detour for drivers wishing to travel north is considered to be too long and tortuous. Furthermore, the design arrangement is contrived, as it does not include adequate design features to prevent those proposed banned manoeuvres being self-policing. The creation and use of the proposed access at this location would lead to additional vehicular turning movements onto the B4059, a classified highway, and would therefore interfere with the safe and free flow of traffic, all to the detriment of road safety. This would be contrary to policies D1, T12 and RT5(G) of the South Gloucestershire Local Plan (Adopted) 6th Jan 2006.

3.5 PK10/3416/F

Erection of office building and business units (Class B1 [a]) Office and (Class B1[c]) Light Industrial as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) with access, parking, landscaping and associated works.

Withdrawn

13.04.2011

4. **CONSULTATION RESPONSES**

4.1 Iron Acton Parish Council

Neutral

- s106 agreement provisions attached to PK16/1663/O should be honoured, specifically those relating to highways
- welcome upgrade to nearby bus stops

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4.2 Other Consultees

Highway Structures

No objection

Economic Development

Support

Lead Local Flood Authority

No objection

- attach a SUDs compliance condition
- proposed Management and Maintenance Plan for the Surface Water Drainage Infrastructure should be produced in a formal document

Sustainable Transport

No objection

- permission PK16/1663/O was subject to a s106 agreement
- the obligations contained in that agreement remain to be delivered, regard of any changes to this development proposal

Tree Officer

No objection

- attach an arboricultural method statement compliance condition
- the methodology for the construction of the retaining wall adjacent the protected trees must be adhered to in particular

Landscape Officer

No comment

Ecology Officer

No objection

- attach conditions requiring development to proceed in accordance with ecology report and ecological box details

Environmental Protection

No objection

Noise

- existing earth bunding close to highway should be maintained
- attach condition preventing deliveries, dispatch and vehicle loading/unloading outside the hours of 07:30 and 19:00 Monday to Friday, 08:00 and 19:00 Saturday, and at any time on Sundays, Bank or Public holidays
- attach condition requiring, other than moving goods in and out, unit doors must be kept closed

CEMP

- attach condition controlling construction hours

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- attach informatives advising applicant/developer of good construction site practices and that all work should be carried out in accordance with Code of Practice BS5228

Ground contamination

- submitted report includes gas monitoring results and identifies a potential risk from ground gases
- further monitoring post ground work recommended

Other Representations

- 4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposed development consists of the erection of 5 B use units, access road, parking and associated works.

5.2 Principle of Development

For planning purposes, the site is partly within the settlement boundary, the open countryside, a safeguarded employment area, and the Green Belt. In addition, outline planning permission¹ has been granted for the development of up to 6 B8 units. As such, the evidence before Officers indicates that the principle of storage and distribution development is acceptable at the site. The full proposal before Officers seeks the development of up to 5 units with flexible use (B1b, B1c, B8).

- 5.3 Core Strategy policy CS12 is of most relevance to the new business uses. Policy CS12 safeguards areas in the district for economic development and in particular B Use Classes and national policy seeks to support sustainable economic development in a globally competitive market. Moreover, outline permission has been granted for B8 use of the site. As such the principle of some form of business development at the site has already been established. On this basis and with no substantive evidence to the contrary, the proposal would not result in any material conflict with policy CS12.

- 5.4 How the proposal meets the requirements of other relevant policies will be discussed next.

5.5 Design

The application site is currently dominated by a large earth mound, but under the current scheme the land will be levelled in order to have a flat base. Roads bound the northwest and south sides. There are other commercial uses facing onto Armstrong Way and a group of commercial and industrial buildings of varying age, form and scale to the east of the site. The area further northwest beyond Yate Road is residential in character.

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- 5.6 The buildings were always going to be seen as part of the Great Western Business Park, particularly when viewed from the roundabout. However, the proposal before Officers is to retain the approved layout but increase the building heights. It is also proposed to clad the buildings in profiled panels and sheets, in varying blues and greys, and install signage facing the roundabout and above entrances. The revised materials would be in keeping with the nearby industrial units, but the muted palette makes the scheme lacklustre, although not enough to persuade Officers that refusal of the scheme is justified. Furthermore, the increases in height are marginal and would not materially affect the overall scale of the buildings nor increase their prominence in the streetscene, particularly as they are seen alongside an existing large industrial unit.
- 5.7 With the changes proposed the buildings would not be unduly out of character with other buildings nearby and their appearance would remain appropriate. The right balance is still achieved, reflecting their flexible function whilst respecting the scale and appearance of the surrounding buildings.
- 5.8 Accordingly the buildings as now proposed would have an acceptable effect on the character and appearance of the area. The development would comply with policy CS1 of the Core Strategy as it would be compatible with its surroundings by virtue of its scale, height, massing, materials and detail. In arriving at this conclusion Officers have taken into account the previous 2016 decision. Restricted height limits are noted, but given no harm has been identified from the changes, Officers do not consider it necessary to restrict the development to the original parameters which were conditioned to reflect the substance of what was applied for in principle.
- 5.9 Landscaping
The details submitted with the application on drawing 751-10A dated 09 October 2018 show hedges on the frontage, on the boundary with the adjacent unit and part way along the access; shrubs at the ends of buildings; a grass verge; and a slight screening mound with trees facing the roundabout. The included planting schedule shows the plant species, size, number and location of planting. In regard to the areas shown on that drawing Officers are satisfied that these details would meet the requirements of the 2016 reserved matters conditions insofar as they require proposed landscaping. As such the revised scheme would further enhance the character and appearance of the locality in relation to soft landscaping.
- 5.10 Trees
Conditions were attached to the 2016 permission requiring an arboricultural method statement, details of protective fencing and measures to be taken to prevent toxic runoff from building materials. This application, however, is supported by sufficient and comprehensive information to adequately assess the impact of the development on the protected trees.
- 5.11 The Council's Trees Officer makes no objection to the proposed works, subject to the imposition of a condition requiring the development to be carried out in accordance with the Bosky Trees Arboricultural Method Statement, in particular for the retaining wall adjacent the trees. To conclude there would be no

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consequential harmful impact on these important visual features and thus no conflict with Local Plan policy PSP3.

5.12 Residential Amenity

The application was referred to Circulated Schedule no. 11/19 with a fourth condition restricting deliveries, dispatch and vehicles load/unloading at the site between the hours of 0730 – 1800 Monday to Saturday. This condition was considered reasonable and necessary to safeguard the living conditions of the occupiers of neighbouring properties. However, the applicant argued this condition was too onerous and would thereby cause injustice to prospective occupiers.

5.13 In June, local planning authority officers met with the applicant and his agent(s) in an attempt to negotiate the re-wording of the condition or find an alternative solution. Subsequently, options were submitted for consideration and the following conditions have been accepted by our Environmental Protection team:

- 1) *No deliveries or dispatches shall take place outside of the hours of 07:00 and 21:00 Monday to Friday; 08:00 to 19:00 on Saturdays and 09:00 to 16:30 on Sundays and Bank Holiday.*
- 2) *During the hours of 07:00 and 21:00 Monday to Friday; 08:00 to 19:00 on Saturdays and 09:00 to 16:30 on Sundays and Bank Holiday any refrigerated vehicles visiting the site shall ensure that engines are switched off except for the purposes of access and egress from the site.*
- 3) *All commercial vehicles operating at the site using reversing alarms shall be fitted with White Noise Reversing Alarms.*
- 4) *Other than when moving goods into and out of the units, all premises doors shall be kept closed.*

5.14 Taking all of this into account, Officers conclude that on the basis of the available evidence and subject to the four conditions discussed above, granting planning permission for this development would not have any significant adverse impact on the living conditions of local residents.

5.15 Ecology

An Ecological Survey Report (Clarkson & Woods, October 2018) has been submitted alongside this application. Its findings include –

Designated sites

There are no designated sites that will be affected by this development.

Habitats

The habitats on site consist of:

- Semi-improved grassland;
- Scrub;
- Tall ruderal;

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- Marshy grassland;
- Ditch (outwith the site);
- Hedgerow (outside the site); and
- Tree line.

Bats

The report states that the majority of the site offers limited potential for bats. All trees will be retained within the development but the ground-level assessment appeared to show that there were not any suitable roosting features for bats. It also notes that ivy presence could have hidden roost features so should these trees be scheduled for felling, further surveys would be necessary.

The foraging habitat is largely sub-optimal and may be affected by light spill from street-lighting and car headlights.

Birds

The site provides nesting opportunities for birds within the scrub and trees. These should be protected and/or replaced throughout the scheme.

Badger

There was some foraging activity evident within the site, but no setts were observed. The report notes that areas of dense scrub were not fully surveyed due to lack of access.

Reptiles

Reptile surveys on the site identified a low population of slow-worm. The site offers a mix of habitats suitable for slow-worm. The site is relatively isolated from suitable habitat in the surrounding area such as the railway embankments to the south.

Great crested newt

There is suitable terrestrial habitat on site but there are no suitable breeding ponds within 500m that are connected to the site. The report considers it unlikely that newts would be present.

Hedgehog

Hedgehog surveys were completed in 2018, although no evidence was recorded.

Invertebrates

The site is well-used and lacking habitat diversity or rarity for species of interest.

- 5.16 The report concludes with various recommendations in relation to mitigation, native planting and bird boxes. Adherence to Chapter 7 of the Report and provision of the latter items will therefore be conditioned. Thus the proposal would comply with Local Plan policies PSP19 which seeks to resist that would harm ecological interests.

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5.17 Drainage

Since validation, the applicant has provided evidence that a Sustainable Urban Drainage System would be viable on the site. Adherence with the submitted document will therefore be conditioned. Furthermore, submitted drawing WIE10847-SA-92-007-A06 dated 08 January 2019 should be executed as a document once the detailed surface water drainage design and details of owners and system maintainers are finalised; this shall be secured by condition as well.

5.18 Contamination

During the course of the application, the applicant provided an assessment (Integrale, June 2018) into the possibility of onsite contamination, including gas monitoring which identifies ground gasses do pose a risk. Further monitoring post ground work is therefore recommended and shall be conditioned. In addition, no human health risks were identified in soil contaminants however protected water supply pipes are recommended and will need to be agreed with the water supply company.

5.19 Transport

The current proposal provides for a similar land-use mix, parking quantum, access arrangement, highway work and supporting documentation as established by the previous permission. Hence there is no objection by the Council's Transport team regarding the proposed changes.

5.20 Further, a S106 agreement was put in place to deliver mitigation measures for the site and remains to be delivered. Hence, the same obligations, set out below, will be sought; the applicant has confirmed their agreement to this.

- Provision of a 'right turn lane' junction at the new site entrance together with traffic island with all associated works including light, drainage and signage.
- The payment of £20,000 as a contribution towards a scheme of traffic management/road safety in the immediate area.
- Upgrade of two bus stops on Goose Green Way with bus shelters, raised pavement with assist mobility impaired users together with 'real time facilities' at both bus stops.

5.21 Planning Obligations

The Community Infrastructure Levy Regulations 2010 set out the limitations on the use of Planning Obligations. Essentially the regulations (regulation 122) provide 3 statutory tests to be applied to Planning Obligations and sets out that a planning obligation may only constitute a reason for granting planning permission for a development if the obligation is:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development;
- c) fairly and reasonably related in scale and kind to the development.

5.22 In this instance, it is considered that the planning obligations set out in point 5.21 are required to mitigate the impacts from the development and are consistent with the CIL Regulations (Regulation 122).

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5.23 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.

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That planning permission be granted subject to the conditions set out below and the applicant first voluntarily entering into an agreement under S106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- Provision of a 'right turn lane' junction at the new site entrance together with traffic island with all associated works including lighting, drainage and signage.
- The payment of £20,000 as a contribution towards a scheme of traffic management/road safety in the area directly affected by the development.
- Upgrade of two bus stops on Goose Green Way with bus shelters, raised pavement with assist mobility impaired users together with 'real time facilities' at both bus stops.

7.2 That the head of Legal and Democratic Services be authorised to prepare and seal the agreement.

7.3 That the Section 106 agreement shall be completed and the decision issued within 6 months from the date of this resolution.

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- 7.4 Should the agreement not be completed within 6 months of the date of the decision that delegated authority be given to the Direct of Environment and Community Services to refuse the application.

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. A) Following ground works preparation and vibro-treatment, supplementary ground gas installations and monitoring should be completed to confirm the proposed gas protection measures as described in section 5.7 of the Integrale report dated June 2018 are sufficiently protective (particularly in the short term). Alternatively a comprehensive risk assessment undertaken by a suitably competent and experienced consultant in line with current guidance may be sufficient to demonstrate additional levels of protection are unlikely to be required.

The final scheme for installation of the required gas protection measures shall be submitted to and agreed with the Local Planning Authority prior to commencement of construction of the buildings including the methodology that will be applied to verify the works have been satisfactorily completed.

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

B) Prior to first occupation, a report providing details of the verification undertaken, to demonstrate that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

C) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework 2019.

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3. The hours of working on site during the period of construction shall be restricted to 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 Saturday and no working shall take place on Sundays or Public Holidays. The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

4. The development shall proceed in strict accordance with the Mitigation Measures provided in Chapter 7 of the Ecological Survey Report (Clarkson & Woods, October 2018).

Reason

To ensure the works are carried out in an appropriate manner and in the interests of local biodiversity, and to accord with Policies PSP3 and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework 2019.

5. Prior to occupation of the first unit, a landscape plan including:
- o the location and specification of the bird boxes recommended in Chapter 7 of the Ecological Survey Report (Clarkson & Woods, October 2018);
 - o one bat box and one invertebrate box;
 - o the location of garden fence cut-outs; and
- evidence of their installation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of local biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework 2019.

6. The development shall proceed in strict accordance with the Arboricultural Method Statement (Bosky Trees, September 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.

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7. Prior to the relevant part of the development, a management and maintenance scheme of surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The approved drainage system shall be implemented in accordance with approved drawings no. WIE10847-SA-20-007-A06 and WIE10847-SA-20-004-A0 prior to first use of the units and maintained thereafter for the lifetime of the development.

Reason

To prevent the increase risk of flooding by ensuring the provision of a satisfactory means of surface water disposal is incorporated into the design and the build and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal. To accord with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework 2019.

8. The development hereby approved shall be carried out in accordance with the following documents:

Received 09.10.2018:

Covering Letter

Arboricultural Impact Assessment

Arboricultural Method Statement

Drainage Strategy Report

Transport Statement

Site Plan through the Years

Proposed Perspectives

Bus Timetable

Bus Timetable

Environmental Risk Assessment

GE-Environmental Review

Ground Information

Groundsure Enviro Insight

Construction Management Plan

Energy and Sustainability Statement

Travel Plan

Mining Report

Data Input Table

Ecology Survey

Site Information

Design & Access Statement

Design & Access Statement 2

BRUKL Document (Unit 1)

BRUKL Document (Unit 2)

BRUKL Document (Unit 3)

BRUKL Document (Unit 4)

BRUKL Document (Unit 5)

The Location Plan (2041-SitLoc-01)

Existing Site Plan (2041-0100-01)

Proposed Site Plan (2041-2100-01)

Proposed Hard Landscaping (2041-2101-01)

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Proposed Plot 1 (2041-2102-01)
Proposed Unit 2 (2041-2103-01)
Proposed Unit 3 (2041-2104-01)
Proposed Unit 4 (2041-2105-01)
Proposed Unit 5 (2041-2106-01)
Unit 1 Proposed Elevations (2041-2200-01)
Unit 2 Proposed Elevations (2041-2201-01)
Unit 3 Proposed Elevations (2041-2202-01)
Unit4-5 Proposed Elevations (2041-2203-01)
Site Sections (2041-2300-01)
Site Sections 2 (2041-2301-01)
Proposed Aerial Perspectives (2041-2501-01)
Proposed Signage (2041-2502-01)
Soft Landscaping Proposal (751-10A)

Received 03.12.2018:

Correspondence - Dance re Drainage, Ground Contamination & S106
Waterman Site Investigation Report
SW Network
Impermeable Area Drawing (WIE10847-SA-20-004-A0)
Foul Water Drainage Network
Integrale Ground Conditions Report Part 1
Integrale Ground Conditions Report Part 2
Integrale Ground Conditions Report Part 3
Integrale Ground Conditions Report Part 4

Received 08.01.2019:

Correspondence - Godfrey re Drainage
Indicative Drainage Strategy (WIE10847-SA-20-007-A06)

Reason

For the avoidance of doubt.

9. No deliveries or dispatches shall take place outside of the hours of 07:00 and 21:00 Monday to Friday; 08:00 to 19:00 on Saturdays and 09:00 to 16:30 on Sundays and Bank Holiday.

Reason

To protect the residential amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

10. During the hours of 07:00 and 21:00 Monday to Friday; 08:00 to 19:00 on Saturdays and 09:00 to 16:30 on Sundays and Bank Holiday any refrigerated vehicles visiting the site shall ensure that engines are switched off except for the purposes of access and egress from the site.

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Reason

To protect the residential amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

11. All commercial vehicles operating at the site using reversing alarms shall be fitted with White Noise Reversing Alarms.

Reason

To protect the residential amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

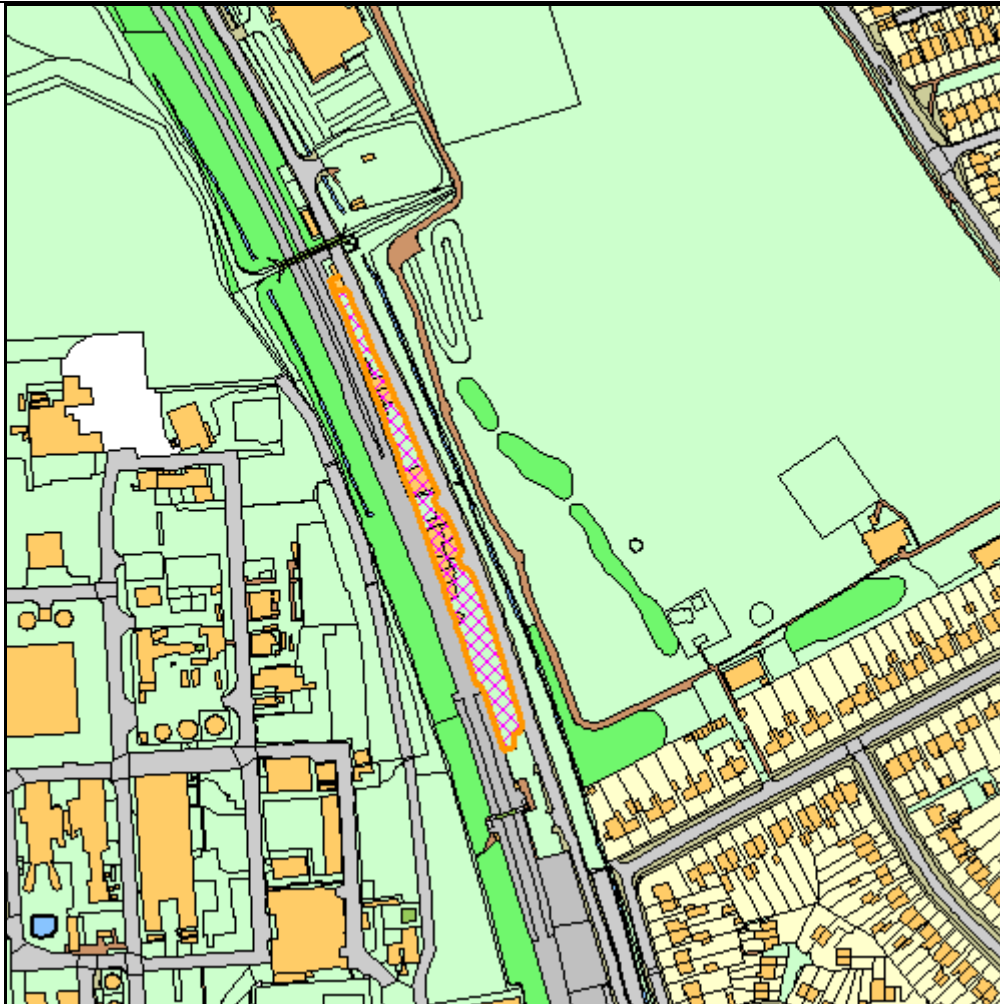
12. Other than when moving goods into and out of the units, all premises doors shall be kept closed.

Reason

To protect the residential amenity of neighbouring occupiers, and to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework 2019.

CIRCULATED SCHEDULE NO. 29/19 – 19th JULY 2019

App No.:	PT18/3922/O	Applicant:	Estrans Developments Little Stoke LtdEstrans Developments Little Stoke Ltd
Site:	Land At Station Road Little Stoke Bristol South Gloucestershire BS34 6HW	Date Reg:	7th September 2018
Proposal:	Erection of three storey business development comprising of 98no shipping containers to form 84no business units with additional communal facilities (Use Class B1) and Cafe (Use Class A3) associated parking. (Outline) with access, appearance, layout and scale to be determined, all other matters reserved.	Parish:	Stoke Gifford Parish Council
Map Ref:	361003 181323	Ward:	Stoke Gifford
Application Category:	Major	Target Date:	4th December 2018



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N.T.S.

PT18/3922/O

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

CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following an objection from the Parish Council and 4 local residents contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the erection of a business development comprising 848 shipping containers to form 84 business units with additional communal facilities (Class use B1) and a Café (Class use A3) and associated parking. The application is in outline format with access, appearance, layout and scale to be determined. Other matters such as landscape is reserved.
- 1.2 The application site is land at Station Road, Little Stoke, a brownfield employment site located within the established settlement boundary. The site lies adjacent to Patchway Railway Station and is bounded along its entire western edge by the Bristol/South Wales mainline railway, beyond which is the expanse of the Rolls Royce Factory including its three engine testing bays. To the south is Patchway Station and its associated car park, to the east the site is bounded by Station Road, beyond which lie playing fields. The nearest residential development lies to the south-east along Rossall Avenue and Lawford Avenue, these properties are set down in relation to Station Road. Vehicular access into the application site is from Station Road.
- 1.3 During the course of the application, revised plans were submitted to alter the overall design, reduce the number of containers on site thereby reducing the overall number of business units and the parking requirement for the site.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning 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
CS25	Communities of the North Fringe of Bristol
CS29	Communities of the East Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP6	Onsite Renewable and Low Carbon Energy
PSP9	Health Impact Assessments
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.
 South Gloucestershire Design Checklist (Adopted) 2007)
 Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
 SPD – (Adopted) March 2015
 South Gloucestershire Council Waste Collection: guidance for new
 developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

The site has been subject to a large number of planning applications which can be found on the Council's website. The most recent application is listed below

3.1 PT15/4049/O - Erection of 6no. flats and 18no, three storey dwellings (outline) with access, appearance, layout and scale to be determined. All other matters reserved
 Refused 11.4.16

4. CONSULTATION RESPONSES

4.1 Stoke Gifford Parish Council

Objection: - Council regards this as significant over development of the site with an overbearing appearance. Council believes that the suggested large number of small businesses will result in a significant number of vehicle movements into and out of the site. One space per three businesses is totally inadequate.

Internal Consultees

4.2 Environmental Protection - noise

No objection subject to an informative re construction working practices

4.3 Environmental Protection – contamination

No objection subject to a condition

The applicant agrees with a pre-commencement condition

4.4 Arts and Development

Contribution to public art required by condition

The applicant agrees to this condition

4.5 Ecology

No objection subject to a condition regarding position of bird boxes

4.6 Crime Prevention Officer

Objection :

Suggestions and observations:

- Scheme should demonstrate compliance with NPPF and CS1 and show that ASB, crime and safety has been considered
- Applicant needs to consider which will be the primary security defence – Sold Secure Gold approved padlocks may be required and a Management Plan to ensure all units comply
- Consider use of laminated glass or anti-vandal screens to certain more vulnerable windows
- Consider an appropriate alarm system suitable for each office container
- Poor defensible space between the development and Station Road, particularly the ‘courtyards’ which provide poor natural surveillance
- More details regarding side and rear boundary treatments
- No details of lighting to be used in terms of security – objective would be to deter or detect an intruder. The landscape should be designed to avoid any conflicts and to ensure lighting can support a CCTV system
- Location of cycle hoops is not appropriate where there will be poor natural surveillance
- Layout of car park is poor as it has poor surveillance, no defensible space, no access control, no CCTV, no lighting

Failure to consider the above issues during the future planning application stages may result in the Police objecting to the application for failing to consider crime and disorder, and fear of crime as required by the National Planning Policy Framework July 2018, South Gloucestershire Core Strategy 2013 or Design Checklist 2007.

In relation to items to be determined within this application such as access and layout due to the comments above I feel that this application does not meet the safety and security requirements of the National Planning Policy Framework July 2018, South Gloucestershire Core Strategy 2013 or Design Checklist 2007.

4.7 Economic Development

Support:

This development will bring currently underutilised commercial land into valuable employment use, particularly for creative, digital and hi-tech businesses. The scheme will provide an attractive offer to SMEs in a

recognised policy area in which we expect to see significant economic growth due to its very close proximity to Filton Enterprise Area.

4.8 Landscape

No objection subject to a condition

4.9 Urban design

No objection in principle. The location offers a somewhat constrained but unique opportunity to enhance the visual quality of the local area.

4.10 Public Rights of Way

No objection

Statutory / External Consultees

4.11 Avon Fire and Rescue

No objection subject to a contribution for the installation of fire hydrants

The applicant has acknowledge responsibility and the costs of installation.

4.12 Network Rail

Objection:

How does applicant know the culvert will cope with the extra flow if does not belong to them? More details required.

No updated comments received but the applicant has informed the LPA that following consultation with Network Rail, there is a process whereby Network Rail will consider applications to connect to their infrastructure – subject to further survey work and remedial measures where necessary. This is accepted by the LPA.

4.13 Drainage

More details regarding:

- Surface water discharge rates should be reduced compared to existing run-off. The site needs to discharge surface water at the Greenfield Qbar rate
- What is design method of the proposed foul sewage connection to the existing public foul sewer and how will this be achieved considering the level difference on site

Updated comments:

Following further details, no objection subject to condition

The applicant agrees with the pre-commencement condition.

4.14 Transport

Objection: unsuitable access arrangements, insufficient car parking and insufficient information submitted to assess the impact of traffic generated by the proposal on the surrounding highway network.

Updated comments:

Following the submission of revised details, there are no objections subject to conditions for a Travel Plan, electric charging point for 3 vehicles, Construction Environmental Management Plan, on-site pedestrian footway, dropped kerb vehicle access points, surface materials. The applicant must enter into a highway works agreement with the Local Highway Authority

Other Representations

4.15 Local Residents

5 letters of **support** have been received. The points raised are as follows:

- Whole strip should be converted into small businesses
- Location is especially suitable for late night opening of commercial businesses like 24 hour café and bars
- Area needs small, independent businesses as well as café for local people to walk to
- Site could be an electric vehicle rapid charging hub. Ideal location for residents that don't have off street parking cafe and cycling hub
- Fantastic idea – especially café and cycling hub. Facilities to park cycles are needed in area
- Hope Council will upgrade the ability to cycle or walk safely to this site
- The Bicycle Café and Hub will mean workers at Rolls-Royce, Airbus and GKN will be able to drop their bikes in morning and collect in evening

4 letters of **objection** have been received and the comments are summarised as follows:

- Proposed venture will increase traffic on a small road where pedestrian access is minimal
- I feel poorly served by the Council – this ill-conceived notion is insult to those trying to minimise environmental impact
- Shipping containers on narrow strip of land, shoe-horned between road and railway line is really desperate
- Road very narrow – better to develop land on old Rolls Royce site
- Overbearing – proposed visual is a gross mis-representation of the site and area – site is on top of a cutting, already significantly higher than the adjacent parkland
- 1 car parking space per 3 would not be sufficient leading to impact on highway

1 letter with a general query

- Would it be possible to include an electric vehicle charging point?

5. ANALYSIS OF PROPOSAL

5.1 This application is in outline format with access only being considered for the erection of 98no. containers to form 84 business units and communal supporting facilities of B1 business development.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. Both local and national planning policies are supportive of development within settlement boundaries subject to it being of

good design, not impacting on amenity of closest neighbours, not impacting on the highway network and providing sufficient on-site parking. In addition, other matters relevant to this planning application include ecology.

- 5.3 The proposal is therefore acceptable in principle and other matters are discussed below.

5.4 Scale, layout and appearance:

Following discussion the number of units on the site has been reduced and therefore the overall design of the scheme has changed accordingly. A total of 98no. shipping containers will be introduced to the site stacked 3 and 4 storeys high to accommodate 84no. individual business units. In addition and using the rest of the containers, some communal space is proposed. To be clear although some local residents have expressed support for cycle parking facilities and café, these are communal area for the use of the business units and are not community spaces for the use of the general public.

- 5.5 The updated Design and Access Statement indicates the shift in the way small businesses operate and the growing popularity of flexible working spaces, of low-cost and low maintenance. It is anticipated the space will provide business space for small start-up businesses and entrepreneurs mainly in the creative, design and tech businesses. The statement goes on to cite a number of successful shipping container based office schemes elsewhere in the country.

- 5.6 It is acknowledged that the long linear layout of the site is challenging for developers and the stacked shipping containers have been chosen for this location to balance the industrial setting to the west. The site is immediately adjacent to the railway line with the Rolls Royce site beyond. Notwithstanding this it is acknowledged that Little Stoke Park is to the east, screened to a large extent by mature trees as are the residential properties on Rossall Avenue, to the south of the park area.

- 5.7 The overall height of the containers proposed in the original scheme was a matter of concern and negotiations have resulted in the submission of revised plans. These now indicate a reduction in the number of containers and consequently a reduction in the overall massing. The revised approach means that the majority of the site will comprise containers stacked 3 high interspersed with containers stacked 2 high. Communal courtyard area will form breaks between buildings and views through the development.

- 5.8 Overall it is considered that the choice of shipping containers would result in an acceptable contemporary design appropriate to this particular location.

5.9 Residential amenity

Closest residential properties are on the other side of Station Road but some distance from the site. Mature trees along this side of Station Road are noted which would help screen the development from these dwellings. In this respect there would be no adverse impact on these neighbours and the scheme can be recommended for approval.

5.10 Transport

It is accepted that South Gloucestershire Council does not have a commercial parking standard but given the location the requirement for an appropriate level of parking to avoid impact on the highway network is necessary. The proximity of the railway is noted. The original scheme was criticised by Officers as not providing sufficient parking and as a result revised plans have been submitted which have reduced the number of units on the site and thereby increased the number of parking spaces and their orientation.

5.11 The reduction in size of the proposal has resulted in a lesser impact on the surrounding highway network. The resultant vehicle trips derived from the TRICS database of around 20 -21 two way movements in the a.m. and p.m. peak hours would not have a material impact on the surrounding highway network. It should also be noted that some of these trips are already on the network as the site has an existing commercial use. There would also be a reduction in the number of goods and commercial vehicles using Station Road.

5.12 The site is in a sustainable location within close proximity of the urban area of Little Stoke, Patchway rail station and the main bus and future Metrobus route along Gypsy Patch Lane. Pedestrian walking routes are incorporated into the design to enable people to walking from the car park area and the railway station to the building entrances. Some improvements are required to the pedestrian crossing facilities across the station forecourt and as such a suitable condition will be attached to the decision notice to secure these improvements.

5.13 Vehicle access to the site is via 7 separate vehicle crossovers off Station Road into small car parks. The number of entrances is necessitated by the long narrow shape of the site. Pedestrians would have priority at the crossovers and sufficient visibility will be provided ensuring that the accesses are safe.

5.14 In total 53no. car spaces are proposed including 3 disabled spaces and 3 electric vehicle charging point spaces. The number of car spaces is consistent with the old Local Plan maximum standard and as such about right to meet the demand generated by the development. In addition, 52 cycle parking spaces are proposed, 38 of which are covered. The number of cycle spaces is consistent with SGC Policy PSP16.

5.15 It is noted that there are some minor points raised by the Travel Planning Officer which have not been updated. It is therefore suggested that the submission of a full travel plan be conditioned and this has been agreed by the applicant.

5.16 Overall the proposal is acceptable and is considered to accord with adopted policy. The scheme is therefore recommended for approval.

5.17 Reserved matters: Landscape

Although not being considered under this outline application, details of the Landscape have been discussed. It is considered that the details would result in an acceptable landscape scheme for this site and this would form the reserved matters application.

5.18 Public Art

Public art and sculpture can play an important role in making interesting and exciting places that people enjoy using. The NPPF highlights the social role of the planning system by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support health, social and cultural well-being. No details of public art have been submitted with this application but the applicant has confirmed their willingness to make some provision associated with this proposal.

5.19 Other matters

A number of comments from local residents have welcomed the development on the basis of providing a café and providing cycle parking facilities. To be clear these facilities are not for the general public – they are for the business units only.

5.20 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.

5.21 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.

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

6. CONCLUSION

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

6.2 The recommendation to **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 is **APPROVED** subject to the conditions on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

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

Reason

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

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

Reason

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

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

Reason

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

4. **Plans**
Development shall proceed in accordance with the following plans:

As received by the Council on 23.8.19:

The location plan - 18 494 001

Existing site plan - 18 494 011

Existing elevations - 18 494 110

As received by the Council on 16.4.19:

Proposed site plan - 18 494 101 D

Proposed ground floor plan - 18 494 111D

Proposed first floor plan - 18 494 112 D

Proposed second floor plan - 18 494 113 D

Proposed roof plan - 18 494 114 C

Proposed car park - 18 494 120 C

Proposed elevations - 18 494 201 C

Proposed cycle container - 18 494 501

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP11 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

5. Ecology:

No development shall take place until a plan showing the location and specification of two swift bricks and two house martin cups have been submitted to the local authority for approval in writing. The cups must be installed exactly in accordance with the details agreed prior to the first occupation of the development and retained as such at all times thereafter.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of local biodiversity, and to accord with Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and, the National Planning Policy Framework.

6. Developments with the potential to be affected by land contamination

A) A phase 1 site investigation (desk study) has identified possible sources of contamination - No development shall take place until detailed site investigations of the areas affected have been carried out. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.

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

The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.

C) Verification Strategy - Prior to first occupation, where works have been required to mitigate contaminants (under part B) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

D) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning

authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

Reason

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

7. CEMP

A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority prior to commencement of work. The CEMP as approved by the Council shall be fully complied with at all times.

The CEMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (iv) Adequate provision for the delivery and storage of materials.
- (v) Adequate provision for contractor parking.
- (vi) Temporary access arrangements for construction traffic.
- (vii) Details of Main Contractor including membership of Considerate Constructors scheme.
- (viii) Site Manager contact details.
- (ix) Processes for keeping local residents informed of works being carried out and dealing with complaints.

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 Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

8. Dropped kerb pedestrian crossing

The development shall not commence until details of dropped kerb pedestrian crossing facilities linking the footway south of the rail station to the development have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to the Development being brought into use

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 Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework. This must be a pre-commencement condition in the interests of pedestrian safety.

9. Travel Plan

The development shall not be occupied until the submitted draft Framework Travel Plan has been updated to a Full Travel Plan and has been submitted to and approved in writing by the Local Planning Authority. The approved Full Travel Plan shall be implemented in accordance with the details therein.

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.

10. Highway works

The Development shall not be brought into use until the following highway works have been completed in accordance with the submitted drawings listed in condition 2:

- An on-site pedestrian footway from all of the car parking spaces to the building entrances and the adjacent Patchway rail station to be surfaced with a consolidated material i.e. not loose stone or gravel.

- Dropped kerb vehicle access points to the development car parking areas

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 Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

11. Car and cycle parking facilities and materials

The development shall not be brought into use until the car and cycle parking facilities have been completed in accordance with the submitted details and the car park shall be surfaced with a consolidated material, i.e. not loose stone or gravel.

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, PSP11 and 16 of the Policies Sites and Places Plan (Adopted) 2017 and the NPPF.

12. Drainage

No development shall commence until surface water and foul drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

For the avoidance of doubt we would expect to see the following details when discharging the above conditions:

- o The accepted peak discharge rate for the development will be restricted to 4.6l/s.

- o If a connection to the existing culvert for surface water disposable is to be made, we require the submission of a condition survey to include its capacity to accept any additional flows and confirmation from its owners allowing a right to connect (where applicable).
 - o If a new outfall is preferred to be installed into the adjacent ordinary watercourse, confirmation that consent has been approved is required to be submitted (where applicable).
 - o Confirmation of the adoption by Wessex Water of the foul sewer from the proposed development site through to its connection with an existing foul sewer is required.
 - o A clearly labelled drainage layout plan showing the pipe networks and any attenuation features.
 - o Drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 For the avoidance of doubt we would expect to see the following details when discharging the above conditions:
 - o The accepted peak discharge rate for the development will be restricted to 4.6l/s.
 - o If a connection to the existing culvert for surface water disposable is to be made, we require the submission of a condition survey to include its capacity to accept any additional flows and confirmation from its owners allowing a right to connect (where applicable).
 - o If a new outfall is preferred to be installed into the adjacent ordinary watercourse, confirmation that consent has been approved is required to be submitted (where applicable).
 - o Confirmation of the adoption by Wessex Water of the foul sewer from the proposed development site through to its connection with an existing foul sewer is required.
 - o A clearly labelled drainage layout plan showing the pipe networks and any attenuation features.
- Drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1

Reason:

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework. This must be a pre-commencement condition to avoid the need for remedial action.

13. As part of the reserved matters as required in condition 1, and prior to first occupation of any part of the building, a scheme of public art on the site and timetable for its implementation should be submitted to the LPA for written approval. The development shall continue in accordance with these approved details.

Reason

In the interests of visual amenity and cultural activities for new residents and to accord with Policy CS1 and CS23 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

