

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. 51/19

Date to Members: 20/12/2019

Member's Deadline: 02/01/2020 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

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

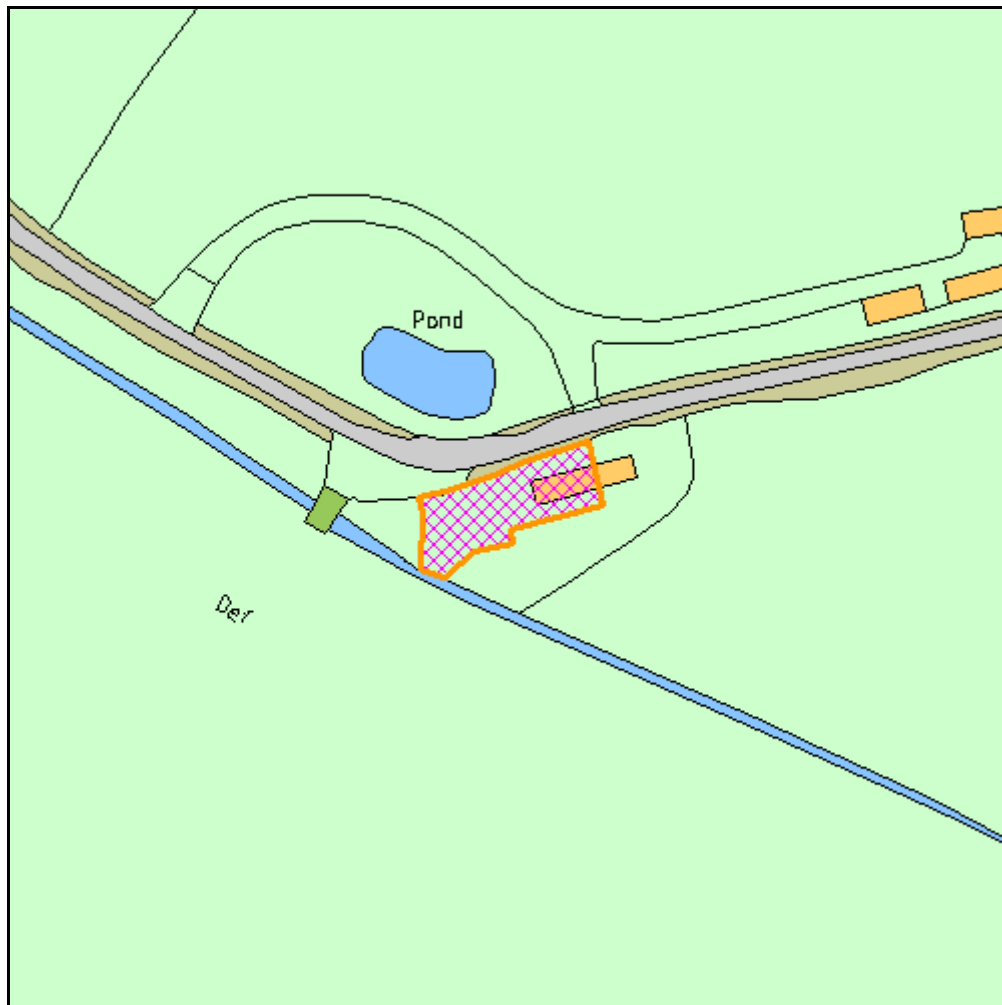
Dates and officer deadlines for Circulated Schedule Christmas Holidays 2019

CIRCULATED SCHEDULE - 20 December 2019

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/15398/F	Refusal	Gib Stables Ham Lane Doynton South Gloucestershire BS30 5TL	Boyd Valley	Doynton Parish Council
2	P19/16545/TCA	No Objection	81A High Street Marshfield Chippenham South Gloucestershire SN14 8LT	Boyd Valley	Marshfield Parish Council
3	P19/16608/F	Approve with Conditions	21 Wolfridge Ride Alveston South Gloucestershire BS35 3RA	Severn Vale	Alveston Parish Council
4	P19/17626/F	Refusal	Land Adjacent To 15 Brackenbury Drive Stoke Gifford South Gloucestershire BS34 8XD	Stoke Gifford	Stoke Gifford Parish Council
5	P19/2524/RM	Approve with Conditions	Land West Of Gloucester Road Thornbury	Thornbury	Thornbury Town Council

CIRCULATED SCHEDULE NO. 51/19 – 20 DECEMBER 2019

App No.:	P19/15398/F	Applicant:	Mr John Rashley
Site:	Gib Stables Ham Lane Doynton Bristol South Gloucestershire BS30 5TL	Date Reg:	28th October 2019
Proposal:	Conversion of a stable building into a separate dwelling	Parish:	Doynton Parish Council
Map Ref:	371056 174080	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	23rd December 2019



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P19/15398/F

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following support comments from the Parish Council contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the conversion of existing stables into a separate dwelling. The site is Gib Stables, Ham Lane, Doynton outside a settlement boundary and with the Bristol/Bath Green Belt. The site is also located within Flood Zone 2 and 3.

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
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP28	Rural Economy

PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007)

Affordable Housing SPD (Adopted) Sept.2008.

Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
SPD – (Adopted) March 2015

SPD: Development in the Green Belt (Adopted) 2007

South Gloucestershire Council Waste Collection: guidance for new
developments SPD (Adopted) Jan 2015

South Gloucestershire Landscape Character Assessment (Adopted) 2014

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|----------------------|--|
| 3.1 | P84/1682
Approved | Erection of domestic stable block.
27.6.84 |
| 3.2 | N784
Refused | Use of land for tipping inert dry waste and material from
excavation and demolition works.
13.2.75 |

4. CONSULTATION RESPONSES

4.1 Doynton Parish Council

Support: Although the paddock and building are in the green belt it is a redundant existing building and other redundant buildings have been converted in the Parish previously that have been situated in the green belt.

This building was constructed in the late 1980s and most buildings that have not been used for a while will need major renovations and there are no plans to extend this building.

The scheme is sympathetic to its surroundings, its an improvement to the existing structure and the proposed structure is sensibly sized in line with the buildings already there.

The proposed natural stone finish will improve the appearance of the site, as will the removal of the existing hay store.

Internal Consultees

- | | |
|-----|--|
| 4.2 | <u>Ecologist</u>
No objection subject to conditions |
| 4.3 | <u>Highway Structures</u>
No comment |

Statutory / External Consultees

- | | |
|-----|-----------------------------------|
| 4.4 | <u>Drainage</u>
No objections. |
|-----|-----------------------------------|

- 4.5 Transport
Objection – unsustainable location

Other Representations

- 4.6 Local Residents
None received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal is for the conversion of existing stables into a dwelling.

5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. The site is located within the Bristol/Bath Green Belt, outside any settlement boundary.

- 5.3 Any new development must accord with all the relevant policy tests and these include design, appearance, impact on the character of the area, impact on amenity space and on highway safety. PSP40 lists the type of development that is acceptable in the countryside and Policy CS5 establishes the spatial strategy for development in the district. Under this policy, new development is directed to the existing urban areas, market towns, and defined rural settlements. Residential development outside of these locations is strictly controlled. Similarly, Policy PSP2 and CS34 aim to protect the countryside and the designated Green Belt from inappropriate development which adversely affects its natural beauty.
- 5.4 Under the spatial strategy set out above, development of this nature should therefore be permitted only in the urban areas or defined settlements. The site is not within a defined settlement and nor does the built form in this location represent a village.
- 5.5 It therefore follows that there is an in principle objection to the proposed development as it does not accord with the spatial strategy as expressed in the Development Plan.
- 5.6 Notwithstanding this, and whilst the majority of applications for new residential development outside of settlement boundaries should be resisted in accordance with the Council's spatial strategy, the Local Planning Authority does consider that it may be suitable, in a few circumstances, to recommend approval of dwellings outside of the settlement boundary.
- 5.7 This will only apply when the site lies close to the edge of the defined settlement boundary and has a direct relationship with it (for example, may be linked to the settlement boundary by other buildings, or have good footpath links to the settlement boundary). Essentially, it should read as a natural extension to the settlement boundary. However in the interests of the Council's overall spatial strategy for new housing, this should only apply to very small development proposals of 1-2 dwellings.

- 5.8 Given the above, policies relating to housing such as CS5 and PSP40 are considered up to date and attract full weight. Due to the position of the site in an open field, separate to and some distance away from any other dwellings the proposal does not have a direct relationship with the settlement boundary and would not be read as a natural extension to it. This counts towards the in principle objection to the scheme. The assessment continues below with regards to compliance with the principle of Green Belt policy and residential development in the countryside.
- 5.9 *Development in the countryside (PSP40):*
The scheme would be for the conversion of an existing stable block. Acceptable residential development in the countryside as listed under PSP40 include: rural housing exception sites; rural workers dwellings; replacement of a single dwelling; or the conversion and re-use of existing buildings.
- 5.10 The conversion of a building can fall within PSP40 scheme but it is first necessary to examine whether or not the proposal is a conversion or amounts to what can reasonably be considered a new build.
- 5.11 Although not being considered under permitted development rights in this instance the meaning of what it is to convert an agricultural building to a dwellinghouse was considered under the High Court case of *Hibbett and another v Secretary of State for Communities and Local Government* [2016] EWHC 2853 (Admin) and is a helpful tool to be applied here. The outcome of the case reinforced the issues that works undertaken to achieve the change of use of a rural building should fall short of rebuilding and not involve construction of new elements.
- 5.12 The planning statement declares: *The stable consists of a single storey building with covered verandah to the front and a hay store attached to the end. The existing stable structure is constructed of rendered blockwork walls with an asymmetric double pitch roof structure clad in double roman tile roof covering. The block walls have intermittent piers and internal cross walls making it a robust structure and the roof rafters are of a size that would meet current building regulations. In summary the existing stable structure is able to accommodate the proposed conversion without significant demolishing or rebuilding.*
- 5.13 It is important to note that the building has not been subject to a professional survey undertaken by a professional surveyor. It appears the above is the opinion of the architect.
- 5.14 Notwithstanding the statement made by the applicant that there would be no new structures, by studying the proposed plans and comparing them with the photographs within the submitted details, it is clear that new structural elements would be included in this proposal. For example, new walls would be necessary to replace the existing lean-to canopy roof. It is therefore considered that the proposal would go beyond what can be considered a conversion and would amount to a new build.

- 5.15 Given the above, the proposal fails to accord with the criteria in PSP40 and is not a conversion. It is therefore to be assessed as a new dwelling in the countryside and is therefore inappropriate development.
- 5.16 Green Belt:
The application site is within the Bristol/Bath Green Belt. The aim of both national and local Green Belt policy is to protect this special area from inappropriate development. Given the above, the proposal is being assessed as a new build. The erection of new buildings is regarded as inappropriate development. Inappropriate development is by definition harmful to the Green Belt and should not be approved except in very special circumstances.
- 5.17 Certain other forms of development can be appropriate provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land within it. The applicant has put forward this application under the following :
- 5.18 The re-use of buildings provided that the buildings are of permanent and substantial construction.
- 5.19 However, it has been shown above that there would be significant elements of re-building and as such the proposal is not a conversion, but a new build. The proposal would therefore be harmful to the Green Belt and contrary to policy.
- 5.20 Openness
Keeping land permanently open is a fundamental aim of Green Belt policy. Openness has both spatial and physical elements and can be defined as the absence of built form. The introduction of a residential curtilage would consequently, have a greater impact on the openness of the Green Belt than the existing situation. Substantial weight is given to any harm to the Green Belt and very special circumstances will not exist unless the potential harm can be clearly outweighed by other considerations.
- 5.21 No very special circumstances have been put forward to outweigh the harm.
- 5.22 Given the above, there is an in principle objection to the proposal.
- 5.23 Flood Zone 3
The submitted details acknowledge that *According to the Environment Agency's flood map, part of the site is located in an area subject to a medium flood risk.*
- 5.24 Details go on to declare that part of the site is, according to the Environment Agency's (EA) Flood Zone mapping to be in flood zone 3 although the converted building is in flood zone 1.
- 5.25 Plans show that the access into and out of the site would be within Flood Zone 2/3. The flood zone is noted as being very close to the house. Even without the potential for water levels to rise in this field, future occupants would likely have difficulty leaving the single storey building. This makes this an undesirable

location for residential development. It is for the applicant to show how in the event of a flood this property would be safe.

5.26 Conclusion of principle of development:

Given the above there is an in principle objection to the scheme but the assessment of other components of the application continues below.

5.27 Design/appearance

The NPPF and local adopted policy under CS1 places great emphasis on the importance of design. Good quality design respects both the character of existing properties and the character of an area in general. The NPPF suggests good design should respond to and be sensitive to local character, should aim to raise standards of design and enhance the immediate setting. The updated guidance emphasises high quality design that takes into account local design standards continues to be important, and poor design that fails to take opportunities to improve the quality of an area or to take this into account, should be resisted.

5.28 Plans show the alterations to the existing structure would retain the appearance of a stable block and the structure would be contained within the existing combined footprint of walls and lean-to timber porch. Details included with the application show the proposed materials as the use of natural local stonework, timber cladding and existing double roman tiles. These would be acceptable in this location. Internally the structure would have one bedroom, a living/eating area and bathroom.

5.29 Notwithstanding there are no issues regarding visual appearance, this is not sufficient to outweigh the in principle concerns raised above.

5.30 Residential Amenity

Adopted Policy PSP43 requires that all new residential units will be expected to have access to private amenity space which among other things should be: functional, orientated to maximise sunlight and designed to take account of the context of the development including the character of the surrounding area.

5.31 The proposal would be a 1 bed dwelling. Adopted Policy PSP43 indicates the minimum size amenity space that is required for new dwellings. A 1 bed property would need 40 square metres. All new dwellings must meet this standard. In addition amenity space must be functional and private. This means open front gardens and pathways would be excluded from the calculation. The submitted plan shows that the amenity space to the west of the site would be of an acceptable amount but Officers query the quality of this area given that part of it lies within flood zone 2/3. It is not unreasonable to imagine that the garden area would be fairly wet and in such circumstances possibly unusable for amenity. This counts against the proposal.

5.32 The shape of the red edge is also queried as being rather odd and appears to be contrived.

5.33 Landscape:

Plans show a paved access area to the front of the building leading from a gravelled parking area. A 1.2m high fence is shown to the southern edge of the paved area with a proposed Hawthorn or indigenous species hedge in front of that. Plans are unclear but seem to indicate that the hedge would be outside the red edge and therefore out of the control of the applicant. Should the application have been approved this would be unacceptable as there would be no obligation on this applicant to maintain the hedge. No details have been given regarding the size of the planting and further details would have been required.

5.34 Access and transport:

In terms of sustainable transport methods, although not located within a defined settlement boundary – which is the local planning authority's preferred means by which to denote sustainable locations – the sustainability criteria of policy PSP11 can be used as an alternative to review sustainability.

5.35 Under PSP11(3), residential development should be located on safe, useable walking or cycling routes that are an appropriate distance to key services and facilities and, where those facilities are beyond walking or cycling distances, be served by public transport. The distance to a bus stop that is considered acceptable is 400 metres.

5.36 This site is located in a rural area over 1km from the nearest bus stop. There are no schools in the small village of Doynton. The site is not close to any key facilities and there are no footpaths on the adjoining public highway. Hence, this remoteness and lack of facilities for walking, cycling and public transport access will make it wholly car-dependent. Consequently, this development fails to comply with the requirements of Policy PSP11 of the adopted South Gloucestershire Local Plan: Policies, Sites and Places document in terms of juxtaposition to necessary facilities and access by all travel modes. For this reason the proposal cannot be supported.

5.37 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.

5.38 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.

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

5.40 **Planning Balance:**

The proposal would result in 1 no. new house at a location that is unsupported by the spatial strategy. The site lies some distance away from the settlement boundary of Doynton. The introduction of residential dwellings has been shown to be contrary to Policy PSP40 because the development would not be a conversion but has been assessed as a new build and contrary to Green Belt aims which does not support the erection of new dwellings in the countryside. This weighs heavily against the scheme.

5.41 The benefits of one new house to the overall housing supply would be very limited and would fail to outweigh the harm arising from the location of the development; particularly in the context of the Council's current housing land supply position and harm to the openness of the Green Belt.

5.42 Given the above the proposal is recommended for refusal.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

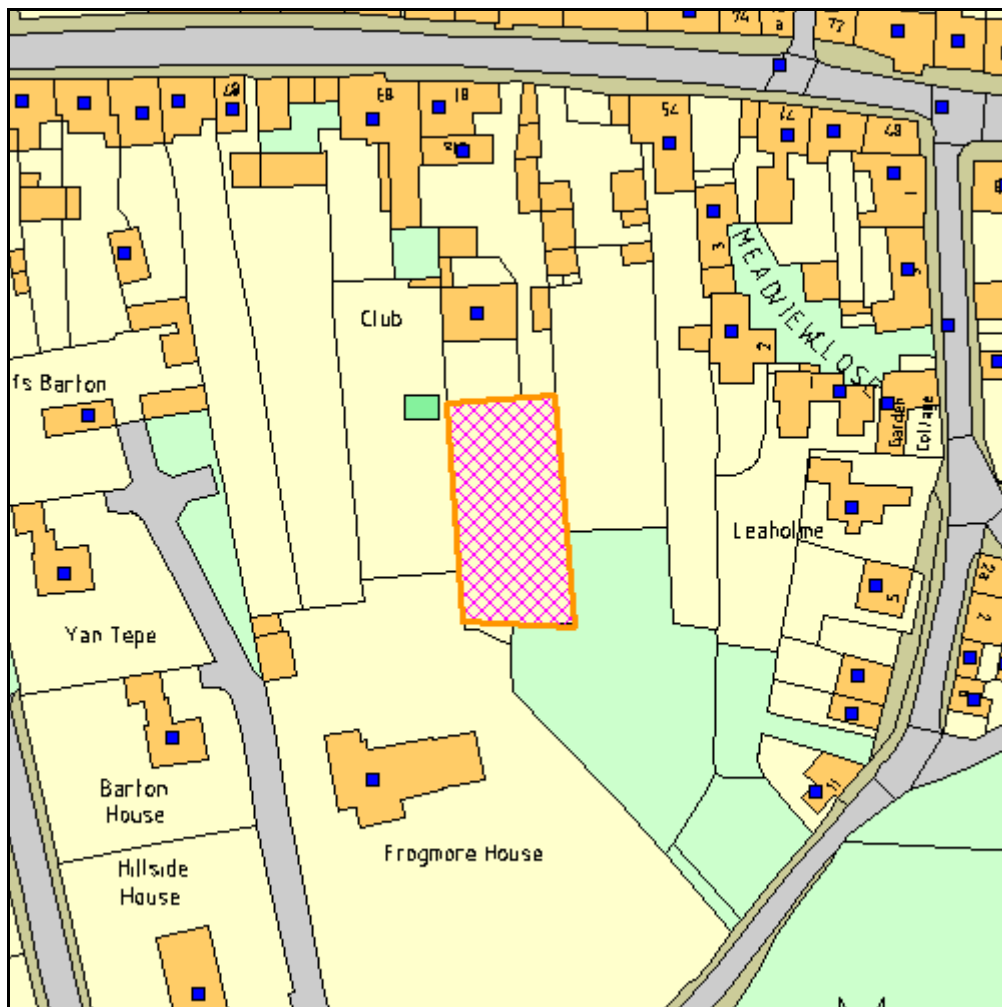
REASONS FOR REFUSAL

1. By virtue of the introduction of new structural elements, the proposed development is regarded as the construction of a new dwelling and not a conversion. The application site is located outside an established settlement boundary and within the open countryside. The introduction of new houses in this rural location fails to meet the tests set out under policy dealing with residential development in the countryside, where development is strictly limited. The proposal is therefore contrary to adopted Policies CS5 and CS34 of the South Gloucestershire Local Plan (Adopted) 2013; Policies PSP1 and PSP40 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

2. 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 as the erection of new buildings is considered to be disproportionate. 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. The proposal is therefore contrary to the provisions of Policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP7 of the Policies Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 51/19 – 20 DECEMBER 2019

App No.:	P19/16545/TCA	Applicant:	Mr John Newbolt
Site:	81A High Street Marshfield Chippenham South Gloucestershire SN14 8LT	Date Reg:	12th November 2019
Proposal:	Works to fell 4no. Apple trees in the Marshfield Conservation Area.	Parish:	Marshfield Parish Council
Map Ref:	377769 173730	Ward:	Boyd Valley
Application Category:	Tress in a Conservation Area	Target Date:	23rd December 2019



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P19/16545/TCA

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule as comments have been received during the public consultation period that are contrary to the recommendation.

However, this application is a prior notification of proposed works to trees in a conservation area. The purpose of such an application is to provide an opportunity for the Local Planning Authority (LPA) to serve a Tree Preservation Order (TPO) on the tree, should it fulfil the criteria of designation. A TPO must be served within a period of six weeks. Failure by the LPA to serve a TPO or respond to the notification within this timeframe results in a default position of the works gaining deemed consent. Therefore this application appears on the Circulated Schedule for information purposes only.

1. THE PROPOSAL

- 1.1 Works to fell 4no. Apple trees in the Marshfield Conservation Area.
- 1.2 The trees are in the rear garden of no.81A High Street, Marshfield, Chippenham, South Gloucestershire, SN14 8LT.

2. POLICY CONTEXT

- 2.1 National Guidance
 - i. The Town and Country Planning Act 1990
 - ii. The Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990
 - iii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Marshfield Parish Council commented that they were unclear as to the status of the trees as they felt the trees may be subject to a Tree Preservation Order.

Other Representations

- 4.2 Local Residents

Comments have been received from four local residents objecting to the removal of the trees as their setting within a burgage plot is considered important.

5. ANALYSIS OF PROPOSAL

5.1 This application provides prior notification of proposed works to trees situated within a conservation area.

5.2 Principle of Development

Under the Planning (Listed Buildings and Conservation Areas) Act 1990, it is recognised that trees can make a special contribution to the character and appearance of a conservation area. Under the above Act, subject to a range of exceptions, prior notification is required for works to a tree in a conservation area. The purpose of this requirement is to provide the Local Planning Authority an opportunity to consider bringing any tree under their general control by making a Tree Preservation Order. When considering whether trees are worthy of protection the visual, historic and amenity contribution of the tree should be taken into account and an assessment made as to whether the tree fulfils the criteria of a Tree Preservation Order.

5.3 Consideration of Proposal

The proposal is for the removal of four Apple trees that are situated in the rear garden of a narrow High Street plot.

5.4 Their location is secluded meaning the trees provide little, if any, public amenity from the High Street itself. The trees are scarcely visible from the southerly aspect either, screened as they are by other, larger trees.

5.5 The trees have been frequently pruned in the past which limits any potential for future amenity.

5.6 Although the trees are appropriate for their setting from an historic perspective, this alone is insufficient in justifying their retention.

5.7 The trees do not meet the criteria for inclusion on a Tree Preservation Order.

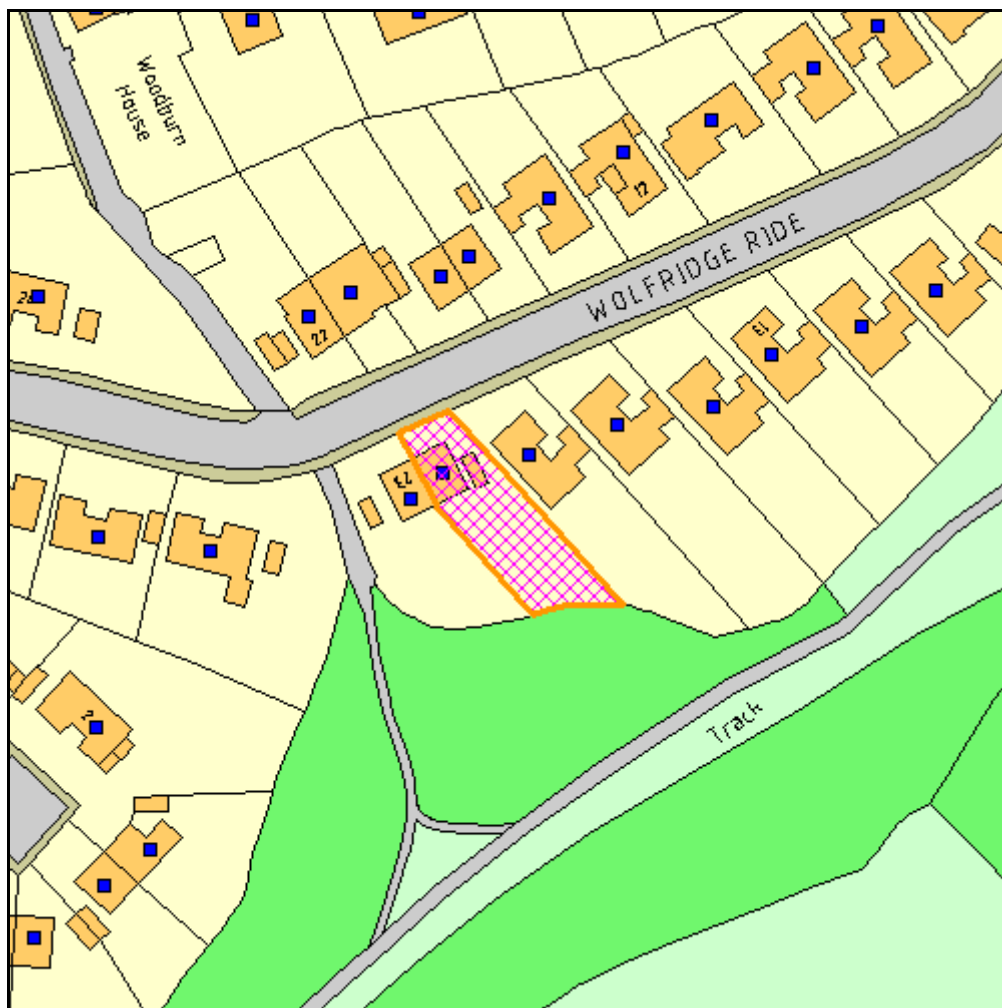
6. RECOMMENDATION

6.1 No objection

Contact Officer: Simon Penfold
Tel. No. 01454 868997

CIRCULATED SCHEDULE NO. 51/19 – 20 DECEMBER 2019

App No.:	P19/16608/F	Applicant:	Mr And Mrs L Cole
Site:	21 Wolfridge Ride Alveston Bristol South Gloucestershire BS35 3RA	Date Reg:	14th November 2019
Proposal:	Demolition of existing garage. Erection of two storey side, single storey rear extension to form additional living accommodation and front porch. (Re-submission of P19/8096/F)	Parish:	Alveston Parish Council
Map Ref:	363079 187734	Ward:	Severn Vale
Application Category:	Householder	Target Date:	7th January 2020



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 100023410, 2008. **N.T.S.** **P19/16608/F**

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

The proposal has received a representation from the Parish council that is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the demolition of an existing garage and the erection of a two storey side extension, a single storey rear extension and a front porch.
- 1.2 This proposal is a resubmission of a previously refused application (P19/8096/F). The previous application was refused on the basis that it would result in a disproportionate addition to the property and would create an unbalanced and awkward addition. This proposal aims to address the previous issues in the previous application which led to refusal.
- 1.3 The proposal site is located within the defined settlement boundary of Alveston, which is washed over by the greenbelt. The greenbelt is the only constraint relating to this site.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS5	Location of Development
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
Development in the Green Belt SPD (Adopted) June 2007
Design Checklist SPD (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PT18/3619/F – Demolition of existing garage. Erection of single storey side and rear extensions and front porch. Approved (cond) 02/11/2018
- 3.2 P19/8096/F – Demolition of existing garage. Erection of two storey side and a single storey rear extension to form additional living accommodation. Refused 28/08/2019

4. CONSULTATION RESPONSES

- 4.1 Alveston Parish Council
No objection on the provision that adequate parking is available in line with SGC policy.
- 4.2 Sustainable Transport
Objection – proposal does not demonstrate that adequate vehicular parking can be provided to comply with residential parking standards.
- 4.3 Archaeology officer
No comments
- 4.4 Local Residents
No comments received

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks to demolish an existing detached garage and erect a two storey side extension, single storey rear extension and a front porch.
- 5.2 Principle of development
PSP38 of the South Gloucestershire Policies, Sites and Places Plan (Adopted November 2017) and referred to hereafter as the 'PSP Plan' permits development within residential curtilages in principle providing they respect the design and visual amenity of the locality and do not prejudice the residential amenity. PSP38 is achieved through policy CS1 of the South Gloucestershire Core Strategy which demands the highest level of design and site planning to be achieved.
- 5.3 As the proposal site is situated in the green belt additional consideration under PSP7 is required. PSP7 permits additions to existing buildings proving they are proportionate. As a general rule additions up to 30% in volume are considered proportionate, whilst additions that exceed a 30% volume increase will be carefully assessed with particular regard paid to whether the proposal would appear out of scale and proportion to the existing building.

5.4 Design and Visual Amenity

The proposal will see a side extension extend beyond the side elevation of the existing dwelling by approximately 3.2 metres. It is set back and down a suitable distance so as to appear subservient to the host. The reduced length means the proposal is not more than half that of the existing dwelling and as such is considered to be acceptable in terms of scale and proportion by the officer. Therefore the proposed side extension is deemed compliant with PSP38 and CS1.

- 5.5 The proposed porch projects from the front elevation by approximately 1.5 metres with eaves at approximately 2.4 metres in height. The mono-pitched roof front porch is considered to be of reasonable proportion and height. The roof joins the front elevation at a satisfactory distance below the first floor windows. The officer noted on a site visit that the porch has already been built, however as permission is being granted this permission in effect regulates any previous breach.

- 5.6 The rear extension is relatively small in size and projects by approximately 3 metres from the rear elevation. It is approximately 3 metres in height at the highest point of the mono pitched roof. As a rear extension that is relatively small in size and designed sympathetically to the existing dwelling the officer is of the opinion that the rear extension complies with PSP38 and CS1.

5.7 Residential Amenity

PSP8 of the PSP Plan covers residential amenity and permits development in principle where it does not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of both the development and neighbouring dwellings. Unacceptable impacts could include things such as overbearing/dominant impacts and loss of privacy/overlooking.

- 5.8 The proposal is not considered by the officer to be one that will lead to issues of overbearing or dominant impacts on the residential amenity of the neighbouring dwellings. The new side elevation could pose a risk of loss of privacy if any windows were added due to its positioning in relation to the neighbouring dwelling. As such a condition will be applied that no additional fenestration is to be installed on the development other than what is already shown on the plans.

5.9 Green Belt

The volume of the original dwelling is around 408 cubic metres (including the detached garage). The proposal would see the addition of roughly 187.5 cubic metres. This will see a volume increase of 45.9% of the existing volume. Under PSP7 additions over 30% but less than 50% volume increase must be carefully considered.

- 5.10 This proposal (resubmission of P19/8096/F) addresses a previous refusal which was largely down to the green belt constraint at the site. The proposal now is in the officer's view acceptable as development in the green belt as it does not create a disproportionate addition over and above the size of the original building.

5.11 Sustainable Transport

- PSP16 of the PSP Plan sets out minimum parking requirements that development should meet. At present the garage to be demolished does not meet the minimum size requirements set out in PSP16 which requires garages to be at least 6mx3m. The current garage measures approximately 5.2mx2.6m, making it inadequate by current standards. The proposal would increase the number of bedrooms at the dwelling from 3 to 4 thus increasing the parking requirement to two spaces to be provided in line with PSP16.
- 5.12 At present there is also 1 space in front of the garage. The development would see most of this space retained as the side extension is to be set back by approximately 3.5 metres with additional space beyond this. Overall, with the development in place there will still be 1 space available off-street at the dwelling.
- 5.13 There is however the issue of the need for another space in order for the proposal to comply with PSP16 and address the highways objection raised. Following a site visit the officer notes that there is on street parking available and no parking restrictions in place such as double yellow lines and the site is located in a relatively quiet area. With this noted it is the view of the officer that it that although the proposal can't demonstrate the provision of an additional space within the curtilage, the proposal should not be refused on this basis alone.

Impact on Equalities

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

Planning Balance

- 5.16 The proposal is acceptable in terms of design, visual amenity, residential amenity and greenbelt policy. However it falls short of the requirements for parking set out in PSP16.
- 5.17 On balance the proposal should not in the officers view be refused on parking alone, as the site is located in an area with on street parking available where there are no restrictions in place as observed on a site visit. The Current

garage is not to the required standard, so there is only 1 space available at present which would be retained within the curtilage following the development taking place.

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 permission is **granted**, subject to conditions.

Contact Officer: Alex Hemming
Tel. No. 01454 865994

CONDITIONS

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

Reason

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

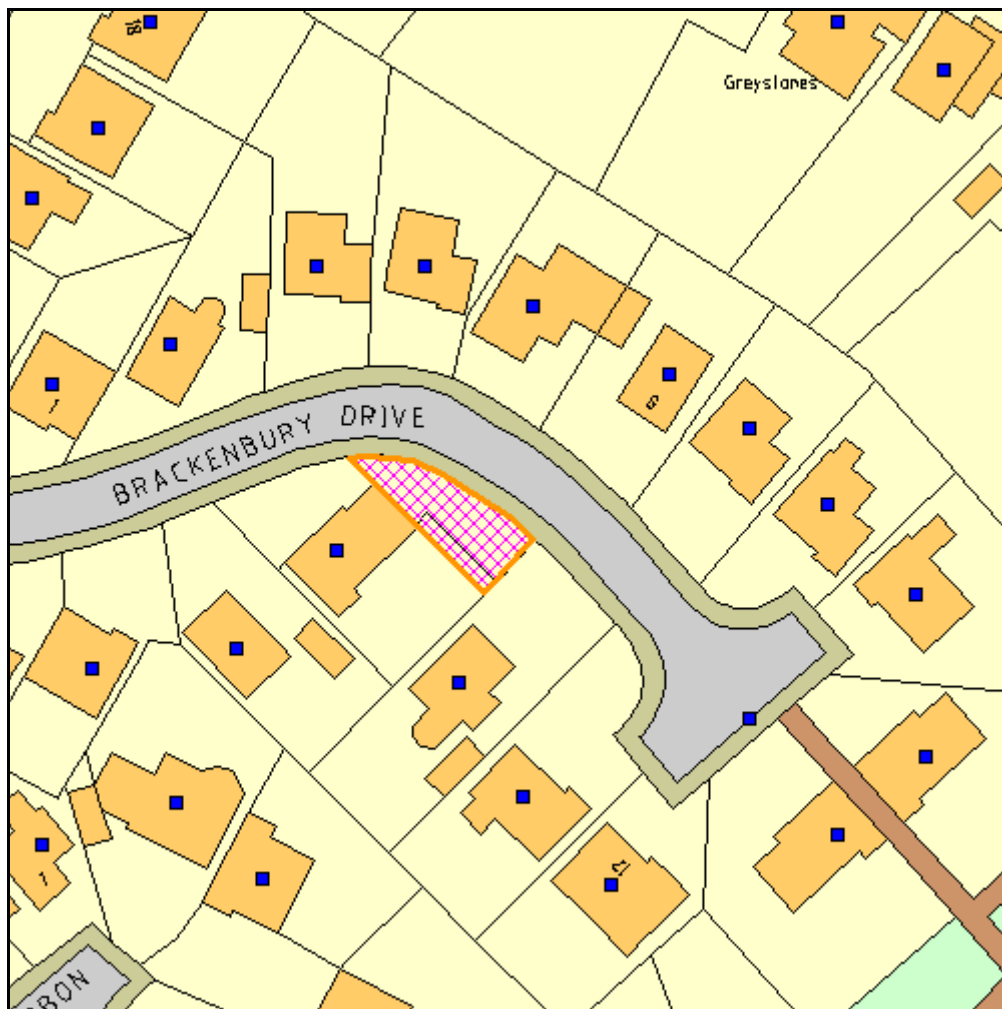
2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevation of the property.

Reason

To protect the residential amenity of the neighbouring dwelling by reducing the risk of loss of privacy/overlooking in order to comply with policy PSP8 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (adopted November 2017).

CIRCULATED SCHEDULE NO. 51/19 – 20 DECEMBER 2019

App No.:	P19/17626/F	Applicant:	Mr And Mrs P Haynes
Site:	Land Adjacent To 15 Brackenbury Drive Stoke Gifford Bristol South Gloucestershire BS34 8XD	Date Reg:	27th November 2019
Proposal:	Erection of 1no. detached dwelling with access, parking and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	362545 180390	Ward:	Stoke Gifford
Application Category:	Minor	Target Date:	21st January 2020



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

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following support comments from 6 local residents contrary to Officer recommendation. A total of 12 objection comments have also been received.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 1no 2 bed attached dwelling and associated works for land adjacent to 15 Brakenbury Drive, Stoke Gifford.
- 1.2 This application follows pre-application advice given in May 2019 for the erection of a new dwelling on this site. The applicant advised that such a proposal would not be supported. This application presents a very similar scheme.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 P19/16333/F New dwelling
Advice given 24.5.19 Discouraged the submission of a planning application for a new dwelling on this particular site.
- 3.2 N2483/AP3 Erection of 665 dwellings and garages; 27 flats and 6 shop units with flats over and construction of estate roads, together with the provision of site for a primary school, community use and open spaces on approximately 37 hectares (in accordance with the revised layout plan received by the Council on 23rd March 1979). (details following outline). To be read in conjunction with planning permission Ref.No. N.2483.
Approved 12.4.79
Permitted development removed for walls, fences and gates of any kind

The following appeal decisions are of relevance as they consider issues similar to those under this current application:

LPA Reference: PK18/3771/F
Description: Erection of 1 no. attached dwelling and associated works
Site: 106 Harescombe, Yate
Decision: Refusal
Date: 24 September 2018
PINS Reference: APP/P0119/W/18/3216081
Decision: Dismissed
Date: 9 April 2019

LPA Reference: PK18/4309/F
Description: Erection of two storey side extension to form 1no. dwelling
Site: 22 Earlstone Close, Cadbury Heath
Decision: Refusal
Date: 19 November 2018
PINS Reference: APP/P0119/W/19/3219938
Decision: Dismissed
Date: 23 April 2019

4. CONSULTATION RESPONSES

- 4.1 Stoke Gifford Town Council
No comment received
- 4.2 Sustainable Transport
Objection: parking space too small
- 4.3 Highway Structures
No comment
- 4.4 Archaeology
No comment

- 4.4 Lead Local Flood Authority
No objection subject to an informative if approved.

Other Representations

4.5 Local Residents

10 **objection** comments have been received from local residents. The comments are summarised as:

Parking:

- Already parking issues – another dwelling will make matters worse
- Safety concerns – blind corner and inconsiderate parking already caused problems here
- Two storey dwelling will make this a more dangerous corner – no sight
- Access directly opposite will cause problems
- Insufficient parking as most households have more than one car
- House will be right on the pavement on the bend in the road

Residential amenity:

- Will adversely affect our happiness
- Overlooking
- Noise during construction
- Hedge will be removed

Design:

- Overdevelopment of the area – not in-keeping with original plans

1 **objection** comment has been received from Cllr Brian Allinson:

- overdevelopment of site
- dangerous lack of vision in bend
- out of keeping

6 letters of **support** has been received. The points raised are summarised as:

- welcome the development of affordable housing on an unused brownfield site
- no issues of highway safety
- designed to complement existing properties
- good use of un-used land
- suggests council imposes double-yellow lines
- only a 1.5 and not a 2 storey
- no issues of parking

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. The site is located within the established settlement of Stoke Gifford and within the existing residential curtilage of the host property. The principle of development is therefore acceptable. However and notwithstanding this fact, the proposal must still respond positively to the immediate site and character of the area, must not adversely affect residential

amenity of the host dwelling or neighbouring properties and not negatively impact on highway safety or parking standards. This is discussed in more detail below.

It is highly material that a pre-application planning enquiry for the erection of a new dwelling on this site was discouraged in advice given by Officers earlier this year. Planning policies have remained the same since that date.

5.2 Design and Visual Amenity

The application site is part of a residential cul-de-sac of two storey, mostly detached dwellings. The properties include a mix of designs but the absence of front dormers is noticeable. The houses within Brackenbury Drive can be said to exhibit a somewhat vernacular style in terms of the pattern of openings, their scale and proportions and palette of colours. This is a pleasing, intentional design arrangement resulting in an agreeable street pattern.

5.3 The proposal being considered is for a small detached dwelling set back from the front building line of No. 15. No. 15 occupies a corner plot where the road dog-legs around and on through to the end of the cul-de-sac. Given its position this property benefits from a side garden and the chamfered garden and wider footway directly outside this side/front garden helps give this part of the cul-de-sac an airy, open feel contributing to improved visibility for road and footway users.

5.4 The NPPF and local adopted policy under CS1 places great emphasis on the importance of design. Good quality design must ensure it respects both the character of a property and the character of an area in general. The updated NPPF suggests good design should respond to and be sensitive to local character, should aim to raise standards of design and enhance the immediate setting. High quality design that takes into account local design standards continues to be important and poor design that fails to take opportunities to improve the quality of an area or to take this into account should be resisted.

5.5 Although No. 15 benefits from a side garden the actual area of land is quite small and this is reflected in the proposed two-bed dwelling. It is likely that the general pattern of this cul-de-sac is of (at least) 3 bed houses. However, a larger house could clearly not be accommodated here.

5.6 Due to the constraints of the site, the proposed dwelling would not be able to follow the building line created by No. 15 and would therefore be set well back into the plot. But by doing so would move much closer to the neighbouring property to the south at No. 14 Brackenbury Drive. This would have an adverse impact on the character of the area and represent poor site planning that fails to take into account or respect the immediate surrounding. This weighs against the scheme.

5.7 Moving onto the appearance: the proposed new house would be squashed into the area to the side and rear of 15 Brackenbury Drive. It would have a ridge height lower than that of the host property and the rest of the houses in the street and in this way fail to reflect the strong pattern of development here.

Both local and national planning policy demand the highest quality of site planning but this proposal would fail to represent these aspirations and as such weight is given against it.

- 5.8 It is acknowledged that the design of houses within Brackenbury Drive is mixed, however, they are all two-storey and complementary to one another in terms of patterns of fenestration and proportions. The design of the proposed new house would be completely different by way of roof height and shape, window style and proportion and its presentation to the road. It would fail to reflect any of the existing properties in this cul-de-sac and given its very prominent corner position would be visually jarring. This is again evidence of an overly ambitious scheme, trying to squeeze too much onto this constrained site.
- 5.9 Together with the other differences the new dwelling would appear a strange addition to this cul-de-sac. Although it is acknowledged that the main house could possibly be extended by means of a single or possibly a small two-storey side extension, this would be on the basis that it was an addition to and not a separate dwelling and would therefore be correctly proportioned and designed to reflect its function.
- 5.10 By means of its scale, massing and design the proposed new dwelling would be out of character with the host property and other properties along this road. The scheme would fail to respond to the local character of the area and fail to raise the overall standards of design. It would not represent an attractive visual addition to the street scene but instead would appear a cramped and contrived form of development, to the detriment of the area in general and is therefore unacceptable. Weight is given against the scheme for this reason.
- 5.11 Plans show that the proposed garden would be to the north of the site, in essence adjacent to the front garden of No. 15. This estate is characterised by its open front gardens. Amenity space, however, needs to be private and therefore enclosed. Plans imply that the amenity area would be enclosed by the continuing use of the existing hedge, however, no details have been provided and the use of close boarded fencing in this prominent location would not be acceptable. Permitted development was removed when the estate was first built to ensure the openness of the front gardens was retained as a design and amenity feature. The use of this front area as amenity space is therefore at odds with the existing street scene and again indicative of a contrived scheme. Weight is awarded against the proposal for this reason.
- 5.12 Residential Amenity
The proposed new dwelling would be to the side and rear of the host dwelling on a small area of garden land. Policy PSP43 sets out the amount of minimum residential amenity space required. A two bed property should have an area of 50 square metres. This excludes parking/turning areas, side access paths and front gardens.
- 5.13 The amenity space set aside for the proposed new dwelling would be to the north of the property, adjacent to the road and therefore adjacent to the front garden of No. 15. Front gardens are retained as being open plan in this cul-de-

sac. Notwithstanding the presence of the existing hedge, the garden of the new dwelling would not benefit from being private. The proposal would be contrary to adopted policy and cannot be supported.

- 5.14 Comments have been received expressing concern that the new dwelling would impact on privacy due to overlooking and on general amenity due to disturbance resulting from its construction. However, given the proposed position of the new dwelling on the site it is considered that it would not have any impact on the amenity of closest neighbours and had the scheme been acceptable a working hours and good site practices condition could have been imposed. Nevertheless, given the above, the proposal is contrary to PSP43 of the Policies, Sites and Places Plan and cannot be supported.

5.15 Sustainable Transport and Parking Provision

The proposed dwelling would be a two bedroom bungalow which would require one off-street parking space to comply with South Gloucestershire Council's residential parking standards. The submitted plans show a single parking space to the front of the proposed dwelling measuring around 4.6m x 3m. Given that curtilage or space between walls/boundary treatments is needed, a space of 5.5m x 3.2m would be required. It has been suggested that the dwelling itself could be moved to create sufficient space but clearly this would have knock-on impact on design and amenity space. Given the assessment discussed in the report above this small change would not outweigh the other concerns and as such revised plans have not been requested.

- 5.16 In any acceptable application, a covered and secure cycle store for two cycles and an electric vehicle charging point would also be required.

- 5.17 Based on the submitted plans, the proposed parking space is too small and would result in vehicles overhanging the public highway causing an obstruction and also obstructing access to the property. The proposal is therefore contrary to policy PSP11 and PSP16.

5.18 Other matters:

Support comments have claimed this site is *unused brownfield land* and should be developed.

In response the site is the side garden of No. 15 and is therefore not unused or abandoned land. Furthermore, it is not brownfield, alternatively known as previously developed land under the definition in the NPPF.

Support comments have claimed the site would be used for *affordable housing*. The site is not being development for affordable housing (the definition of which can be found in the NPPF) it would be for market housing, albeit a smaller property.

5.20 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 **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

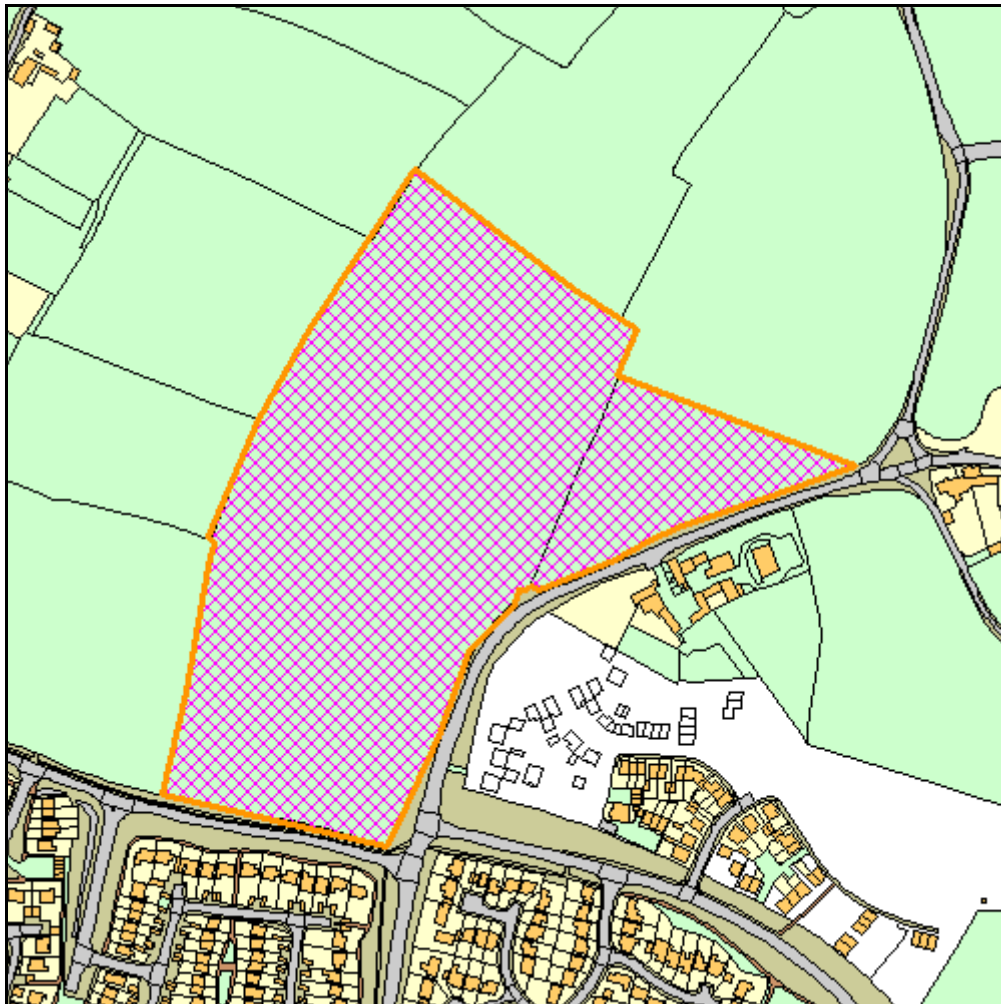
- 7.1 That the application be **REFUSED**.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

1. The proposed development would introduce a form of development which would appear at odds with the general pattern and form of development in the locality. If permitted it would result in the intensification of the residential uses of the site and introduce a cramped form of development in an otherwise prominent and open location. The proposed development fails to reach the highest possible standards of site planning and design and is contrary to policy CS1, CS16 and CS17 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP5 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November, and the provisions of the National Planning Policy Framework.
2. The amount and quality of the private amenity space is considered to be substandard and as such not in accordance with adopted policy. The amount of garden allocated to the new dwelling at around 25 square metres fails to comply with minimum adopted standards and as such would be detrimental to future occupiers. Furthermore, the quality of the space cannot be regarded as being private and again this would be detrimental for future users. The proposal is therefore contrary to Policy PSP43 of the Policies Sites and Places Plan (Adopted) 2017.
3. The proposed parking space would be substandard in terms of its size and as such, would result in vehicles overhanging the public highway causing an obstruction contrary to Policies PSP11 and PSP16 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the NPPF in general.

CIRCULATED SCHEDULE NO. 51/19 – 20 DECEMBER 2019

App No.:	P19/2524/RM	Applicant:	Helena Taylor BDW Trading Limited
Site:	Land West Of Gloucester Road Thornbury Bristol	Date Reg:	14th March 2019
Proposal:	Erection of 130 no. dwellings on 8.00 hectares of land with parking, open space, allotments and associated works. (Approval of Reserved Matters external appearance, landscaping, layout, scale to be read in conjunction with outline permission PT16/4774/O).	Parish:	Thornbury Town Council
Map Ref:	366317 190320	Ward:	Thornbury
Application Category:	Major	Target Date:	10th June 2019



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

1. THE PROPOSAL

- 1.1 Reserved Matters consent is sought for erection of 130 no. dwellings on 8.00 hectares of land with parking, open space, allotments and associated works. The Reserved Matters for consideration are external appearance, landscaping, layout and scale.
- 1.2 The reserved matters application as proposed, follows the approval of outline planning permission PT16/4774/O (1st August 2018) for erection of 130 no. dwellings on 8.00 hectares of land with public open space, drainage, associated works and access; with access for consideration and all other matters reserved.
 - 1.1. The application site lies to the south end of Butt Lane and is bounded to the east by Gloucester Road. The site lies adjacent to the permitted Post Farm development site and Morton Street to the west. An agricultural field lies to the west of the most Northern part of the site with open fields to the north. The site lies in the open countryside and outside the settlement of Thornbury. The site consists of two fields of intensive agricultural land (permanent pasture). The fields are enclosed by hedgerows and hedgerow trees. The land falls to the north and west at a height of 27m AOD up to around 33m AOD at the eastern end and 32 AOD to the southern end along the boundary with Butt Lane. There are 4 TPO trees on site, which are to be retained.
 - 1.2. Designated heritage assets located near to the site comprise Manor Farm and the Old Malthouse and Cottage at Upper Morton, and Yew Tree Farm at Lower Morton, as well as the non-designated buildings at Mile End Farm. There are two public rights of way on site, one of which runs inside and adjacent to the hedge line at the northern boundary of the site and one that runs alongside the proposed access road through the middle of the site from west to east.
 - 1.3. In terms of vehicular access, approved as part of the outline application, is a direct access onto Gloucester Road through the middle of the site from its eastern boundary, approximately 180 metres to the North of the junction with Butt Lane. A link road will also be provided through to the Post Farm development site. Pedestrian access is shown on the movement parameter plan from the existing public rights of way OTH68 and OTH63. Additional pedestrian links are proposed along the eastern boundary of the site and to link the areas of public open space.
 - 1.4. Public open space is proposed on the field on the eastern side of the development in the form of natural/semi natural open space and allotments. The children's play area is located in the northern part of the site with linking pathways to the south, east and west. Two attenuation ponds are also shown to the North West and south west corners of the application site. The ponds will be linked by an intervening swale which will form the basis of a sustainable

drainage system (SUDs). The density of the site is 28-36 dwellings per hectare (dph). The buildings will be mainly 2 storeys with a small number of 2.5 storey buildings on lower parts of the site, in line with the Design and Access Statement.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance
The Community Infrastructure Levy Regulation 2010

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
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
CS24 Green Infrastructure, Sport and Recreation Standards
CS32 Thornbury
CS33 Housing Opportunity
CS34 Rural areas

2.3 Policies Sites and Places Plan Adopted November 2017

PSP1 (Local distinctiveness)
PSP2 (Landscape)
PSP3 (Trees and woodland)
PSP6 (Onsite Renewable and Low Carbon Energy)
PSP8 (Residential Amenity)
PSP9 (Health Impact Assessments)
PSP10 (Active Travel Routes)
PSP11 (Transport Impact Management)
PSP16 (Parking Standards)
PSP17 (Heritage Assets and the Historic Environment)
PSP19 (Wider Biodiversity)
PSP20 (Flood Risk, Surface Water and Watercourse Management)
PSP21 (Environmental Pollution and Impacts)
PSP37 (Internal Space and Accessibility Standards for Affordable Dwellings)
PSP40 (Residential Development in the Countryside)
PSP42 (Self Build & Custom House Building)
PSP43 (Private Amenity Space Standards)
PSP44 (Open Space, Sport and Recreation)

2.4 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)

The South Gloucestershire Waste SPD (adopted)

The South Gloucestershire Residential Parking Standards SPD (adopted)

3. RELEVANT PLANNING HISTORY

3.1 PT16/015/SCO, Residential development comprising approximately 180 dwellings. Scoping Opinion issued 3rd June 2016.

3.2 PT16/4774/O, Erection of 130 no. dwellings on 8.00 hectares of land with public open space, drainage, associated works and access. Outline application with access for consideration, all other matters reserved. Approved on 24th August 2017.

4. CONSULTATION RESPONSES

There has been re-consultation during the course of the application. The comments below are a summary of the key points raised throughout all rounds of consultation. Full copies of the letters received can be found on the Council's web site.

4.1 Thornbury Town Council

OBJECT - Council feels that this proposal does not respect the rural character of the edge of Thornbury, there is no reference to local architecture, the play area is inappropriately placed, there should be green areas in the middle of the development and overall the development is bland and unimaginative.

4.2 Other Consultees

4.3 Landscape Officer

Final Comments:

Conclusions: The scheme still requires changes to the layout to comply with the outline application and deliver critical areas of open space in the most sensitive parts of the site to the north and south east. There are many areas where attention is required to the detail of the planting and the external works in order to make the scheme reflect the local character and be in accordance with the requirements of planning policy CS1.

4.4 Public Open Space

In summary, the POS Officer raised a number of issues through the course of the application and sought a number of amendments; including improvements to the play equipment and removal of incursions into the POS areas. Following the receipt of amended plans, the final comments of the POS officer related to some outstanding detail issues, which have been revised as requested, where possible.

4.5 Public Rights of Way

Objection. When the outline application was being considered I commented that the provision of a multi user path between the north-east corner of the site

and Butt Lane would be easy to accommodate and desirable for safety as the roads and junctions in this immediate area get busier. The DAS for the outline application stated that "the proposal presents the opportunity to improve recreational connectivity in the local area" and there appears to be no reason why this statement cannot be delivered. Therefore I am repeating the comments again. The part of the site which could easily accommodate a multi user path for vulnerable road users is set out as open space and there appears to be no reason why this link cannot be provided to improve safety on that part of Gloucester Road between Rockhampton Road and the Morton Way/Butt Lane junction. This part of the road is on a corner where overtaking visibility is poor and cyclists/equestrians are vulnerable. New links should be provided where there is the opportunity to improve safety as the roads around Thornbury become busier.

The application will also affect public footpath OTH68 which crosses the site. The layout plan shows the footpath crossing an expanse of bound gravel at a 3 way junction for vehicles. It is not clear from the limited information available what safety measures will protect pedestrians from vehicles and more information is required. I therefore object to the application.

4.6 Environmental Protection

No objections in principle, but would recommend that you consider the information-outlined below: My comments regarding this application are in relations to CEMP and implementation of condition 13.

4.7 Sustainable Energy

The Energy Statement sets out a fabric first approach to energy efficiency and carbon emissions reduction, which is welcomed. However, it is disappointing to see that only a 1.88% improvement on Building Regulations is proposed to be achieved on the development. We would normally look for nearer a 10% improvement using energy efficiency measures.

Renewable and low carbon technologies are also assessed in the Energy Statement, with Solar PV and Solar Thermal being identified as feasible to incorporate into the development. However, these technologies have not been proposed for inclusion because the required energy standards have already been met. This is a missed opportunity for reducing the carbon emissions for the development as a whole, and we would urge the applicant to incorporate these technologies and also to meet Policy 6 of the South Gloucestershire Policies, Sites and Places (PSP) plan which includes the requirement "to reduce CO2 emissions further by at least 20% via the use of renewable and/or low carbon energy generation sources....".

I note that Policy PSP6 is not specifically referred to in the Condition wording given the timing of the outline planning application, but it is disappointing that the applicant has not sought to address PSP6 at this stage particularly as the 20% requirement could easily be achieved via the use of Solar technology which the applicant has already identified as being feasible for the development.

4.8 Urban Design

Final comments: I can confirm that the submitted changes are acceptable.

I have assessed the plans attached to your email and have the following comments. I have highlighted text in bold where I have suggested specific alterations.

The NE character area

Although various aspects of the overall design of the NE section of the plan have improved since the initial submission, there are still various issues. The concept for this area was to develop something which was distinct from the character of the rest of the scheme and which relates more to a rural character to connect with the large areas of open countryside directly to the north and east of the site, being on the very edge of the built-up area. The combination of materials, building forms, landscaping, public realm and boundary treatments are key to this approach.

Layout of NE area

The distance between 94 and 97 is very tight at only 18m. However, the properties are not directly in line which would partially mitigate overlooking impacts.

The plot shape of 85 is awkward – it would be better to simply finish the garden against the back wall of the garage, unless it is for some reason proposed to allow rear access to that garage block? There is already a side gate shown from the no. 91 parking spaces so it should be possible to redesign this area slightly.

- No change here. Remains an awkward issue but not objectionable.

The garage block serving plots 91 and 92 should be moved east so that the end of the block lines up with the gable end of house 91 and the boundary of plot 92. It looks as though this might have been intended as the roof lines are off, but this should be amended in the final plan.

Amended.

Plot shape for 98 is awkward, with an odd secondary space created to the rear of the garage.

House types / building materials within NE area

The materials applied in this area are a combination of the Banes recon stone and the lighter red brick, with the recon stone generally applied to the principal elevations (facades and possibly a second elevation). This should create a distinct impression for this area. This approach is also extended down the western boundary which also defines the outer edge of the development.

Chimneys are provided to 5 of the 6 houses along the NE boundary adjacent to the POS, which is positive.

The Forticrete Pan8 type pantile roof tile is proposed for the NE area, in the Sunrise Blend colour, which should combine well with the recon stone and lighter red brick.

Garage design – for the NE area, altering the roofs of the garages would help to add a further layer of distinction. I would suggest providing a pitched gable to the front of each of the garages facing towards the street. This still keeps the highest part of the roof away from each side, with lower overbearing impacts on garden areas, but also presents a stronger face with a more interesting appearance which can add interest to the character of this area.

- Amended.

One noticeable detail with the house types in this area are the glazing bars within the windows. I would honestly suggest removing these from all properties. The house type plans show a simple sash style window approach, which on its own would be far more refined and simple. The glazing bars are fussy and unnecessary.

This issue has been partially dealt with through the simplifying of glazing bar details, which does improve the overall appearance of the house types.

Plot 86 needs to be handed (hopefully what H indicates) as it is shown with dining room doors opening to front rather than garden.

Done.

Small side windows to first floor bathrooms for plot 89 must be opaque glazed as this faces directly towards gardens of adjacent properties.

Confirmed.

Windows to side elevations of plots 84, 92, 93 and 96 at first floor level are needed to provide at least the opportunity for overlooking over the POS and play area to the east.

Partially done. 84 window is shown at ground floor level which might be behind the hedge. 92 and 93 have good provision of windows at ground and first floor.

- 96 acceptable.

Public realm / landscaping / boundary treatments of NE area

There seems to be areas of unresolved block paving within the layout plan, to the fronts of no.s 91-92, and 96-97. These are shown without defined outlines and also just within part of the areas. I would ask that these whole spaces should be treated as block paving to enhance the public realm and create more of a distinct area relative to the other parts of the scheme.

- Done.

It is essential that all the areas of private access driveways within this area are treated with block paving. These areas of public realm, including both the vehicle access areas and direct pavement route towards the play area, form important elements of the public realm. The point of this NE area was to form something more linked with a rural character, meaning the use of tarmac should be kept to a minimum and the use of higher quality materials should be the focus.

One clear omission from this key area directly adjacent to the open countryside are street trees. One tree is shown on the plan, just by the corner of plot 90. I would have to say this is a glaring issue and an integral aspect of creating a

living environment which has positive benefits for future residents. Quality materials and built forms, if achieved here, do not compensate for an almost total lack of trees within the public realm.

General layout

Generally, there are very few issues with the layout, with two significant exceptions. These are the two parking court areas, both adjacent to plot 75. The first creates an awkward gap in the streetscene and within the courtyard, exposes the gardens of plots 69, 70, 71, 72 and 75. The central rear parking courtyard exposes the gardens of plots 64, 65, 66, 75, 76, 78 and 79. This approach to parking in general is insecure and inefficient, and offers no overlooking or surveillance into the central space. The latest lighting plan is based on an older layout which doesn't show the newer central parking courtyard. The lighting plan needs to be updated to show the latest layout. The central parking courtyard needs to be lit to a certain level to allow clear visibility in the evenings and night, without impacting on the amenity of garden areas. There has been a certain level of compromise on these issues in this scheme and various alternative design solutions have been put forward.

- I cannot see an updated lighting plan in the collection of updated plans. This remains a critical issue.

There could be a general issue raised from the Highways team around adopting raised turning tables at junctions using block paving, as shown on the plan. The issue has apparently been the deterioration of paving areas where vehicles turn at junctions. If this is a significant issue, I would suggest following an approach developed for a site in Wickwar, where we have recently agreed to block pave only the areas of widened paving, while leaving the vehicle access areas (the carriageway) as tarmac (P19/5258/RM - Land South Of Horwood Lane Wickwar Wotton Under Edge South Gloucestershire GL12 8NY). See below details of that scheme.

There is an issue around the junction to the western corner of plot 82, where an area of green is shown over the pavements. I'm assuming this is an error, but this should be amended to show just the pavement colour.

- Done.

I have checked the submitted house type document and cannot find any plans associated with the apartment block A (118-126). This needs to be provided.

Now provided but amendments are required before I can support this application. The overall composition of the block seems very awkward in places. The main issue is the circulation stairwell section which essentially joins the 3 rectangular blocks of accommodation. Not only does this section create a series of awkward angles, but the elevational treatment is uninspiring and limited, with unbalanced placement of windows. There is also a very limited sense of arrival at the front door to the block. More focus is needed on the architectural approach.

I would suggest simply applying black vertical timber cladding to this joining section, thereby creating an effective visual break between the accommodation blocks. The black cladding would be a partial reference to the black garage doors and possibly a wider reference to farm or rural materials. Clean window

openings could be provided without detailing, which again would create the impression of this section being a different thing to the accommodation areas. This approach would also help to reduce the visual massing of the overall apartment block.

The other issue is the north elevation of the accommodation block which has the bins store connected to it on the western side. The fenestration on that elevation is very awkward and scattered. If this was a distinctly modern building, this scattered approach could be made to work as a theme, but given the traditional style, this arrangement just appears poorly aligned.

One of the issues here is that the layout plan indicates that none of the apartment blocks have any form of private amenity space, such as balconies or roof terraces. This approach is not supported by Policy PSP43 'Private Amenity Space Standards' within the adopted Local Plan. ALL properties are required to provide private amenity space.

Private amenity space in the form of balconies are now shown for the upper floors of Block A. This is welcomed as an approach but it is worth noting that the policy clearly sets out that a minimum of 5m sq. is required – the proposed balconies only measures 2m sq. which is more than half of what is required. 5m sq. is set out as this allows for the balcony to be practically used, for drying washing, seating with tables and chairs and for plants etc. as referred to in the supporting text of the policy.

It would have been very useful to provide at least some form of surveillance from the side elevation of Block B towards the open space along the western boundary, but only a very small bathroom obscure glazed window is shown on the plans.

Landscaping / public realm / boundary treatments

One of the most significant issues here is the lack of street trees. There are trees shown around the perimeter of the site within green spaces but the actual provision within the streets in the vast majority of cases is limited to hedge boundary planting and a few trees set in private front gardens. The main central route running north to south relies on only 3 trees in gardens. There is good provision along the main access into the site which runs east to west.

The colouring of the plan is confusing, in that the key seems to indicate three different colours/tones for tarmac, without indicating if there is an actual colour difference proposed for the final scheme. Is coloured tarmac proposed? Most of the public realm seems to be treated with tarmac.

A more realistic plan has now been provided.

This tarmac public realm issue can be dealt with by treating the following areas with permeable block paving.

- Area to fronts of no.s 12-15 (extend area shown)
- Driveway of no.s 60 -61 (given visual impact across linear green feature right by entrance into site)
- Parking spaces in rear parking courtyard area (no.s 63-66)
- Off-street parking courtyard with parking for 68-72
- Private drive serving plots 80-81 (adjacent to open space)

- Private drive to fronts of plots 84-85 but including access area to side of garden 82 and 86
 - Private drive areas incorporating the extent of space to fronts of plots 91-92 and 96-97, including garage for 98.
 - Area of access drive serving plots 108 (garage access) 109 and 110 (adjacent to POS on the outside of development)
 - Private drive to fronts of no.s 111-113
 - All parking bays serving no.s 118-126 and 127-130
- The areas mentioned above have now been shown as block paving, which will certainly improve the quality of the public realm and experience of living in those places for future residents.

4.9 Affordable Housing

Comments:

New documents relating to AH requirement were submitted on 04.12.19 including an updated Site Layout with AH accommodation schedule. These comments will address the changes proposed by the new plans

Quantum

The affordable housing quantum has been provided in accordance with the S106 agreement. The application for 130 dwellings shows 35% (46) of homes will be provided as affordable.

Tenure and Type

The application is also in accordance with the tenure split of 73% social rent and 27% intermediate housing set out in the S106 agreement and proposes 34 units for social rent and 12 units for shared ownership.

The range of house types proposed for social rent and shared ownership is also broadly in accordance with the S106 agreement (as set out in the tables below).

Social Rent

	%				Variance
1 bed 2 person flats (inc 2x WC units)	50	15%	5	6	1
2 bed 4 person flats	70	15%	5	5	-
2 bed 4 person houses (inc 2x WC units)	79	28%	9	8	-1
3 bed 5 person houses 2 storey	93	34%	12	12	-
4 bed 6 person	106	8%	3	3	-

houses 2 storey					
			Totals 34	34	

Shared Ownership

	%			Variance	
1 bed 2 person flats	50	8%	1	0	-1
2 bed 4 person flats	70	16%	2	2	-
2 bed 4 person houses	79	35%	4	5	1
3 bed 5 person houses 2 storey	93	41%	5	5	-
			Totals 12	12	

Sizes

The proposed sizes of all of the AH units, as indicated in the most recently uploaded Site Layout plan (P18-2918_15 Rev: U) & reflected in the tables above, meet the minimum size requirement as stated in the S106

Design

The S106 agreement requires Affordable Homes to be built to the same design standard as the market units and in addition to Lifetime Homes Standard, Part 2 of Secured by Design and in compliance with the RP Design Brief. The applicant needs to confirm in writing that they will meet these design standards prior to the determination of these reserved matters.

- i. All rear gardens to be turfed and generally to have 1.8m high close boarded fencing to boundaries and privacy panels;
- ii. All properties to have vinyl/tiles on floor in all ground floor rooms;
- iii. Ceiling height tiling to 3 sides of bathroom to be provided;
- iv. Provide wall mounted shower (either electric or valve and kit);
- v. Provide gas and electric points to cooker space (where gas is available);
- vi. Painted softwood curtain battens to each window (where construction is traditional as opposed to timber frame)

Clustering

The proposed clustering of affordable units must accord with the Section 106, as summarised below:

2.3 No more than 12 affordable dwellings in each cluster

Blocks A & Block B account for 13 units, one greater than the S106 requirement.

Due to the SHMA requirement for flats for both social rent and shared ownership and for flats sharing a communal entrance to be of a single tenure (see 2.4 below), minor changes to the mix of house types resulted in the number of homes in Blocks A & B varying throughout a series of discussions with the applicant.

Whilst the agreed outcome met the most housing need on balance, this has led to a slight variance of one home with the clustering requirement but is acceptable.

2.4 All flats sharing a communal entrance shall be of a single tenure

Block B proposes a mixture of flats for both social rent and shared ownership. The applicant has confirmed that the ground floor & first floor units will have separate entrances.

Wheelchair Provision

The application confirms 8% of the Affordable Housing provision be social rented wheelchair accommodation in accordance with the S106 agreement. Following discussions with the planning consultants, it was agreed for 2 of the proposed 4 x 1-bed WC social rent units to be 2-bed houses.

The plans indicate that the 2 wheelchair accessible 2-bed house-type units will be on plots 40 & 42 and the 2 wheelchair accessible 2-bed flat-type units are on plots 128 & 129. We also note the provision of covered car ports for each of these WC units.

It is noted, following previous comments regarding the wheelchair homes from the Council's Occupational Therapist (OT), that the dog-leg entrance to the 1-bed homes has been changed to straight-on, that sliding doors in the bathrooms can be accommodated on both the 1 & 2-bed properties and that the wall in front of the lift can be removed (2-beds). We also welcome the reduction in size of the hallways in the 2-bed homes. Thank you for agreeing these changes.

4.10 Drainage

Drainage and Flood Risk Management Team (Engineering Group - Street Care) has **no objection in principle to this application** subject to the following comments and advice.

GROUNDWATER and INFILTRATION
Received Information 03/12/2019:

- 191015-CS-J-0038-JF-TJ-Monitoring Report_issue 7

The requested infiltration tests have been carried out in the requested locations (proposed basin locations and along proposed swale) in July 2019, October 2019 and November 2019. The results are similar and consistent with those carried in June 2016. The results confirm infiltration drainage is feasible for this site, subject to the surface water drainage and infiltration basins being designed appropriately.

Note the infiltration rates that should be used in the surface water drainage design are:

- For the North Basin: 3.28×10^{-6} m/s = 0.011808 m/hr (LOWEST RECORDED)
- For the South Basin: 7.96×10^{-6} m/s = 0.028656 m/hr (LOWEST RECORDED)

The requested Groundwater Monitoring has been carried out from January 2019 to November 2019. Although there are very few spikes in groundwater over the year, the spikes are generally in response to prolonged rainfall and dissipates quickly. The recorded groundwater levels should not impact on the detailed drainage design.

Sufficient information has been received to discharge Condition 17 “Groundwater Monitoring” attached to PT16/4774/O.

DETAILED SURFACE WATER DRAINAGE DESIGN

Received information 29/11/2019

- ES043-ES-00-XX-RP-C-0751 P1 SuDS Maintenance Plan
- ES043-ES-00-XX-GA-C-0538 T2 Attenuation Pond Maintenance Plan
- ES043-ES-00-XX-DT-C-0575 T1 Private Drainage Construction Details 1of1
- ES043-ES-00-XX-DT-C-0570 T1 S104 Drainage Construction Details 1of3
- ES043-ES-00-XX-DT-C-0571 T1 S104 Drainage Construction Details 2of3
- ES043-ES-00-XX-DT-C-0572 T1 S104 Drainage Construction Details 3of3

Received information 05/12/2019

- ES043-ES-00-XX-GA-C-0726 T4 Engineering Layout 6of7
- ES043-ES-00-XX-GA-C-0727 T5 Engineering Layout 7of7

Received information 10/12/2019

- ES043-ES-00-XX-GA-C-0505 T6 MD Pipes and Catchment Areas 1of2
- ES043-ES-00-XX-GA-C-0506 T6 MD Pipes and Catchment Areas 2of2
- ES043-ES-00-00-GA-C-0520 T4 Exceedance Routes 1of2
- ES043-ES-00-00-GA-C-0521 T4 Exceedance Routes 2of2
- ES043-ES-00-00-GA-C-0522 T4 Offsite Exceedance Routes 1of1
- ES043-ES-00-XX-GA-C-0722 T6 Engineering Layout 2of7
- ES043-ES-00-XX-GA-C-0723 T5 Engineering Layout 3of7
- ES043-ES-00-XX-GA-C-0724 T5 Engineering Layout 4of7

Received information 11/12/2019

- ES043-ES-00-XX-GA-C-0720 T8 Engineering Layout Overview
- ES043-ES-00-XX-GA-C-0721 T6 Engineering Layout 1of7

- ES043-ES-00-XX-GA-C-0725 T7 Engineering Layout 5of7
- ES043-SITE3D-DRAINAGE V.36 mdx file
- 11/12/2019 19:00 ES043-Microdrainage calculations 1in1 30 100_v36
- 11/12/2019 18:37 ES043-Microdrainage calculations 1in100cc40_v36

Received information 12/12/2019

- ES043-ES-00-XX-DT-C-0577 T4 Attenuation Basin Sections 1of3
- ES043-ES-00-XX-DT-C-0578 T5 Attenuation Basin Sections 2of3
- ES043-ES-00-XX-DT-C-0579 T3 Attenuation Basin Sections 3of3

Sufficient evidence has been received to discharge condition 19 “Surface Water Drainage Master Plan” attached to PT16/4774/O

Sufficient evidence has been received to discharge condition 15 “Detailed Drainage Design” attached to PT16/4774/O. See comments below.

Submitted Drainage Calculations match the surface water drainage infrastructure shown on Engineering Layout Plans. They show that there is no flooding in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm events (winter and summer).

- Surface water drainage infrastructure to be built as shown on Engineering Layouts listed above.
- Note Infiltration Basins should be built to the size given in **Attenuation / Infiltration Feature (Total)** tables on ES043-ES-00-XX-GA-C-0721 T6 Engineering Layout 1of7 and ES043-ES-00-XX-GA-C-0725 T7 Engineering Layout 5of7
- Note Swale feature should be built as shown on Engineering Layouts and ES043-ES-00-XX-DT-C-0579 T2 Attenuation Basin Sections 3of3.

HEADWALL DESIGN

I note the proposed headwalls on S104 Drainage Construction Details 3of3. Recommend the Landscape and POS officers are consulted on the proposed design. This can be conditioned.

MANAGEMENT AND MAINTENANCE PLAN

In regards to Condition 16 “Management and Maintenance Plan” attached to PT16/4774/O:

Received ES043-ES-00-XX-RP-C-0751 P1 SuDS Maintenance Plan and ES043-ES-00-XX-GA-C-0538 T2 Attenuation Pond Maintenance Plan are acceptable. However, we do require information confirming the name of and contact details for the Private Management Company who will be responsible for the management and maintenance of the surface water drainage infrastructure, including the swale, culvert and infiltration basins. These details could be obtained via a “Prior to first occupation...” condition.

4.11 Arts and Development

The conditions at outline approval include the following:

The Reserved Matters submitted pursuant to Condition 1 shall include details of a public art plan for a unique site specific integrated scheme of Public Art (including timescales and triggers) to be implemented within the development

site shall be submitted to the Local Planning Authority for approval in writing with detailed designs to be submitted and approved as part of the reserve matters. For the avoidance of doubt the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm – Planning Advice Note. Thereafter the artwork/s shall be installed in accordance with the details so agreed and retained as such.

Reason

To ensure public art is appropriately included within the scheme in the interests of the visual amenity of the development and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013

The developers have been in contact about the public art scheme but I have yet to see a brief for artists.

Further Comment:

Further to my previous comments I have been in correspondence with BDW regarding the brief that was circulated to artists. BDW have now appointed Will Glanfield to develop a scheme for this site and I look forward to seeing what he proposes. That being said I did raise some concerns about the brief and the opportunity to develop a quality scheme which have not been addressed. I believe that based on current daily rates for artists and the cost of materials, the proposed budget is not sufficient to deliver a quality scheme for a site of this size. I understand that DWH will install the features and that the features may take advantage of other budgets for landscape items. However, the concept of additionality is somewhat muddled in the brief and will need to be clearer in relation to both the landscape and the public art obligations.

I suspect that DWH have rationalised the budget in relation to the Park Farm site. However, time and the market has moved on since this site. Furthermore, my understanding is that the Park Farm agreement was reduced substantially at the last minute as one of the Councillors introduced traffic arrangements that had not been accounted for. Identifying a budget in relation to a scheme that was already under-budgeted is not an adequate rationale to deliver a scheme that should support quality and place-making to make the development unique to its locality. We recommend that developers adopt a percent for art approach to calculating a suitable budget. As a minimum, I would suggest that BDW revise the budget for this scheme to cover artists' fees and that fabrication/materials and installation should be additional to this in order to develop an acceptable quality scheme. With this in mind, I hope that we can work with the chosen artist to secure a quality scheme for BDW, residents and the wider community and that there are robust project management plans in place to facilitate this.

4.12 Waste

No comment.

4.13 Sustainable Energy

No Objection.

Overall, our main issue with this application is that it does not set out to meet PSP6 in full, despite demonstrating that it could be easily achieved. We consider that the applicant should comply with the development plan policies

prevalent at the time of the reserved matters application, and therefore PSP6 should be met in full.

4.14 Ecology
No Objection.

4.15 Archaeology
No objection.

4.16 Listed Building and Conservation
In light of the planning history (i.e. outline consent already being granted) there are no objections in principle, as the impact on the setting of the conservation area and the settlement of Upper Morton would have previously been assessed as part of that application. I would add that Upper Morton has been considered to be a non-designated heritage asset and so to ensure this character and spatial separation from Thornbury is not further eroded, the open space to the NE of the application needs to be protected and so as part of this application (if not already secured within the outline approval), provision needs to be made to ensure this area remains undeveloped. Subject to this issue being addressed, I would defer to the Urban Design Officer on matters of details and street pattern/ plot layout.

4.17 Transport
No objection.

General.

A Stage 1 Road Safety Audit should be submitted for the internal layout.
The Council's Safety Audit procedures.

Access.

1. The 6m wide access has been approved as part of the Outline consent.
2. The extension of the footways at the site access toward Gloucester Road could encourage people to walk into the main road where no footways exist. Can the footways please be terminated at a crossing point leading to the path behind the hedge? This path will need to be widened to 3m for shared pedestrian and cycle use and included in the highway adoption plan.
3. The crossing point at the site access leading to the path behind the hedge should be highlighted with a block paved band across the carriageway.

Internal layout

1. The footpath to the front of plots 69 – 79 should be included in the adoptable area
2. The shared use path should either abut the private driveways or shared use links provided from the dwellings 2, 5 and 8.
3. There needs to be a traffic calming feature along the entrance road. I suggest a raised table in a different material at the T junction opposite plot 75.
4. A 2m wide footway should be provided from the side of plot 69 to the front of plot 83.
5. There needs to be a clearer transition from the footway to the shared surface to the side of plot 89 and to the side of plot 102. The footways should extend into the shared surface areas.

6. Please make sure the widths of the parking spaces between the walls of 73 and 80 are at least 3m.
7. A pedestrian path should be provided across the square on the east side from plot 27 to block B.
8. The footway to the side of plot 24 should extend around the corner into the shared surface road.
9. A larger bin collection area should be provided for plots 45 – 51.
10. Traffic calming pinch points or similar should be provided on the shared surface road outside of plots 37 and 55. Can you also provide a change of surface material at the transition from segregated to shared surface please?
11. The forward visibility envelope around the bend to the front of plot 6 needs to be within the adoptable highway. I suggest that you push the inside of the bend alignment out and provide a highway verge on the inside of the bend.
12. The bin collection area for Block A should be increased in size and set behind the edge of the access drive.

Parking.

1. All dwellings without garages need to be provided with cycle stores in the back gardens for two cycles per dwelling.
2. Cycle parking for blocks A, B and C should be located to the front within a conveniently useable distance from the flat entrances.
3. There is not enough car parking for blocks A, which should have 8 spaces including 1 visitor space.

Tracking.

1. Please show the refuse vehicle passing a large van around the bend outside plot 83.
2. Please track the refuse vehicle around the additional traffic calming requested.

4.18 Highways Structures

No objection.

If the application includes a structure that will support the highway or support the land above a highway. No construction is to be carried out without first providing the Highway Structures team with documents in accordance with BD2/12 of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out. The applicant will be required to pay the fees associated with the review of the submission whether they are accepted or rejected.

Or

If the application includes a boundary wall alongside the public highway or open space land then the responsibility for maintenance for this structure will fall to the property owner.

4.19 Other Consultees

4.20 Oldbury on Severn Parish Council

No comment.

- 4.21 Historic England
No comments to make.
- 4.22 Wessex Water
No comment.
- 4.23 Avon Fire and Rescue
No Objection.
- 4.24 ONR Emergency Preparedness & Response
No comment.
- 4.25 Natural England
No comment.
- 4.26 Sport England
No comments but reference made to relevant national policy.
- 4.27 Avon and Somerset Police
Having viewed the information as submitted we find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

Other Representations

- 4.28 Local Residents
11 letters of objection have been received from members of the public. The following is a summary of the reasons given for objecting:
- The proposal will provide no benefit to existing residents and is not supported or needed;
 - No improvements to local infrastructure or enhancement of Thornbury and its surrounds are proposed and there will be added pressure on public services;
 - Concerns over lack of provision of services in Thornbury including doctors, dentists, hospital provision, police and car parking;
 - The development will cause increased pressure on the town and shopping precinct;
 - Access is unsafe and road is tight and too narrow;
 - Pressure on town centre parking from this and cumulatively from consented developments in Thornbury;
 - Thornbury has already accommodated a large amount of additional new development and no further housing is required;
 - Overdevelopment is having a negative impact on the character of the town;
 - Increased traffic movements and negative impacts of more cars and HGVs causing a degradation of road surfaces;
 - A38 has queues at peak times and the development will exacerbate this;

- Increased volume of traffic from cars and HGVs along Butt Lane, Morton Way and the junction of the 2 roads is causing congestion and resulting in dangerous conditions at peak travel times;
- Local schools are under pressure and underfunded to accommodate growth;
- Site is too visible from Upper Morton and should be fully screened by landscaping;
- Negative impact on the properties of Upper Morton through traffic and potential location of street lighting;
- Speed limit should be reduced to 30mph;
- Country Park not accessible by existing footpath network;
- Proposal is unsafe from a highways perspective due to reduced verge width.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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 other material considerations indicate otherwise.

5.2 The principle of development has been established with the granting of outline planning permission PT16/4774/O, which covers the Land West of Gloucester Road. The outline planning permission reserved all matters for future consideration, except the means of access onto Gloucester Road through the middle of the site from its eastern boundary, approximately 180 metres to the North of the junction with Butt Lane. A link road will also be provided through to the Post Farm development site. The access off Gloucester Road has been approved in detail through the outline consent.

5.3 The outline application was accompanied by a Design and Access Statement (DAS) which included parameter plans to guide the detailed design of the development. This submission relates to all Reserved Matters for the development site comprising appearance, landscaping, layout and scale.

5.4 Condition 5 of the outline application (PT16/4774/O) requires reserved matters to be based upon the parameters described in the Design and Access Statement (DAS).

5.5 This application relates only to the accordance of the outstanding Reserved Matters with the outline permission already approved. The outline permission cannot be altered as the principle of residential development, the parameters and DAS have consent.

5.6 The approved parameter plans include the following:

- o Land Use Plan – This plan details the extent of the residential area to accommodate 130 dwellings, public open space and drainage attenuation areas including 2 ponds at the north west

and south west corners of the site connected by an intervening swale.

- o Public Open Space Provision Plan – This plan details the areas of open space including allotments, formal play area, equipped trim trail and semi-natural open space.
- o Access Plan – Outlines the access and movement strategy for the site including maintaining and enhancing the existing public rights of way that cross the site and inclusion within landscape corridors, the addition of a pedestrian and vehicular link through to the neighbouring Post Farm site and new pedestrian and cycle link within the site from Gloucester Road to Butt Lane.
- o Density Plan – The plan details medium densities across the site with a reduced density in the northern part of the site at 28-30 dph, up to 30-36 dph at the central and southern end of the site.
- o Storey Heights Plan – The plan details mainly 2 storey dwellings with ridge heights limited to 8.5 metres with a small number 2.5 storey with ridge heights limited to 9.5 metres, these have been directed towards the lower parts of the site and away from the site boundaries.
- o Character Area Plan – The character area plan identifies 3 character areas which look to respond to local character. The Northern edge of the site is defined by a 'Rural Edge Character Area' drawing influence from Upper and Lower Morton, in the centre of the site an 'Urban/Rural Transition Character Area' draws influences from surrounding villages and the 'North Thornbury Character Area' responds to its setting between the consented development sites to the East and West and the existing residential properties to the south of the site.

5.7 Following officer comments, revised plans were submitted to address concerns raised with the reserved matters application and negotiations were undertaken to improve and revise the plans. Officers are satisfied that the type and amount of land uses proposed generally accord with the DAS, parameter and phasing plans approved at outline.

5.8 The current application, in proposing residential development of 130 units with public open space and associated infrastructure, is in accordance with the outline planning permission and masterplan. It is considered therefore that the application is acceptable in principle.

5.9 **Urban Design and Visual Amenity**

The outline approval includes condition 5 which reads:

Applications for the approval of the reserved matters shall be in accordance with the following parameter plans:

Parameter plan - Land Use Plan JPW0547-003 Revision B

Parameter plan - Public Open Space Provision Plan JPW0547-007 Revision C

Parameter plan - Access Plan JPW0547-006 Revision C

Parameter plan - Density Plan JPW0547-004 Revision C
Parameter plan - Storey Heights Plan JPW0547-005 Revision B
Parameter plan - Character Area Plan JPW0547-009
and the design principles described in the Design and Access Statement
Revision H (August 2017).

The access off Gloucester Road is approved in detail through the outline consent and would take the form of a priority T junction with a dedicated right turn lane and ghost island. An additional all vehicle link to the adjacent Post Farm development has also been secured through the S106 Agreement.

The development of 130 units provides a density of 28-36 dwellings per hectare (dph), in line with the approved outline plans.

Layout and Street Hierarchy

The layout follows the approved masterplan and Design and Access Statement, the layout includes a loop from the primary access road from Gloucester Road in the Northern part of the site with secondary streets leading off the primary route. The main street links through to an all vehicle link to the adjacent Post Farm development. The southern part of the site is laid out with two horseshoe shaped routes than run off the primary road.

The triangular area at the eastern corner of the site will contain allotments and open amenity space, the northern buffer will contain an equipped play area; meeting green infrastructure objectives and in accordance with the DAS and approved parameter plans. Key views through the site to St Mary's Church and long distance views out of the site towards the Severn Estuary to the north and west are protected by setting the development back from Butt Lane and Gloucester Road, particularly at the Eastern and Northern extent of the site, and keeping the development off the higher parts of the site. The extent of the developed area at the northern and eastern edges has been increased slightly to allow for the lower densities to be achieved in this Northern area, however it is not considered to materially impact the retention of views. In balancing the urban design requirements and the landscape and public open space provisions it is considered that the position reached provides a higher quality design solution for this area of the site, with impacts minimised following negotiations on the detailed scheme design.

The Design and Access Statement and associated plans approved with the outline consent provide the parameters within which the development is deemed to be acceptable. The layout of the scheme was revised in response to officer comments and provides an improved response which generally accords with the principles outlined in the DAS and the approved parameter plans.

The Urban Design Officer commented on the layout submitted and requested key changes to address the issues with the scheme. The layout has been redesigned in response to address the issues raised including the configuration of the parking, including the reduction of the amount and size of parking courts and the configuration of the green corridor through the scheme, layout of the

units and relationship with the Public Open Space and play area in the northern part of the scheme and the relationship of the units and flatted blocks to the public open space and the road frontage

The layout and street hierarchy follow a logical approach in accordance with the outline approval. The scheme has been the subject of ongoing negotiations with officers. Officers consider the layout acceptable following the revisions.

Character and Detailed Design

The character of the development looks to respond to the surrounding residential areas of Thornbury, including the existing housing in the town and the consented developments surrounding the site. The DAS outlined 3 character areas, due to the size of the scheme it was considered by officers that a 2 character area approach was preferred, the resulting departure from the outline has resulted in the same number of units but a reconfiguration of the Northern part of the scheme to improve the layout from an urban design and highways perspective.

In response to comments, the revisions to the scheme included improvements to the materials to ensure a higher quality finish and provide less defined transitions between the character areas to improve the appearance of the scheme. Changes have been made to the house types submitted to remove some elements of detailing to ensure the units are more in-keeping with the edge of settlement location and relationship with existing residential areas. These include the addition of more chimneys, changes to windows and porches and improvements to the affordable units.

The storey heights of the proposed dwellings accord with the scale and massing phasing plan attached to the outline permission. Overall, the main issues raised by the urban design officer have been addressed through the revisions.

Concerns have been raised by the Urban Design Officer and Town Council over the character of the development in relation to Thornbury and the detailed design response. The revised proposals have attempted to address these concerns responding to the majority of the detailed points raised in the initial Urban Design comments. The Design and Access Statement and parameter plans approved with the outline permission reviewed the character and design of housing in the locality and presented a framework for the reserved matters. The proposals are considered to conform to the outline consent, any deviations from the outline have been justified. The detailed design of the units has been improved through the course of officer negotiations and reflects recently approved schemes on the fringe of Thornbury.

Residential Amenity

The site lies opposite the existing housing development at Parkland Way and Charles Close and adjacent to the approved Post Farm development site, which has outline and reserved matters consent. The site is separated from the Morton Way/Thornbury Fields development by Gloucester Road to the East and

residential properties of Upper Morton are sited along Gloucester Road to the North.

The impact on the residential amenity of existing neighbouring residents and future occupiers must also be considered. As it stands the site is surrounded on all sides by a substantial hedge which shields the site from the surrounding road network. The proposal has been designed with regard to the consented Post Farm and the principles outlined in the design and access statement provide a framework for the development to be carried out without adverse harm to residential amenity. The residents of Upper Morton and surrounding properties in Thornbury may be impacted in terms of residential amenity; in terms of increased traffic and noise during the construction period.

Given the existing hedge, the majority of which will be retained, and the proposed distances to existing and future dwellings, it is considered that there will no adverse residential amenity impact of the proposals.

The site is appropriately laid out to ensure that none of the existing dwellings suffer from unacceptable levels of loss of privacy, overbearing or overshadowing as a result of the proposed dwellings.

In terms of the proposed dwellings, all have reasonably sized gardens, commensurate to the dwelling types to which the gardens relate and all dwellings are situated within walking distance to public open space.

Concerns have been raised by local residents regarding the construction phase of the development and residential amenity. The development may cause disruption to local neighbours in the construction phase. There is a requirement as a condition (13) of the outline permission for the approval of and compliance with a Construction and Environmental Management Plan. The CEMP will ensure that disturbance experiences through the construction phase are minimal and not unusual. Details have not been included with the submission of this reserved matters application, but are required prior to commencement of development as a condition of outline approval.

Given the above, the residential amenity impacts of the proposal were considered with the outline application, the reserved matters do not raise any additional issues and are considered acceptable.

5.10 **Landscaping and Trees**

Layout, Planting and Trees

The outline application included a Landscape and Visual Impact Assessment which outlines the mitigation measures proposed. The reserved matters submission generally accords with the green infrastructure plan approved at outline stage.

The proposals retain the existing hedgerows on site and provide areas of tree planting to soften the edges of the development, including to the sensitive Northern and Eastern boundaries. Tree planting is proposed within the areas of POS, along the main primary route within the site and along the site boundaries.

At outline stage the Landscape Officer concluded that the development would have the greatest effect on the character of the site itself. The visual impact of the development is largely on the site and its local environment, from the northern edge of Thornbury, the new Morton Way residential development and the environs of Upper and Lower Morton, closing down existing views across open countryside to the west and the north and bringing development into views from the local footpaths and roads. The principle of the development line was established in the outline. The northern extent of the built development has been increased to accommodate a layout that allows for improvements to pattern of streets and

It is not considered that the setting and character of footpath OTH/63/30 would still be retained despite the changes. Development has been set back from the corner of the road on the north side of the site entrance to allow for the long views northwards from Gloucester Road towards the rising ground and woodland.

Incursions into the POS and landscape buffer to the Northern extent of the site have been agreed with officers to secure an improved layout in the Northern area of the site, as discussed in more detail above.

The scheme remains compliant with the S106 in terms of POS provision.

In response to officer comments, the landscape scheme was revised to provide an improved range of planting within the site to enhance existing landscape features and provide a soft green character to the development. Conditions are recommended to ensure that the landscape scheme is implemented in the first planting season following occupation and that any planting which dies or is removed in the first 5 years is replaced. Subject to these conditions, the layout is considered to be acceptable in landscape terms.

The arboricultural assessment provides for the retention of mature trees and hedgerows on site. This is considered acceptable, subject to a condition to ensure protection of the existing trees and hedgerows prior to the commencement of development.

5.11 **Public Open Space**

At outline stage the Case Officer secured the following on site public open space (POS):

On-site provision:

Allotments - 0.18ha;

Recreational space - 2.05ha;

Natural and Semi-Natural Open Space - 0.88ha; and

Provision for Children and Young People - 0.11ha.

Off-site provision:

Outdoor Sports Facilities – Contributions totalling £312,787.26 comprising 2 amounts requested towards off-site provision and/or enhancement (£240,105.22) and maintenance (£72,682.04).

The reserved matters accord with the above POS spatial requirements as secured in the s106 agreement.

The layout of the POS differs from the Parameter Plan: Green Infrastructure approved at outline stage as the developed area in the northern part of the site has been increased to accommodate a layout that allows for a higher quality form of development.

Officers have raised no objection, following the submission of revised plans, improvements to the specification of the on-site play facilities have been made, including the provision of higher specification equipment that is better suited to a play area of this size and addition of more equipment for a wider range of age groups. Officers are satisfied that the revised proposals will offer an improved experience for users and that the proposals are acceptable.

Revisions have been made to the overall layout of the scheme to ensure that incursions into the Public Open Space are reduced in response to comments received. The revised plans address these issues.

An off-site financial contribution has been secured at outline stage through the Section 106 Agreement. Ongoing officer negotiations have led to the improvement of the on-site play provision, including the upgrading of equipment and redesign of the play area to include additional facilities for a wider range of age groups.

5.12 **Transportation** **Access**

The main site access onto Gloucester Road gained permission at outline stage, therefore the principle of the site access will not be revisited here. A vehicular link up to the neighbouring Post Farm/Linden development site will also be provided, the link through has been safeguarded in the Post Farm S106. Street lighting was also secured by condition 22 attached to the outline consent and details shall be provided prior to occupation of any dwelling.

Parking and Layout

The layout of the car parking throughout the scheme has been revised in response to comments from the Urban Design Officer and Transport Officer. The parking courts have been reduced and minimised and additional landscaping added. A small number of parking spaces have been introduced to the area along the main access road to ensure that parking is policy compliant. The

The level of car parking proposed is in accordance with the Residential Parking Standards SPD. Subject to compliance with a condition relating to the allotments layout and parking, there are no highway objections to the scheme as proposed.

The movement and access parameter plan outlines the street hierarchy and the DAS provides standard widths for residential, community and shared surface

streets in addition to those for private drives. The scheme as submitted is in accordance with the plans approved at outline. As described within the Urban Design section above, there have been key changes to the road layout including the simplification of the layout of the northern part of the site and the realigning of the access road in conjunction with key buildings, these have been negotiated with the Transport Officer and are considered to provide an improved solution from an access perspective.

A Stage 1 Road Safety Audit has been undertaken and officers are satisfied that the proposed layout is acceptable in highway safety terms.

Safe Routes to School

The primary routes through the site have a segregated footway and provide for safe walking routes. The transport assessment approved with the outline permission dealt in detail with the proposed safe routes and these principles have been carried forward into the detailed layout design.

Public Rights of Way

The site is crossed by public rights of way OTH68 and OTH63, which provide access to the surrounding countryside from the Northern edge of Thornbury. The PROW have been incorporated into the Public Open Space where possible to provide for an attractive green setting, safeguarding the amenity of the routes. The movement parameter plan has been designed to ensure that the PROW are central to the pedestrian access strategy for the site. A request was made for an equestrian route to be incorporated through the site, this has not been addressed as it was not included in the permission at outline stage. The treatment of the PROW that pass through the site have been improved, the addition of an equestrian route could not be accommodated alongside retaining the existing hedge and accommodating the layout improvements secured. In summary, the treatment of the PROW are considered acceptable on balance.

5.13 Affordable Housing

Provision of affordable housing must be considered with the requirements set out in the Section 106 Agreement dated 23/07/2018 that accompanies the outline consent (PT16/4774/O).

The affordable housing quantum has been provided in accordance with the S106 agreement. The application for 130 dwellings shows 35% (46) of homes will be provided as affordable.

The application is also in accordance with the tenure split of 73% social rent and 27% intermediate housing set out in the S106 agreement and proposes 34 units for social rent and 12 units for shared ownership.

The range of house types proposed for social rent and shared ownership is also broadly in accordance with the S106 agreement.

The design of some of the affordable units have been revised in response to officer comments in order to ensure a consistency of design with other units on site. The use of materials across the site has been reviewed. The wheelchair

units have also been revised in response to officer comments and approved by the occupational therapist to provide greater flexibility in the layout and ease of use.

The Council's Affordable Housing Officer reviewed the proposals and has confirmed that the minor changes proposed are acceptable. Given the above, the affordable housing provision is considered acceptable by officers.

5.14 **Drainage**

The proposed drainage strategy is consistent with the Outline Planning Permission and in accordance with the Flood Risk Assessment (FRA) (Environmental Statement Volume 1: Appendix 11.1 dated August 2016). The principles of the drainage scheme have been negotiated with officers who have raised no objections to the final scheme.

Detailed drainage design is covered by conditions 15, 16, 17, 18 and 19 of the outline permission which are not being considered as part of the reserved matters application. Whilst the information required to discharge conditions 15-19 of the outline permission have not been included within the application for consideration, the principles of the drainage strategy have been discussed and agreed. The proposed layout makes provision for a revised drainage scheme which has been agreed by SGC (as Lead Local Flood Authority).

The proposed drainage arrangements are consistent with the outline permission, including the Flood Risk Assessment (FRA) (Environmental Statement Volume 1: Appendix 11.1 dated August 2016) and are designed in accordance with current standards, guidance and best practice and are considered acceptable.

5.15 **Ecology**

An Ecological Appraisal was submitted with the outline application, which provided an assessment of the ecological interests on and around the site. The Council's Ecology Officer has assessed the site and information submitted and has determined that there are no ecological constraints to granting planning permission. Conditions to reflect further information required for consideration at the detailed design stage were attached to the outline permission; including the submission of a Landscape and Ecological Management Plan prior to commencement of development; to include details of the existing habitat to be safeguarded (hedges), new habitat to be created (species-rich grassland, scrub and ponds) and a programme of management and monitoring for a period of 5 years.

Officers consider that the proposals would not result in any significant ecological harm and that the reserved matters application is in line with the provisions of the NPPF, Policy CS9 of the Core Strategy and Policy PSP19 of the Policies, Sites and Places Development Plan Document (PSP DPD). The ecological mitigation measures approved at outline stage have been carried

forward into the detailed design and the reserved matters are considered acceptable in terms of ecology.

5.16 Archaeology and Heritage

The conservation officer has raised no objection to the proposals. With regard to archaeology, no further issues have been identified following the outline approval, for which condition 12 required that investigation of the triangle part of the site is undertaken. This area will be secured as public open space; including natural/semi natural open space and allotments Subject to this condition, the impact on the archaeology of the site is acceptable and conforms with the outline approval, the NPPF and Policy CS9 of the Core Strategy.

5.17 Arts and Development

The outline application set a requirement for the submission of a public art plan through condition 24 of the outline application. A plan has been submitted and is considered acceptable pending the commissioning of an artist. The agent has confirmed that further details will be submitted in due course and prior to construction on site, to discharge condition 24.

5.18 Waste

The proposed waste collection strategy and vehicle swept path analysis tracking for refuse vehicles provide details of the arrangements and are considered acceptable by officers.

Most properties have rear gardens with good access to the adopted road and the roads are passable by a refuse collection vehicle. A limited number of properties have an identified presentation point for the householder to take the bins to. The detailed issues regarding collection points raised by the transportation and waste officers have been addressed through revised plans.

5.19 Environmental Impacts

Air Quality

In terms of air quality, the reserved matters application does not raise any further issues than were considered and approved with the outline consent. The principle of development of the site for up to 130 units has been consented and the associated air quality implications were considered acceptable.

Noise

The principle of up to 130 dwellings and the noise associated with their construction and future occupation is established through the original outline consent. The reserved matters raise no significant additional matters related to noise.

Condition 13 of the outline permission requires the submission of a Construction Environmental Management Plan prior to commencement of development. This application deals with the reserved matters and the discharge of condition 13 is not included for consideration at this time.

Sustainable Energy

PSP6 of the PSP DPD deals with energy generation and requirements for larger developments on Greenfield sites. Condition 33 of the outline

permission required the submission of an Energy Statement, this has been submitted and revised in response to officer comments and additional information provided to evidence the report findings. This application deals with the reserved matters and the discharge of condition 33 is not included for consideration at this time.

5.20 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to approve reserved matters has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 Reserved matters are APPROVED in accordance with conditions 1 and 2 attached to outline approval PT16/4774/O.

Contact Officer: Catherine Loveday
Tel. No. 01454 868150

CONDITIONS

- 1. Prior to the commencement of the external finishing of any of the dwellings hereby approved samples of the roofing and external facing materials proposed to be used on all external surfaces will be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

2. All hard and soft landscaping works shall be carried out in accordance with the details hereby approved. The works shall be carried out prior to the occupation of the relevant part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants shown on the approved landscaping scheme to be planted or retained which die, are removed, are damaged or become diseased within 5 years of the completion of the approved landscaping scheme shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size, location and species as those lost.

In the interests of the visual amenity of the scheme and in accordance with Policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy Adopted 2013.

3. Development shall be carried out in accordance with the Landscape and Ecological Management Plan (LEMP) dated 25th September 2019 (Ref: GL1088 Revision A) submitted with the application.

Reason 1

In the interests of the character and visual amenity of the site and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

Reason 2

In the ecological interests of the site and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

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

Reason

To ensure the satisfactory provision of parking facilities and in the interest of highway safety and amenity of the area, and to accord with Policies CS1, CS8 and CS29 of the South Gloucestershire Local Plan: Core Strategy (Adopted Dec 2013) and the South Gloucestershire Residential Parking Standards SPD (Adopted December 2013).

5. The bin storage shown on the drawings hereby approved shall be provided before the plots to which it relates are first occupied, and thereafter retained for that purpose.

Reason

In the interests of the amenities of the area and to accord with Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted December 2013).

6. Further information including detailed drawings of the proposed headwall structures with erosion protection mitigation measures and how they interact with ground levels and landscaping shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of work is begun. The detail thereby approved shall

be carried out in accordance with that approval and thereafter retained for those purposes.

Reason: To ensure appropriate mitigation is secured in accordance 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 2018.

7. No development shall commence including any ground clearance until the protective fencing as detailed on GL1088 08 Tree Protection Plan (Sheet 1 of 2) and GL1088 09 Tree Protection Plan (Sheet 2 of 2) has been erected in full and the erected fencing approved in writing by the Local Planning Authority. The protective fencing shall remain in place and fully intact until all dwellings are complete and occupiable or other timescale to be first agreed in writing with the Local Planning Authority. The approved arboricultural method statement shall be adhered to at all times.

Reason

To protect trees and landscape features within the site to protect the character and appearance of the area in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted Dec 2013). This pre commencement condition is required in order to ensure protection of the trees throughout the development process.

8. Prior to first occupation details of the Private Management Company who will be responsible for the management and maintenance of the surface water drainage infrastructure, including the swale, culvert and infiltration basins will be provided.

Reason: To ensure management and maintenance of the surface water drainage infrastructure is secured in accordance with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20.

9. 9. The development must be completed exactly in accordance with the following plans:

Received information 26/09/2019

GL1088 04B Soft Landscape Proposals

GL1088 06B Soft Landscape Proposals

GL1088 08 Tree Protection Plan (Sheet 1 of 2)

GL1088 09 Tree Protection Plan (Sheet 2 of 2)

Landscape and Ecological Management Plan Revision A - Gloucester Road, Thornbury

P18-2918_02C STREET SCENES

P18-2918_08C-AFFORDABLE HOUSING SCHEDULE

P18-2918_09C-ALLOTMENT ACCESS STRATEGY

P18-2918_10C-ADOPTION & MANAGEMENT STRATEGY

P18-2918_11C-PARKING STRATEGY

P18-2918_12C-BOUNDARIES & ENCLOSURES

P18-2918_13C-REFUSE COLLECTION

P18-2918_15C-AFFORDABLE STRATEGY

P18-2918_20B-VEHICLE CHARGING STRATEGY

P18-2918_22C-MATERIALS PLAN

P18-2918_24B-POS AREAS
P18-2918_27B-Swift Brick location Plan

Received information 29/11/2019
ES043-ES-00-XX-RP-C-0751 P1 SuDS Maintenance Plan
ES043-ES-00-XX-GA-C-0538 T2 Attenuation Pond Maintenance Plan
ES043-ES-00-XX-DT-C-0575 T1 Private Drainage Construction Details 1of1
ES043-ES-00-XX-DT-C-0570 T1 S104 Drainage Construction Details 1of3
ES043-ES-00-XX-DT-C-0571 T1 S104 Drainage Construction Details 2of3
ES043-ES-00-XX-DT-C-0572 T1 S104 Drainage Construction Details 3of3

Received information 02/12/2019

ES043-ES-00-XX-GA-C-0651-P6
ES043-ES-00-XX-GA-C-0652-P5
ES043-ES-00-XX-GA-C-0655-P5
ES043-ES-00-XX-GA-C-0656-P4
ES043-ES-00-XX-GA-C-0660-P5
ES043-ES-00-XX-GA-C-0661-P4
GL1088 01C Soft Landscape Proposals
GL1088 03C Soft Landscape Proposals
GL1088 05C Soft Landscape Proposals

Received information 05/12/2019
ES043-ES-00-XX-GA-C-0726 T4 Engineering Layout 6of7
ES043-ES-00-XX-GA-C-0727 T5 Engineering Layout 7of7

Received information 09/12/2019
P18-2918_05V SITE LAYOUT
P18-2918_06G House Type Pack
P18-2918_14E-EXTERNAL WORKS
GL1088 02D Soft Landscape Proposals

Received information 10/12/2019
ES043-ES-00-XX-GA-C-0505 T6 MD Pipes and Catchment Areas 1of2
ES043-ES-00-XX-GA-C-0506 T6 MD Pipes and Catchment Areas 2of2
ES043-ES-00-00-GA-C-0520 T4 Offsite Exceedance Routes 1of3
ES043-ES-00-00-GA-C-0521 T4 Offsite Exceedance Routes 2of3
ES043-ES-00-00-GA-C-0522 T4 Offsite Exceedance Routes 3of3
ES043-ES-00-XX-GA-C-0722 T6 Engineering Layout 2of7
ES043-ES-00-XX-GA-C-0723 T5 Engineering Layout 3of7
ES043-ES-00-XX-GA-C-0724 T5 Engineering Layout 4of7

Received information 11/12/2019
ES043-ES-00-XX-GA-C-0720 T8 Engineering Layout Overview
ES043-ES-00-XX-GA-C-0721 T6 Engineering Layout 1of7
ES043-ES-00-XX-GA-C-0725 T7 Engineering Layout 5of7
ES043-SITE3D-DRAINAGE V.36 mdx file
ES043-Microdrainage calculations 1in1 30 100_v36 (Received 11/12/2019 19:00)
ES043-Microdrainage calculations 1in100cc40_v36 (Received 11/12/2019 18:37)
Received information 12/12/2019
ES043-ES-00-XX-DT-C-0577 T4 Attenuation Basin Sections 1of3

ES043-ES-00-XX-DT-C-0578 T5 Attenuation Basin Sections 2of3
ES043-ES-00-XX-DT-C-0579 T3 Attenuation Basin Sections 3of3

Reason

In the interests of completeness.