

# 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: 35/20**

**Date to Members: 27/08/2020**

**Member's Deadline: 03/09/2020 (5.00pm)**

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. 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. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

**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](mailto: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 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 You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

If would be helpful if you could indicate if you:-

- Have discussed the application(s) with the Case Officer and/or Development Manager
- Have discussed the application(s) with ward Member(s) if the site is outside of your ward
- Consider the site would benefit from a visit by the committee, setting out the reasons

Valid referral requests will be considered by the Committee Chair, in consultation with the Spokes, against the criteria given in the Members' Planning Code of Good Practice in the Council's constitution and you will be notified of the Chair's decision. Applications which are not referral, or where the referral request is not agreed by the Chair, will be determined by officers under delegated powers

**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 list 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](mailto:MemberReferral@southglos.gov.uk) (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

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?

6. Do you feel a site visit is required or can issues be addressed by other means e.g. further information in the report, additional presentation material, video etc.

**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](mailto:MemberReferral@southglos.gov.uk)

# CIRCULATED SCHEDULE - 27 August 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/09985/F	Approve with Conditions	30 Moorland Road Yate South Gloucestershire BS37 4BX	Yate Central	Yate Town Council
2	P20/10205/F	Approve with Conditions	Tower Hill Tytherington Hill Tytherington South Gloucestershire GL12 8UR	Frampton Cotterell	Tytherington Parish Council
3	P20/10212/ADV	Approve with Conditions	Asda Stores Craven Way Barrs Court South Gloucestershire BS30 7DY	Longwell Green	Oldland Parish Council
4	PT17/2490/F	Approve with Conditions	14 Hambrook Lane Stoke Gifford South Gloucestershire BS34 8QB	Frenchay And Stoke Park	Stoke Gifford Parish Council

## CIRCULATED SCHEDULE NO. 35/20 – 27th August 2020

<b>App No.:</b>	P20/09985/F	<b>Applicant:</b>	Mr J Gorham
<b>Site:</b>	30 Moorland Road Yate South Gloucestershire BS37 4BX	<b>Date Reg:</b>	9th June 2020
<b>Proposal:</b>	Erection of two storey side extension to form additional living accommodation and installation of 1 no. rear dormer to facilitate loft conversion. (re-submission of P19/7273/F).	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	370491 182309	<b>Ward:</b>	Yate Central
<b>Application Category:</b>	Householder	<b>Target Date:</b>	3rd August 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.

## **REASON FOR REPORTING TO THE CIRCULATED SCHEDULE**

The application appears on the Circulated Schedule as there is an objection raised by Yate Town Council where the officer recommendation is one of approval.

### **1. THE PROPOSAL**

- 1.1 The proposal seeks full planning permission for erection of a two storey side extension and installation of 1no. rear dormer to form additional living accommodation.
- 1.2 The original property is a two-storey semi-detached house located at 30 Moorland Road, Yate.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework  
National Planning Practice Guidance

#### 2.2 Development Plans

##### South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P19/7273/F

Erection of two storey side extension to form additional living accommodation and installation of 1 no. rear dormer to facilitate loft conversion.

Refused: 19 July 2019.

3.2 PK12/3892/F

Erection of new attached dwelling and associated works.

Approved: 08 January 2013 (this planning permission does not appear to have been implemented).

#### 4. **CONSULTATION RESPONSES**

4.1 Yate Town Council

Objection. This planning application is worse than the previous submission which was refused by South Gloucestershire Council. It is not in keeping and would introduce a two storey gable end and larger dormer extension. This application goes further than the previous one, in that it makes the extension a complete three storey building with a bedroom on the second floor over the new part, as well as extending the corner over the main section.

*It appears that the concerns raised in the objection comment by Yate Town Council do not correspond with the proposed plans for this development.*

4.2 Other Consultees

Sustainable Transport

No objection.

#### **Other Representations**

4.3 Local Residents

None received.

#### 5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy CS1 'High Quality Design' of South Gloucestershire Core Strategy (adopted December 2013) states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they: enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development. PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.



## 5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

5.3 Application P19/7273/F was for a similar development, which got refused in July 2019. The main issue was the size and design of the proposed two storey side extension. It was considered that, if built, it would result in an over-dominant extension at odds with the modest character of the existing dwelling and would be out of keeping with the appearance of the dwelling and other nearby properties. Also, the size, scale, design and position of the proposed box dormer window would compound this impact. Since the refusal, the applicant sought a pre-application advice from the Local Planning Authority regarding any potential future application.

5.4 The proposed two storey side extension is set back slightly from the original building line, and incorporates a hipped roof (which is an improvement on the previously refused proposal). The proposed width is approx. 2/3 of the width of the original dwellinghouse, which is not ideal, but officers do not consider it to be a reason for refusal in its own right, especially as there are examples of extensions of such proportions in the area. The current proposal appears to be more subservient to the host dwelling. Therefore, the side extension element of the proposal is considered acceptable in terms of design and visual amenity.

5.5 The proposed box type rear dormer window will facilitate substantial accommodation within the roof space. The width of the proposed dormer is 5.55m, whilst the previously refused dormer was proposed to be 9.75m wide. The proposed dormer will not extend beyond the existing roof space. This type of dormer windows is a common feature in sub-urban area. Officers consider it to be an improvement on the previously refused proposal, and acceptable in terms of design and visual amenity.

5.6 Overall, it is considered that the proposed alterations would not harm the character or appearance of the area and as such are considered acceptable in terms of visual amenity. Therefore, it is judged that the proposal has an acceptable standard of design and is considered to accord with policies CS1 of the South Gloucestershire Local Plan Core Strategy and PSP38 of the Policies, Sites and Places Plan.

## 5.7 Residential Amenity

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

dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

5.8 Given the orientation and position of the host dwelling in relation to its neighbours, it is considered that it would not result in an unacceptable level of overlooking or overbearing impact.

5.9 It is also considered that sufficient levels of external amenity space would be retained at the site post-development. On the basis of the assessment set out above, it is concluded that the proposal would have no unacceptable impacts on residential amenity, and the proposed development therefore accords with policies PSP8, PSP38 and PSP43.

#### 5.10 Transport

Based on the submitted proposed plans, it is considered that there will be adequate space available to accommodate 2no. cars post-development (the required minimum for a 4-bedroom house, as per PSP16). As such, there are no concerns with the proposal from a transportation perspective.

#### 5.11 Other Matters

As already mentioned above, it appears that the concerns raised in the objection comment by Yate Town Council do not correspond with the proposed plans for this development.

#### 5.12 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 is considered to have a neutral impact on equality.

## 6. CONCLUSION

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

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

## 7. **RECOMMENDATION**

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

**Contact Officer: Mykola Druziakin**  
**Tel. No. 01454 868434**

## **CONDITIONS**

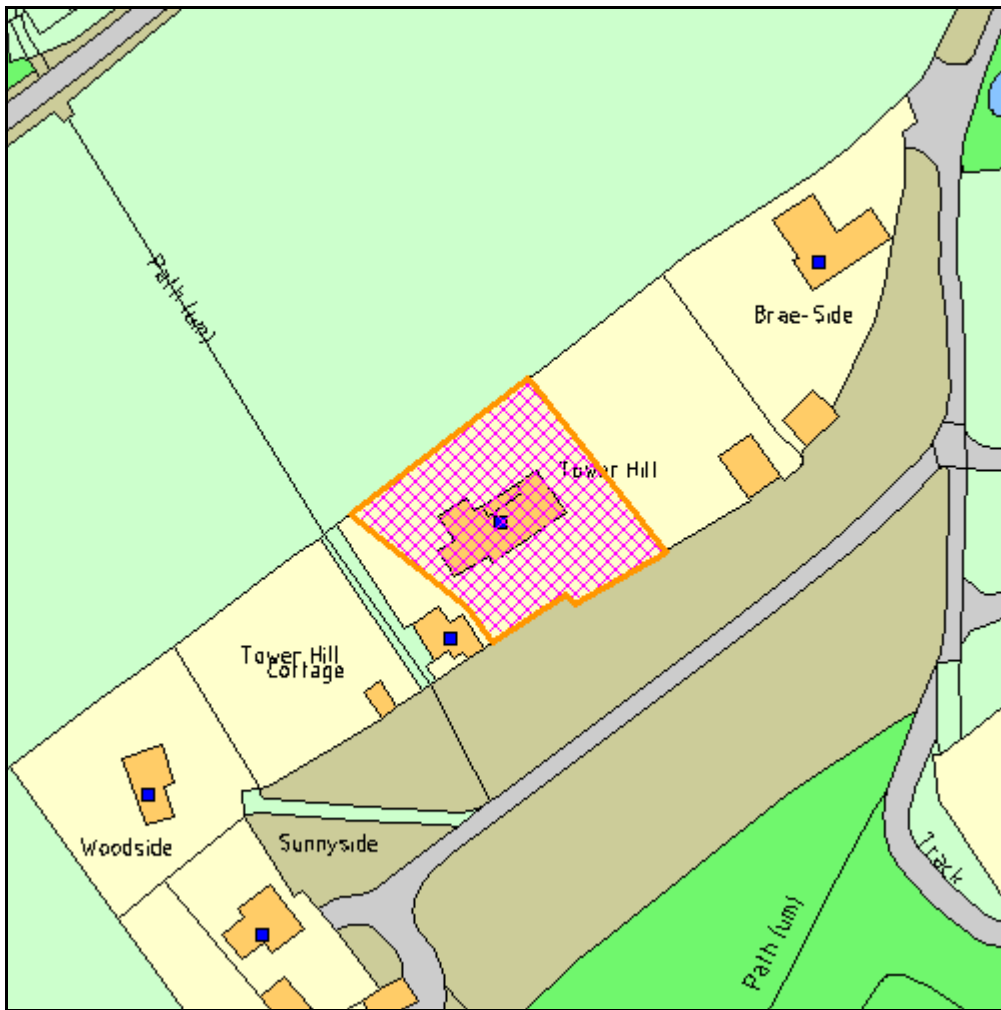
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

**CIRCULATED SCHEDULE NO. 35/20 – 27th August 2020**

<b>App No.:</b>	P20/10205/F	<b>Applicant:</b>	Mr Andy Dalby
<b>Site:</b>	Tower Hill Tytherington Hill Tytherington South Gloucestershire GL12 8UR	<b>Date Reg:</b>	17th June 2020
<b>Proposal:</b>	Erection of detached double garage with store over	<b>Parish:</b>	Tytherington Parish Council
<b>Map Ref:</b>	367098 188613	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Householder	<b>Target Date:</b>	7th August 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.

## **REASON FOR REPORTING TO THE CIRCULATED SCHEDULE**

Contrary view of Parish Council.

### **1. THE PROPOSAL**

- 1.1 Planning permission is sought for the erection of a detached double garage with store over at Tower Hill, Tytherington Hill, Tytherington.
- 1.2 The application site comprises a two storey detached dwelling. The application site is located outside of the designated Tytherington settlement boundary.
- 1.3 Revised plans were submitted for the application that removed to proposed dormer windows. It was not deemed necessary to re-consult on the application as the revised plans reduced the size of the proposal and the application is being put on Circulated Schedule regardless.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework February 2019  
National Planning Practice Guidance

#### 2.2 Development Plans

##### South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

#### 2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007  
Residential Parking Standard SPD (Adopted) December 2013  
Assessing Residential Amenity TAN (Endorsed) 2016

### **3. RELEVANT PLANNING HISTORY**

- 3.1 PT17/387/F  
Erection of extensions and raising of roofline to facilitate conversion of existing double domestic garage/workshop to create 1 no. dwelling.  
Approve with Conditions (13/09/2017)
- 3.2 PT11/2662/F  
Erection of side conservatory.  
Approve with conditions (06/10/2011)
- 3.3 PT07/1678/F  
Erection of extension to form residential annexe.  
Approve with Conditions (27/06/2007)
- 3.4 N3404  
Erection of double domestic garage. Alterations to vehicular access.  
Approve with Conditions (07/04/1977)

### **4. CONSULTATION RESPONSES**

- 4.1 Tytherington Parish Council  
Objection - The double garage is a very large structure in what is already a heavily built up plot. The frontage is right up against public open space with access being over land belonging to a third party.
- 4.2 Archaeology  
No comments
- 4.3 Sustainable Transport  
No comments
- 4.4 Local Residents  
No responses

### **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
The application seeks permission for a detached double garage at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits development within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.
- 5.2 Design and Visual Amenity  
Policy CS1 of the Core Strategy and Policy PSP1 and PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and

- materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.3 The proposed detached double garage would face into the application site and not onto the public open space as the Parish Council have suggested. Given the levels of the site it is likely that only the roof of the proposed garage would be visible from this public open space. Whilst it is noted that the proposed double garage is large, this is to accommodate a store over the garage and the removal of the dormer windows in the revised plans has insured that the proposal would retain the appearance of a garage on not as a residential annexe. The glazing to the front elevation of the proposal would not be facing the public open space and would match the detailing on the existing dwelling. The proposal would be finished in materials to match the finish of the existing dwelling.
- 5.4 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the street scene or character of the area.
- 5.5 Residential Amenity  
Policy PSP8 and PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.6 When considering the impact of the development on the residential amenity of neighbouring residents, the neighbouring property which is most likely to be affected is the adjacent property to the east that was created when a previous detached garage on the site was converted into a dwelling.
- 5.7 In respect of the adjacent property to the east, it is noted that whilst the proposed garage would be located near to the shared boundary the neighbouring property is not. The proposed garage would have an eaves height below 3 metres and the proposed store above would have no windows that overlook the neighbouring property.
- 5.8 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.
- 5.9 Transport  
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development would not increase the number of bedrooms in the property and would not remove any on-site parking spaces.

#### 5.10 Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. This planning application is considered to have a neutral impact on equality.

### 6. CONCLUSION

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

### 7. RECOMMENDATION

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

**Contact Officer: Oliver Phippen**  
**Tel. No. 01454 866019**

### CONDITIONS

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

Reason

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

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

Reason

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



3. The garage hereby authorised shall be used solely for the garaging of private vehicle(s), for domestic storage, or for purposes incidental to the residential use of the dwelling known as Tower Hill.

Reason

To safeguard the amenities of the occupiers of neighbouring residential properties and to accord with Policy PSP8 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

**CIRCULATED SCHEDULE NO. 35/20 - 27th August 2020**

**App No.:** P20/10212/ADV **Applicant:** ASDA Stores Ltd

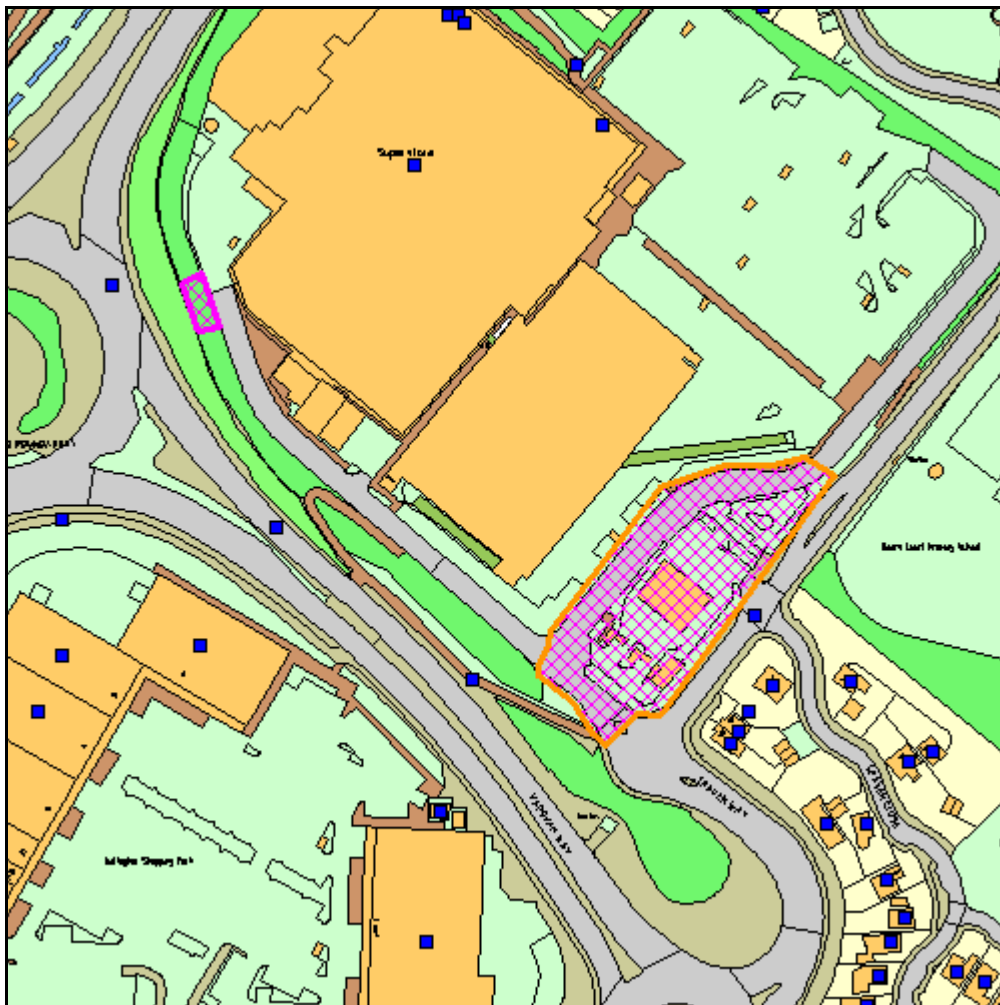
**Site:** Asda Stores Craven Way Barrs Court South Gloucestershire BS30 7DY **Date Reg:** 7th July 2020

**Proposal:** Display of 1 no. internally illuminated single sided free standing totem sign, 1 no. internally illuminated double sided free standing totem sign, 1 no. externally illuminated single sided free standing advert panel, 1 no. non-illuminated double sided advert feature wall, 3 no. internally illuminated fascia signs, 1 no. non-illuminated traffic sign and 1 no. non-illuminated banner frame. **Parish:** Oldland Parish Council

**Map Ref:** 365553 172241

**Application Category:** Minor

**Ward:** Longwell Green  
**Target Date:** 27th August 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.

## **Reason for referring to Circulated Schedule**

This application appears on the circulated schedule following comments from the Parish which whilst not objection, do appear to raise some concern. Therefore, the application is circulated in the interest of ensuring that the correct procedure is followed.

### **1. THE PROPOSAL**

1.1 The application seeks advertisement consent to display various advertisements in relation to a previously approved replacement 8 pump petrol filling station at Asda, Longwell Green. The advertisements for which consent is sought for is as follows:

- 1no. internally illuminated single sided free standing totem sign
- 1no. internally illuminated double sided free standing totem sign
- 1no. externally illuminated single sided free standing advert panel
- 1no. non illuminated double sided advert feature wall
- 3no. internally illuminated fascia signs
- 1no. non illuminated traffic sign(s)
- 1no. non illuminated banner frame

1.2 The application site is an Asda supermarket in Longwell Green and the advertisements are associated with the recently approved 8 pump petrol filling station that replaces a previously demolished filling station (approved March 2020) . The site is located within the East Fringe of Bristol Urban Area. There are no other planning designations attached to the site that would affect the application.

1.3 Revised plans were received during the course of the application to address matters raised during consultation. Due to the minor nature of the change it was not considered necessary to formally re-consult.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

National Planning Policy Framework February 2019

National Planning Practice Guidance

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

Town and Country Planning Act 1990 section 220

Outdoor Advertisements and Signs: a guide for advertisers (June 2007)

#### **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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact management

- 2.3 Supplementary Planning Guidance  
Shopfronts and Advertisements SPD (Adopted) April 2012

### **3. RELEVANT PLANNING HISTORY**

- 3.1 P19/15654/F – Approved with conditions 05/03/2020:  
Erection of new eight pump (sixteen filling positions) petrol filling station, car and jet wash and associated works following demolition of the existing petrol filling station.
- 3.2 PK16/1327/ADV – Approved with conditions 09/05/2016:  
Display of 2no. internally illuminated fascia signs, 3no. non-illuminated totem signs and other non-illuminated replacement signs.

The site is subject to extensive history, with only the most recent and/or relevant displayed here.

### **4. CONSULTATION RESPONSES**

- 4.1 Oldland Parish Council  
Signage should be angled to minimise impacts on residential amenity
- 4.2 Hanham Abbots Parish Council  
No comment has been received
- 4.3 Sustainable Transport  
No objection
- 4.4 Environmental Protection  
No adverse comments
- 4.5 Local Residents  
1no. letter of objection was received from a local resident;
- New large signage will be visible from first floor of home that overlooks petrol station and will be illuminated 24/7
  - Will have a detrimental effect on family life and could be in a better position to not impede on neighbouring houses.
  - Please advise if necessary to get professional assistance to object.

## 5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to display various illuminated and non-illuminated advertisements.

### 5.2 Principle Of Development

The NPPF states that great importance is attached to the design of the built environment, with good design cited as a key aspect of sustainable development and thereby positively contributing to making places better for people. Development should function well and add to the overall quality of the area. The NPPF specifically stipulates that poorly placed advertisements can have a negative impact on the appearance of the built environment. Adverts should therefore be controlled in the interests of amenity and public safety, taking into account cumulative effects. The proposal is considered acceptable subject to the consideration below.

### 5.3 Visual and Residential amenity

The proposed signage is relatively typical of the types of advertisements to be found associated with a petrol filling station as part of a larger supermarket site. Advertisements for which consent is sought are to be positioned as follows:

- 1no. illuminated (internal) freestanding two sided totem sign (height 7.25 metres) situated on the approach to the filling station displaying brands and fuel prices
- 1no. single sided illuminated (internal) freestanding totem sign (8 metres height) to the North Western corner of the supermarket site facing the Kingfisher Roundabout and Marshfield Way, displaying brands and fuel prices.
- 1no. freestanding sign on the entrance from Craven Way (1.25 metres height) with 'Welcome to Asda Longwell Green' lettering, externally illuminated.
- 3no. canopy fascia signs that are internally illuminated
- 1no. canopy sign facing Craven Way that is non-illuminated
- 1no. Asda Feature wall (5.7 metres height by 12.35 metres width) facing Craven Way (non-illuminated)
- 1no. Freestanding banner frame (also facing Craven way, non-illuminated)
- 2no. freestanding (non-illuminated) 'no entry' signs on the exit of the filling station.

5.4 In terms of visual amenity, the signage is distributed in an appropriate fashion so as to not appear to be cluttered or messy and as stated, is reasonably standard advertisement signage that is commonplace at such facilities that advertises the brand, prices (of fuel) and in some instances serves a safety function, for example indicating no entry on the exit from the forecourt. Officers consider the proposed signage to not be detrimental to the visual amenity or character of the area or its predominantly retail/commercial setting, nor do officers consider the proposed advertisements unduly harmful to the residential setting opposite the site on the other side of Craven Way.

- 5.5 Turning to residential amenity, it is noted that the vast majority of illuminated advertisements face either the supermarket itself, or towards the highway and other non-residential uses. As such, they are not liable to present residential amenity issues. However, the dual sided totem sign on the entrance and low level 'welcome' signage are in positions that are closer to the residential units on the South Eastern side of Craven Way. It is noted that concern is raised by a resident regarding certain illuminated signage and the parish council request signage is angled to minimise impacts on amenity. The fascia sign atop the canopy that faces Craven Way and the residential units is not illuminated, nor is the feature wall or banner frame and so it is considered that these will not harm the amenities of nearby occupiers.
- 5.6 In terms of the proposed illuminated signage that is closest the residences, the 'Welcome to Asda Longwell Green' signage is at a low level and by virtue, is not liable to pose an amenity issue to an unacceptable degree. The taller dual sided concession totem would be mainly facing the roundabout one side on the approach to the supermarket and filling station on the other side.
- 5.7 Whilst officers take the view that the level of illumination would not be liable to present unacceptable impacts on the amenities of the occupiers along Craven Way, it was sought to re-position the dual sided totem so it is further directed towards the roundabout and not the residential units. Given that there will be at least 20 metres between the nearest residential unit and the illuminated signage and the intervening street lamps on the roundabout and crossings, officers are satisfied that the proposed signage will not pose an unacceptable impact on the residential amenities enjoyed by the nearby residents, particularly in terms of illumination. It would be prudent however to attach a condition requiring the advertisements to be displayed in accordance with the approved plans to ensure this change is implemented.
- 5.8 Overall, officers consider the proposed advertisements to be acceptable in terms of amenity, both visual and residential. Accordingly, no objections are raised in this regard.
- 5.9 Public Safety  
The proposal is noted by the highways officers to be acceptable in terms of highways safety and officers have no reason to dispute this finding. Accordingly, officers consider the proposed advertisements to be acceptable with regards to public safety.

### **Impact on Equalities**

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

could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.

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

## 6. CONCLUSION

6.2 The recommendation to grant/refuse permission has been taken having regard to the provisions of the of the Town and Country Planning (Control of Advertisements)(England) Regulations 2007; the NPPF and to all relevant material considerations set out in the report.

## 7. RECOMMENDATION

7.1 It is recommended that permission is **GRANTED** subject to the conditions detailed on the decision notice.

**Contact Officer: Alex Hemming**  
**Tel. No. 01454 866456**

## CONDITIONS

1. The advertisements hereby permitted shall be displayed in strict accordance with the following plans:

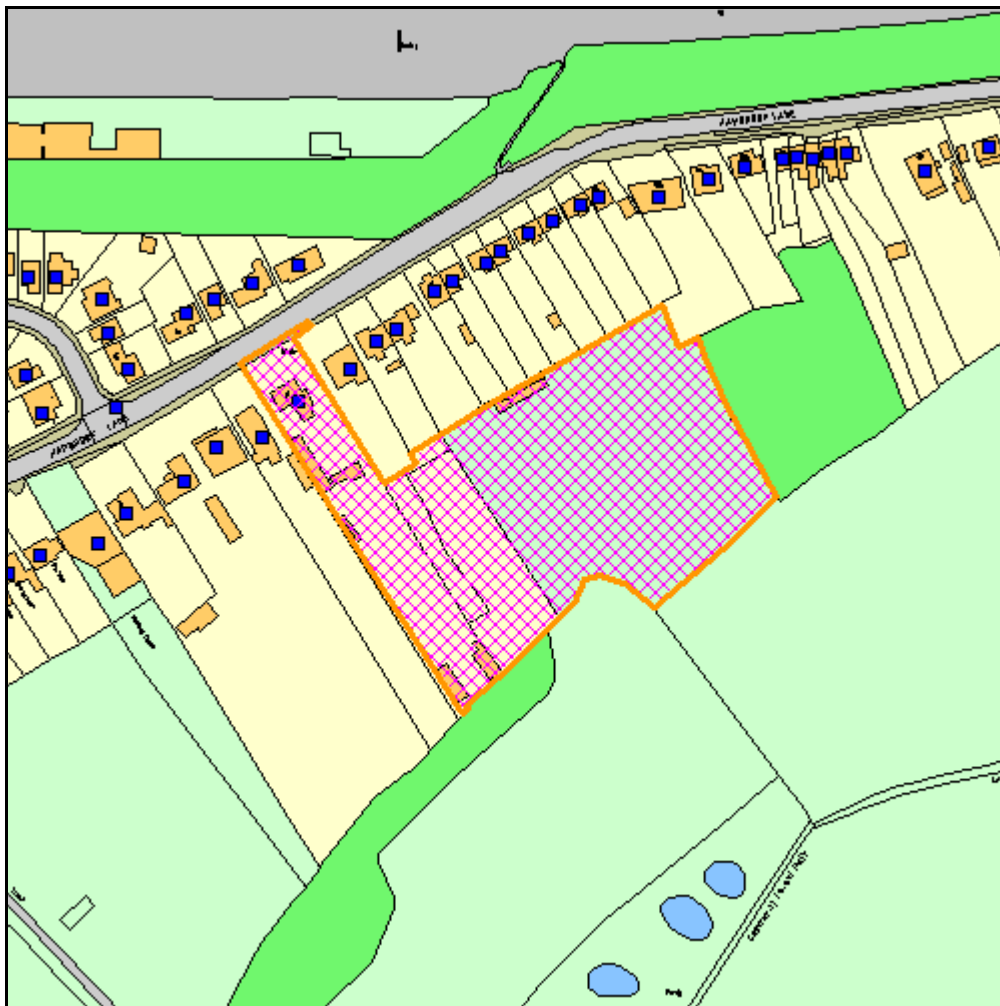
2004LG 110\_01 - Site location plan  
Received 12/06/2020

2004LG 220\_12 (rev E) - Signage Plan  
Received 25/08/2020

Reason  
For the avoidance of doubt.

**CIRCULATED SCHEDULE NO. 35/20 - 27th August 2020**

<b>App No.:</b>	PT17/2490/F	<b>Applicant:</b>	Yarlington Homes Ltd
<b>Site:</b>	14 Hambrook Lane Stoke Gifford Bristol South Gloucestershire BS34 8QB	<b>Date Reg:</b>	12th July 2017
<b>Proposal:</b>	Partial demolition of no. 14 Hambrook Lane to facilitate erection of 31no. dwellings with new access, parking, landscaping and associated works.	<b>Parish:</b>	Stoke Gifford Parish Council
<b>Map Ref:</b>	362734 179432	<b>Ward:</b>	Frenchay And Stoke Park
<b>Application Category:</b>	Major	<b>Target Date:</b>	2nd October 2017



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 100023410, 2008. **N.T.S.** **PT17/2490/F**



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

## **REASON FOR REPORTING TO THE CIRCULATED SCHEDULE**

This application has been referred to the circulated schedule as (1) comments contrary to the officer recommendation have been received and (2) the recommendation is subject to a planning obligation.

### **1. THE PROPOSAL**

- 1.1 This application seeks full planning permission for the erection of 31 dwellings on land to the south of Hambrook Lane in Stoke Gifford. Access to the site would be provided between the existing buildings at nos. 14 & 16 and part of no.14 would need to be demolished to facilitate this. On entry into the site, there would be a 'quad' of development with housing around a square. To the east of this, the development provides in effect a cul-de-sac.
- 1.2 The application site is within the defined North Fringe of Bristol. It is adjacent to (but excluded from) the strategic housing allocation of East of Harry Stoke.
- 1.3 Given the site's location, abutting the strategic allocation, one of the major factors in the determination of this application has been ecology as there is a population of great crested newts within the strategic allocation. Another major issue was sustainable transport as one of the logical routes from the strategic housing allocation to existing infrastructure (such as Bristol Parkway) would be through this site – or others like it – onto Hambrook Lane. However, the capacity of Hambrook Lane to accommodate additional vehicular traffic is beginning to reach the stage where this could be a constraint to development.
- 1.4 As the site is not within the strategic allocation, the development would be CIL liable.

### **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
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
CS24	Green Infrastructure, Sport and Recreation Standards
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP37	Internal Space Standards
PSP43	Private Amenity Space Standards
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007  
 Residential Parking Standard SPD (Adopted) December 2013  
 Affordable Housing and ExtraCare SPD (Adopted) May 2014  
 Renewables SPD (Adopted) November 2014  
 Landscape Character Assessment SPD (Adopted) November 2014  
 CIL and S106 SPD (Adopted) March 2015  
 Waste Collection SPD (Adopted) January 2015 (updated March 2017)

**3. RELEVANT PLANNING HISTORY**

3.1 There is no relevant planning history although the proposal was subject to pre-application discussion which resulted .

**4. CONSULTATION RESPONSES**

4.1 Stoke Gifford Parish Council

Objection: congestion on Hambrook Lane; impact on residential amenity (through traffic); alternative access should be provided through new neighbourhood.

- 4.2 Winterbourne Parish Council (adjoining parish)  
Objection: traffic; impact on biodiversity; unresolved issues

### **Internal Consultees**

- 4.3 Archaeology  
No objection subject to condition
- 4.4 Arts and Development  
Public art should be secured through condition
- 4.5 Conservation  
No comment
- 4.6 Ecology  
No objection subject to condition
- 4.7 Environmental Protection  
Conditions applied with regard to construction sites and contamination
- 4.8 Highway Structures  
No comment
- 4.9 Housing Enabling  
Affordable housing should be provided. Issues over shared ownership mix, design standards, and wheelchair provision
- 4.10 Landscape  
Development could harm character of area; no details of tree protection; concern over area of public open space
- 4.11 Lead Local Flood Authority  
No objection; request SUDS condition
- 4.12 Public Open Space  
Concern over specification of public open space provision and retaining features
- 4.13 Sustainable Transport  
Concern over gradient of road; comments over layout; comments regarding parking; travel plan recommended (subject to financial contribution and therefore should be secured through S106)
- 4.14 Trees  
Detailed arboricultural information is required
- 4.15 Waste  
No objection, minor comments in relation to bin storage location

## **Statutory / External Consultees**

4.16 Avon and Somerset Constabulary  
No objection

4.17 Wessex Water  
Objection. Sewer is unable to accept further connections until downstream capacity improvements have been made

## **Other Representations**

4.18 Local Residents  
48 comments of objection have been received which raise the following matters:

- Additional traffic/ impact on Hambrook Lane
- Concern over quality of survey work
- Development at no.10 refused
- Development would be isolated from rest of strategic development
- Drainage concerns
- Garden grabbing
- Impact on biodiversity
- Impact on existing community
- Impact on property value
- Impact on residential amenity
- Impact on trees
- Increased noise
- Lack of consultation
- Level of development already permitted in locality
- No local desire for more houses
- No real changes from revisions to proposals
- Pressure on local services
- Previous applications failed in High Court
- Site topography difficult
- Too many houses proposed

## **5. ANALYSIS OF PROPOSAL**

5.1 Planning permission is sought for the erection of 31 dwellings in Stoke Gifford.

### **Principle of Development**

5.2 The site is within the defined urban area. Under policy CS5, development is directed to the existing urban areas and defined settlements. In locational terms, the proposal accords with the adopted development strategy. However, the site is not an allocated site for housing. Any housing which was to come forward as a result of this development would be 'windfall' housing. Windfall housing makes a valuable contribution to the overall supply of housing within the District.

- 5.3 This development would not conflict with the council's locational strategy – as the Development Plan does not seek to restrict housing in this location; it would provide additional housing which would assist in meeting general housing needs across the district.
- 5.4 In summary, the principle of development is established as acceptable. The proposal should therefore be considered on site specific factors as set out below to assess whether planning permission should be given.

## **Design**

- 5.5 This is a full application; detailed designs of the proposed dwellings and the proposed layout have been submitted for consideration.

## Character and Appearance

- 5.6 Hambrook Lane sits in an elevated position over what is currently open fields with views towards the Cotswolds Escarpment in the far distance; there is an approximate 5.5 metre fall between the north and south of the site. This situation will change when the housing allocation is built out as the open sense of space to the south of the site will become developed and sub-urban in nature. The built form along Hambrook Lane is varied in size and style with a variety of housing types of different ages. It has no clearly distinct architectural style or form but nonetheless has a pleasant appearance to it.
- 5.7 The proposed development would have little interaction with the street scene of Hambrook Lane. It could be described as 'backland' development although it would be an unfair portrayal given the extensive planned development for the whole area between Hambrook Lane and the M4 and M32 motorways and the A4174 Avon Ring Road.
- 5.8 In terms of its planned appearance, the proposal would result in the formation of a rather standard modern residential estate. Its architecture is simple in nature with limited or plain ornamentation. While policy PSP1 seeks to promote local distinctiveness, Hambrook Lane does not have a particularly defined character and the new residential development from the early-2000s development at 'Harry Stoke 1' is of its self a simple, modern, residential estate.
- 5.9 Given its location and context, the proposed development is considered acceptable. The layout indicates that the proposal would have its own character rather than a strong interaction with Hambrook Lane. In terms of appearance, while it cannot be said to be innovative or particularly distinctive, it equally cannot be considered to be of poor design as there are many examples of similar properties nearby or planned in the area.

## Layout and Density

- 5.10 The layout is compact in nature; it appears to make good use of the site. In terms of density the proposal equates to 28.4 dwellings per hectare although this includes the access road so the density of developed area of the site will be higher.

- 5.11 The entrance to the site is relatively long, and descends the slope to an area of open space. This provides the 'quad'. From here, a future access to the strategic housing allocation is proposed to encourage walking and cycling in the wider area; the delivery of that link would, however, be dependent on future development to the south. A row of houses follow the back of the existing properties along Hambrook Lane. There would be some terracing of the rear gardens. In front of this to the eastern side of the site is a cul-de-sac of housing which also provides a potential future link (for pedestrians and cyclists only) into the nearby planned housing development; again, subject to that development coming forward.
- 5.12 In layout, the proposal provides a strong sense of enclosure from within the scheme and well defined boundaries. Along the southern and eastern boundaries, provision has been made for land to be set aside for newt friendly environments. Internally, the properties are positioned close to the roads which also adds to the compact and tight character of the development identified earlier.
- 5.13 In form, there is a mix of detached and semi-detached properties. The dwellings will all be two-storeys in height with single storage garages. The form and scale of development is appropriate for the site and its context, particularly given the changing ground levels across the site.

### **Residential Amenity**

- 5.14 Development should not have an adverse impact on the amenities of nearby occupiers or provide less than satisfactory living conditions to future occupiers.
- 5.15 The most significant impact on existing properties would be felt by nos.14 & 16 Hambrook Lane. The access road would run between these properties and in close proximity to the flank wall of no.14 itself. This would have an impact on the amenity enjoyed by that property. It certainly is very different to the amenities currently enjoyed. However, while there would be harm to the amenity offered to no.14, it is of moderate weight. The property retains a good sized rear garden and therefore it is likely that most impacts could be mitigated through physical intervention. Nevertheless, a moderate harm to amenity of that property should still be entered into the overall planning balance.
- 5.16 The gardens provided to the proposed properties are of various sizes with varying topography, orientation, and outlook. The proposed gardens are considered to be sufficient to provide adequate levels of amenity to the future occupiers of the dwellings. With perhaps the exception of plots 7 and 8, there are none that appear small. It would appear that those two properties have been disadvantaged by the need to provide a suitable ecological corridor. While these properties have smaller gardens, to some occupiers that is a benefit. It is not considered that these properties would have unsatisfactory outdoor amenity space.
- 5.17 Along the northern boundary, a number of plots are terraced into the land. This means that some of the ground floor windows in the rear elevations would have

a limited outlook. There is no built form in close proximity to the site boundary. Therefore, although the outlook may be limited it is not expected to be oppressive or lead to a prejudicial impact on the amenity that may be enjoyed by these properties.

- 5.18 The positioning and layout of the properties make it unlikely that there would be amenity concerns arising from overlooking, overshadowing, or overbearing impacts. The analysis has concluded that the proposal is acceptable with regard to the amenity offered to the proposed dwellings.

### **Natural and Historic Environment**

- 5.19 Natural environment considerations cover: landscape and trees; ecology and biodiversity; drainage and water management; and, environmental effects. Historic environment considerations relate to archaeology.

#### Landscape and Trees

- 5.20 The landscape officer seeks to protect the green and vegetated nature of the Hambrook Lane ridgeline as it would provide some separation and relief from the planned strategic development on the south. Previous landscape assessment concluded that the ridge should remain undeveloped to provide relief within the landscape.
- 5.21 A number of landscaping suggestions have been made by the landscape officer. Greater detail on landscaping could be achieved through the use of an appropriate planning condition. Comments made about the stark nature of the access are fully accepted; it is agreed that the access provides little opportunity for softening with appropriate planting. This is a design harm that would result from the development and given that it effects the access – the point at which all persons going to the development will pass – it is a moderate harm. This will be weighed in the overall planning balance.
- 5.22 Mitigation for any impact on trees can be secured through the use of appropriate planning conditions. While it is desirable for prominent trees in the landscape to be preserved, a balance must be drawn between the benefit of additional housing in a sustainable location and the impact on the landscape.

#### Ecology and Biodiversity

- 5.23 There has been significant delay in the determination of this application so adequate provision could be made for biodiversity measures. As stated, the site is next to a large housing allocation. As part of that allocation, provision is required for newt friendly habitat – the existing population of newts would need to be relocated. To ensure that newts can freely move around the site, corridors and habitat should be created. Although this site is outside of the allocation, the provision of newt corridors is required to feed into the overall mitigation scheme. Advice has been sought from the regulatory body as to the details of the mitigation scheme. This process has been far longer than initially envisaged. The basics of the strategy – if not the finer detail – have been established – if not endorsed. It is therefore possible to give the mitigation

some weight and move forward with the determination of the current application.

- 5.24 Subject to the provision of the identified ecological corridors and a scheme of ecological and biodiversity improvement, the development is not considered to have a harmful impact on ecology and local biodiversity.

#### Drainage

5.25 Drainage is a concern in the locality. The statutory undertaker has raised an objection to the proposal as improvements are needed to the sewer network. It is a matter for the statutory undertaker as to whether they accept any additional connections into their infrastructure and works have been and are being undertaken in and around the wider area to improve capacity.

5.26 Technical queries remain with regard to the drainage and the surface water discharge (which is indicated to be over third party land). Overall, these are not insurmountable and could be controlled through the use of a SUDS condition.

#### Environmental Effects

5.27 The development would not in itself result in additional environmental effects. While the proposal would now be subject to policy PSP6, given the date of submission this policy has not been applied.

#### Archaeology

5.28 An archaeological desk based assessment supports this application. The assessment provides good background information as to the likelihood of in situ archaeological remains being present. On the basis of this information, archaeology can be preserved subject to a watching brief secured by condition.

#### **Social Considerations**

5.29 Social considerations have a relatively wide scope. However, as this site is within the urban area where residential development is acceptable in principle they are limited to the provision of affordable housing and public open space.

#### Affordable Housing

5.30 The development triggers a requirement to provide affordable housing in line with policy CS18 at 35% of the overall development. Negotiations have been undertaken to ensure that the affordable housing indicated meets the housing needs in district. Revised plans now show the type and form of housing that meet the council's standards. Subject to the applicant entering into a planning obligation to deliver the affordable housing, this aspect of the scheme is acceptable.

#### Public Open Space

5.31 The latest revised plans address issues of access gradient but have also taken the opportunity to improve the public open space. A high retaining wall is no longer required and the space has access directly from the adopted/ adoptable highway.



- 5.32 There is sufficient informal recreational open space in the vicinity to meet the needs arising from the development. While some natural and semi-natural open space is provided on site, there is a deficit of 577 square metres. There is also a deficit in outdoor sport provision (1,132.8 square meters) and allotments (141.6 square metres). Sufficient provision is made on site for children and young people. The site has level access from the highway and the retaining wall is reduced.
- 5.33 Financial contributions towards the provision, enhancement, and maintenance of alternative facilities can be secured through a planning obligation.

## **Transport**

- 5.34 The site sits on the edge of a strategic housing allocation but access is provided from Hambrook Lane. Concern has been raised by local residents on the impact of the proposal on the local highway network.

### Impact on Local Highway Network

- 5.35 The proposed development would generate 17 trips in the morning peak and 14 trips in the evening peak, with an overall two-way daily movement figure of 136 trips. The busiest time would be the morning peak. It is reasonable to assume that the movements would be split 50/50 with regard to the direction of onward travel along Hambrook Lane. This results in 9 additional movements each way.
- 5.36 This is not a significant increase in traffic and would not have an adverse impact on highway safety along the local highway network. Comments on the traffic conditions on Hambrook Lane and other recent planning approvals are noted.

### Relationship with Strategic Land Allocation

- 5.37 This site sits adjacent to the strategic land allocation. Opportunities have been sought to allow for pedestrian and cycle links through the site into the new neighbourhood to encourage sustainable transport methods and provide suitable links. Provision within the development is made for future links to come forward.

### Public Transport and Sustainable Travel

- 5.38 As mentioned the site sits in a position where it could assist in promoting sustainable travel patterns for the much larger development adjacent. Pedestrian and cycle links are positioned to enable interaction between the sites in the future should parties be agreeable.
- 5.39 The site has good access to employment and services already within the north fringe. Furthermore the site has access to public transport and transport interchanges at Bristol Parkway and UWE which are in easy access. Hambrook Lane also links to the Stoke Gifford link where Metrobus services run.

### Access and Movement

- 5.40 A travel plan for the site should be required by condition so that sustainable travel options are embedded into the community as it forms.
- 5.41 The access point has acceptable visibility. The internal layout is acceptable and the use of shared surfaces is not considered problematic for a development of this scale.
- 5.42 The gradient of the access has been revised with a separate pedestrian route. While, visually, this has a more engineered appearance than is desirable, it does solve a problem and given that the retaining structures are not overly high, it is acceptable.

### Parking

- 5.43 Development should provide parking that accords with the council's standards. This is calculated on the number of bedrooms in the property. Overall there is no concern that inadequate parking would be provided on the site. Cycle parking should be secured given the sustainable location of the site.

### **Impact on Equalities**

- 5.44 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.
- 5.45 With regards to the above this planning application is considered to have a neutral impact on equality.

### **Other Matters**

- 5.46 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.47 Each application must be assessed on its own merits and developments that have been approved and refused should be treated as material planning considerations but not a precedent as to how this application should be determined.
- 5.48 The development is a speculative one but it is in the urban area and acceptable in principle; the level of development nearby is a material consideration but not one of significant weight.

- 5.49 The planning obligation secures contributions towards local services and the development is CIL liable.
- 5.50 The supporting documents are considered sufficient to make a judgement on the proposed development.

### **Planning Balance**

- 5.51 The site is in the defined urban area where developments like this are directed in principle. The proposal would provide additional housing in a highly sustainable area with good access to public transport and strong pedestrian and cycle links.
- 5.52 However, the site topography is difficult. While this has resulted in certain design choices, the conditions of the site are not sufficient reason to resist development. The loss of the open land is noted, but as previously stated the site is in the urban area and not protected.
- 5.53 Impacts on traffic and transport, drainage, biodiversity, trees, landscape, and heritage can be mitigated through the use of appropriate conditions.
- 5.54 The positive of delivering additional housing in a suitable part of the district outweigh the limited harm that the development would have and therefore the balance falls towards granting permission.

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

- 7.1 It is recommended that the authority be delegated to the Director of Environment and Community Services to grant planning permission subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
- (i) **AFFORDABLE HOUSING**  
35% of dwellings to be delivered as Affordable Housing, as defined by the NPPF, to be provided on site without any public subsidy.

8 units shall be provided as Social Rent and 3 units shall be provided as Shared Ownership.

The social rent units shall comprise:

- 1x 1-bedroom, 2-person, wheelchair accessible, flat with a minimum of 58sq.m. floor space [ground floor unit in block 15-18]
- 3x 2-bedroom, 4-person flats with a minimum of 70 sq.m. floor space
- 2x 2-bedroom, 4-person house with a minimum of 79sq.m floor space [units 26 & 27]
- 2x 3-bedroom, 5-person house with a minimum of 93 sq.m. floor space [plots 30 & 31]

The shared ownership shall comprise:

- 1x 2-bedroom, 4-person house with a minimum of 70sq.m. of floor space [plot 28]
- 2x 3-bedroom, 5-person house with a minimum of 93sq.m. of floor space [plots 19 & 29]

All affordable homes to be built to the same standards as the market units (if higher) and include Lifetime Homes standard, Part 2 of Secured by Design, and compliance with the RP Design Brief.

Reason

To secure the provision of affordable housing in accordance with Policy CS18 and the Affordable Housing and ExtraCare SPD.

(ii) PUBLIC OPEN SPACE

The following public open space provision shall be made on-site:

- 485sq.m. of natural and semi-natural open space
- 173.25sq.m. for the provision for children and young people

A financial contribution of the following shall be made to make up the shortfall of public open space provision:

OPEN SPACE	SHORTFALL (sq.m.)	CONTRIBUTION TO OFF-SITE PROVISION/ ENHANCEMENT	MAINTENANCE CONTRIBUTION
Natural and semi natural open space	577	£8,806.00	£14,608.26
Outdoor sport	1132.8	£59,453.88	£17,994.64
Allotments	141.6	£1,362.83	£1,737.72

An inspection fee of areas subject to private management of £52 per 100 square metres plus £500 core service fee.

Reason  
To accord with the provisions of policy CS24.

- (iii) TRAVEL PLAN  
A contribution of £315 per dwelling (£9,765.00 in total) to prepare and implement a Travel Plan.

Reason  
To manage travel demand in a congested part of the network and encourage sustainable travel options and to accord with policy CS8.

7.2 It is recommended that that the Head of Legal and Democratic Services be authorised to check and agree the wording of the Agreement.

7.3 It is recommended that should the Agreement not be completed within 6 months of the date of the resolution to grant planning permission, the application shall:

- (i) be returned to the Circulated Schedule for further consideration; or,
- (ii) that delegated authority be given to the Director or Environment and Community Services to refuse the application.

**Contact Officer: Griff Bunce**  
**Tel. No. 01454 863438**

### **CONDITIONS**

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

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

2. Prior to the commencement of development a programme of archaeological investigation and recording for the site shall be submitted to and approved by the Local Planning Authority. Thereafter, the approved programme shall be implemented in all respects, unless the Local Planning Authority agrees in writing to any variation.

Reason  
In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

This is required prior to commencement to protect any in-situ archaeology.

3. Prior to the commencement of development, a mitigation strategy for reptiles (slowworm) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

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

This is required prior to commencement to prevent any harm to protected species.

4. Prior to the commencement of development, a mitigation strategy for hedgehog shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

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

This is required prior to commencement to prevent any harm to protected species.

5. Prior to the commencement of development, a Landscape and Ecological Management Plan shall be submitted to and agreed in writing by the local planning authority. The Plan shall accord with the agreed masterplan and mitigation strategies and include details of the existing habitat to be safeguarded (trees, hedges); any new habitat to be created (grassland, hibernacula and/or ponds) as part of the GCN Design Strategy; and its management. The Plan shall include a programme of monitoring of all works for a period of 5 years. The development shall be carried out in accordance with the approved details.

Reason

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

This is required prior to commencement to prevent any harm to protected species.

6. Prior to the commencement of development, a Construction Ecological Management Plan (CEMP) shall be submitted to and agreed in writing by the local planning authority. The Plan shall detail how all semi-natural habitat and species of fauna will be safeguarded from development during construction. The development shall be carried out in accordance with the agreed details.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of ecology and biodiversity, and to accord with Policy CS9 of the South Gloucestershire

Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

This is required prior to commencement to prevent any harm to protected species.

7. Prior to the commencement of development, the application site be re-surveyed for badger and a report submitted to and approved in writing by the local planning authority. The report shall provide details of any and all works subject to the licensing provisions of the Protection of Badgers Act 1992. The development shall be carried out in accordance with the approved details.

Reason

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

This is required prior to commencement to prevent any harm to protected species.

8. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments; and, areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. The scheme of landscaping shall include measures for the replacement of any tree/ plant/ shrub within the communal parts of the development that becomes diseased, damaged or dies within 5 years of being planted. Development shall be carried out in accordance with the agreed details.

Reason

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

This is required prior to the commencement of development as it relates strongly to issues of ecology, biodiversity, and tree protection.

9. Prior to the commencement of development, an arboricultural report to include arboricultural method statement and tree protection plan (prepared in accordance with BS5837:2012) shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason

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

This is required prior to the commencement to avoid damaged to retained trees.

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

Reason

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

This is required prior to commencement to avoid remedial works.

11. Prior to the commencement of development, a site specific Construction Traffic Management Plan (CTMP) shall be submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the agreed details.

The CTMP shall address:

- a) measures to control the tracking of mud off site from vehicles;
- b) measures to control dust from the demolition and construction works;
- c) measures for the adequate provision of fuel oil storage, landing, delivery and use, and spill containment and management;
- d) provision for the storage and delivery of materials;
- e) provision for contractor parking;
- f) access for construction traffic including lorry routing schedules; and,
- g) contact details for the Site Manager.

Reason

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

This is required prior to commencement so that the construction phase can be managed.

12. Prior to the first occupation of any dwelling hereby permitted, a scheme for the provision of electric vehicle charging facilities shall be submitted to and approved in writing by the local planning authority. The scheme shall make provision for 7Kw 32Amp sockets at each dwelling which has an adjacent garage or parking space. The development shall be carried out in accordance with the approved details.

Reason

To encourage means of transportation by zero and low emission vehicles, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

13. Prior to the first occupation of any dwelling hereby permitted, a scheme for the provision of access to the highway shall be submitted to and approved in writing by the local planning authority. The scheme shall include details of street lighting, base



course level for the carriageway and surface course level for the footway or shared surfaces. No dwelling shall be occupied until the highway link, in accordance with the approved details, is complete.

Reason

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

14. Prior to the first occupation of any dwelling hereby permitted, a scheme for a programme of public art shall be submitted to and approved by the local planning authority. The development shall be carried out in accordance with the approved scheme within a period of two years from the commencement of development.

Reason

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

15. No dwelling shall be occupied until the car and cycle parking has been provided for that dwelling in accordance with the approved plans.

Reason

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

16. No more than 15 dwellings shall be occupied before the pedestrian/ cycle link the adjacent site boundary in the south-west corner has been provided in accordance with the approved plans.

Reason

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

17. The hours of working on site during the period of construction shall be restricted to  
Monday - Friday.....7:30am - 6:00pm  
Saturday.....8:00am - 1:00pm  
No working shall take place on Sundays or Public Holidays.  
The term working shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site

Reason

To protect the amenities of nearby occupiers during construction works and to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

18. The development shall be carried out in accordance with the following plans:

28 May 2017

CONSTRAINTS PLAN  
THE LOCATION PLAN

26 Jun 2018

0618-109A GARAGES AND BIN AND CYCLE STORE PLANS

13 May 2019

0618-102.D PLANNING LAYOUT

0618-103.D STREET SCENE

0618-104.D EXTERNAL WORKS LAYOUT

0618-106.C EXTERNAL DETAILS PLAN

0618-108.D MATERIALS LAYOUT

0618-110.D PHASING PLAN

0618-111.D STOREY HEIGHTS PLAN

0618-112.D SITE SECTIONS

0618-114.D BIN STRATEGY PLAN

0618-116 CYCLE STORE

0618-1203.B PLOTS 15-18: PROPOSED FIRST FLOOR PLAN

0618-1204.B PLOTS 26-28: COMBINED PROPOSED PLAN

0618-1205.A PLOTS 3, 4 & 9: COMBINED PROPOSED PLAN

0618-1206.A PLOTS 12, 13, 24 & 25: COMBINED PROPOSED PLAN

0618-1207.B PLOTS 29 - 31: COMBINED PROPOSED PLAN

0618-1208.A PLOTS 2, 8 & 11: COMBINED PROPOSED PLAN

0618-1209.A PLOT 1 & 14: COMBINED PROPOSED PLAN

0618-1210.C PLOT 6: COMBINED PROPOSED PLANS

0618-1210-2.A PLOT 19: COMBINED PROPOSED PLANS

0618-1211.A PLOTS 7 & 23: COMBINED PROPOSED PLAN

0618-1212.A PLOTS 10 & 22: COMBINED PROPOSED PLAN

0618-1214.A PLOT 5: COMBINED PROPOSED PLANS

0618-320.F DRAINAGE STRATEGY PLAN

280.17.LD-001.I SOFT LANDSCAPE TYPOLOGIES

280.17.PP-01.H PLANTING PLAN

280.17.SK100.C PLAY AREA PLAN

20 May 2019

0618-1213.B PLOTS 20 & 21: COMBINED PROPOSED PLAN

03 Aug 2020

0618-105.F VEHICLE TRACKING

0618-302.A ROAD LONGITUDINAL SECTIONS

0618-SK2 21-4-20 ENGINEERING LAYOUT

Reason

In the interests of clarity.