

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. 27/20

Date to Members: 03/07/2020

Member's Deadline: 09/07/2020 (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:

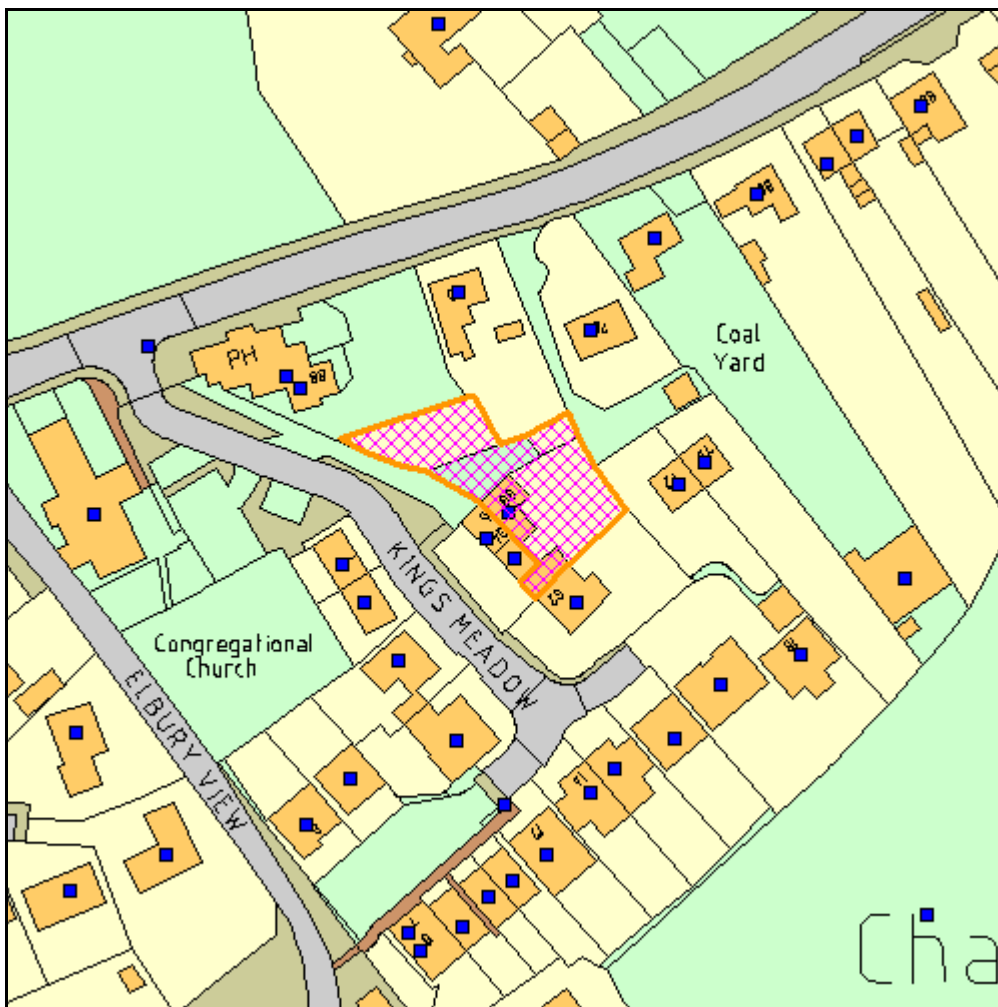
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 03 July 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/01324/F	Approve with Conditions	66 Wotton Road Charfield Wotton Under Edge South Gloucestershire GL12 8SR	Charfield	Charfield Parish Council
2	P20/02950/F	Refusal	Tracey Cottage Perrinpit Road Frampton Cotterell South Gloucestershire BS36 2AR	Frampton Cotterell	Frampton Cotterell Parish Council
3	P20/05090/F	Approve with Conditions	18A Berenda Drive Longwell Green South Gloucestershire BS30 9YX	Longwell Green	Oldland Parish Council
4	P20/06223/F	Approve with Conditions	8 Valley Gardens Downend South Gloucestershire BS16 6SF	Emersons Green	Emersons Green Town Council
5	PK18/3977/F	Approved Subject to Section 106	Land At White House Farm Howsmoor Lane Emersons Green Bristol South Gloucestershire BS16 7AH	Emersons Green	Emersons Green Town Council

CIRCULATED SCHEDULE NO. 27/20 - 3rd July 2020

App No.:	P20/01324/F	Applicant:	Mr Wilcox
Site:	66 Wotton Road Charfield Wotton Under Edge South Gloucestershire GL12 8SR	Date Reg:	7th February 2020
Proposal:	Demolition of existing cottage and erection of 1 no. replacement attached dwelling and associated works (Resubmission of P19/12341/F).	Parish:	Charfield Parish Council
Map Ref:	372640 192364	Ward:	Charfield
Application Category:	Minor	Target Date:	2nd April 2020



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100023410, 2008. **N.T.S.** **P20/01324/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.

1. THE PROPOSAL

- 1.1 This application seeks planning permission for the demolition of the existing cottage known as no. 66 Wotton Road, Charfield to facilitate the erection of one replacement dwelling, also attached to the houses known as 64a and 64b Wotton Road, together with associated works.
- 1.2 The site is situated within the settlement boundary of the village of Charfield.
- 1.3 The site is within the boundary of a historic settlement of medieval origin, and so may have archaeological potential.
- 1.4 The application has been amended significantly since submission and as such the number of units sought has been reduced to one: therefore a replacement of the original house which still stands on the site.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework Feb 2019
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
CS9	Environment and Heritage
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
PSP2	Landscape
PSP8	Residential Amenity
PSP10	Active Travel
PSP11	Highway Safety
PSP16	Parking Standards
PSP17	Heritage
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and watercourse management
PSP21	Environmental Impacts
PSP38	Development within Residential Curtilages

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD
Waste Collection for New Development SPD
Assessing Residential Amenity Technical Advice Note

3. **RELEVANT PLANNING HISTORY**

- 3.1 P19/12341/F Demolition of existing cottage and erection of 3 no. dwellings and associated works. Refused 18.11.2019
- 3.2 *Relating to the Plough Inn*
P19/13158/F approved 03.12.2019
Erection of 1 no. dwelling
- 3.3 *Relating to the Plough Inn*
P19/1813/F Refused 11/07/2019 but appeal allowed June 2020
11/07/2019
Erection of 2 no. semi-detached dwellings, creation of new vehicular and pedestrian access and associated works
- 3.4 *Relating to development to the west*
PT12/3950/RVC Approve with conditions 27/02/2013
Variation of condition 15 to planning permission PT11/1634/F to realign vehicular access
- 3.5 *Relating to development to the west*
PT11/1634/F Approved subject to S106 18/08/2011
Erection of no.16 dwellings, landscaping and associated works. New vehicular access.

4. **CONSULTATION RESPONSES**

- 4.1 Charfield Parish Council
Object
- 4.2 Other Consultees
- Highway Structures
No comment.
- Lead Local Flood Authority
No objection
- Sustainable Transport
No objection in principle
- Archaeology Officer
No objection - condition required.

Ecology Officer

No objection subject to conditions

Other Representations

4.3 Local Residents

Objections have been received from 2 neighbours with regard to;

- Traffic along and joining Kings Meadow. Consider the pub applications too/cumulatively.
- Impact on the cottages it will adjoin in terms of the physical structure when the dwelling is demolished and its rebuilding process.
- Lack of ability to maintain the rear elevation of the attached cottages.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the settlement boundary of the village of Charfield. Under policy CS5, which establishes the locational strategy for development, the site is considered to be a suitable site for development subject to site specific considerations and would therefore be supported in principle. Policy CS17 and PSP38 would also allow for development within existing residential gardens and curtilages subject to an assessment on the impact of the development on the character of the area, transportation, and residential amenity. This is an application for a replacement house and as such it is reasonable to conclude that the application is acceptable in principle.

5.2 Design

The application proposes to demolish an existing 'L' shaped cottage which is currently attached to two narrow plan cottages - no 64a and 64b Wotton Road. On the footprint of the demolished cottage and within the hardsurfaced garden of no. 66 it is proposed to replace the dwelling. The proposal is a three bedroom house with a dual gable roof form to the sides. The proposed house would have ridgelines below that of 64a, the adjoined cottage. This respects its siting alongside these old narrow plan cottages and reflects the fact that the current house is also attached to those properties. Proportions of the windows reflect the form of the house. A small canopy porch over the front door finishes the house.

A double garage and two parking spaces are located at the access to the site and a further two parking spaces are also shown on the site plan.

The walls are proposed to be finished in oatmeal coloured render and antique brown/red tiles will be over. Details of the roof tiles will be required by condition.

5.3 Residential amenity

The proposed house is attached to the blank wall of the neighbouring cottages and as such will have no material impact on the residential amenity of those properties. Windows in the new house face on the whole forward towards the proposed garage and pub or rearwards to the boundary wall with 62 Wotton Road. A further pair of windows are on the side elevation. None of these

windows are at such an angle or close proximity so as to materially affect the privacy of neighbouring occupiers nor are they materially affected by the recently approved houses within the pub car park.

Policy PSP43 requires a private garden area of over 60m² for a three bedroom house and this is easily retained by the current scheme. The proposal to use the land at the rear as garden also means that that area will no longer be used as car parking as it has been in the past and this will benefit the two rear neighbours as vehicles movements will not longer take place in that area.

5.3 Over all therefore the proposal accords with policy PSP8 and PSP43 of the Policies Sites and Places Plan.

5.15 Archaeology

The proposal lies within the bounds of a historic settlement of medieval origins, and very little of the site has been disturbed by previous development. Therefore a programme of archaeological work in the form of a watching brief for all ground works is required, and this will be conditioned on the decision notice in the event the application is approved.

5.16 Transport

The site is set back from Wotton Road and vehicular access is actually gained via Kings Meadow (a recent new cul-de-sac). This also serves the neighbouring house 64a and the public house such that the pub car park and the site access onto Kings Meadow before reaching Wotton Road.

Ample parking and turning space has been provided within the site boundary given the double garage, formed by two separate garages measuring 3m by 6m internally and four additional parking spaces. A previous application was concerned that the proposal would remove a neighbours parking space but this not the case and parking for plots 64a and 64b are unaffected by the application. The occupiers of 64b park immediately abutting their north-west elevation which is outside of the redline site area.

The garage would facilitate cycle storage for the house and further boosts the parking supply such that the development accords with policy PSP11 and PSP16 of the Policies Sites and Places Plan.

5.17 Ecology

The application was supported by an Ecological Appraisal and more recently a report following Dusk Emergence and Pre-dawn Re-entry Surveys in May 2020.

The building was inspected thoroughly and found it to be of negligible roosting potential. Some gaps were identified in the main roof, however it was considered unsuitable due to the ceilings being removed and the area being well lit.

The updated report states that no signs of bats were found such as droppings or feeding remains and it was conducted just after main active season. A further emergence survey was conducted and did not find any roosting bats.

The remaining site has little or poor habitat for wildlife but there is potential for enhancement as recommended in the submitted ecology reports.

The Council's Ecology officer considers that the ecology report and bat emergence surveys are acceptable and as such subject to mitigation and enhancement measures as set out in the reports and in accordance with policy PSP19, permission can be granted.

5.18 Trees and Landscaping

There are semi-mature trees in the neighbouring garden but the stone boundary wall hardsurfacing to the site will have restricted root growth. As such no additional condition is required for their protection. Overall it is anticipated that the site will be more diverse once the house is rebuilt and in order to ensure that the site is not more densely hard surfaced a condition requiring hard and soft landscaping will be required.

5.19 Environmental Impacts

The drainage team have had some concerns about the management of surface water at the site. The applicant has demonstrated to the Lead Local Flood authority that their means of drainage is sequentially acceptable given the clay substrate encountered and is overall an acceptable replacement for the surface water management system serving the existing house. Further the garden will likely be laid to lawn rather than be hard surfacing and the new house will be on a water meter which will encourage more sustainable use of rainwater/surface water. The condition suggested under trees and landscaping above will also benefit surface water retention at the site.

It is clear that the existing house is in need of significant repair and it is not reasonable to prevent operations to the house. The Party Wall Act 1996 will be relevant to this development but is a civil matter and as such the works pertaining to the boundary walls and maintenance of the neighbouring houses are beyond the remit of the Local Planning Authority. However given that the site is surrounded by other houses and would be adjoining two houses physically there is a potential for noise and disturbance. As such it is considered necessary to limit the hours of working on the site which will limit 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.

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

7. RECOMMENDATION

- 7.1 That planning permission is GRANTED for the reasons set out below.

Contact Officer: Karen Hayes
Tel. No. 01454 863472

CONDITIONS

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

Reason

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

2. The development shall be carried out strictly in accordance with the following plans and report.
Location/Area plan on plan 01 (block plan is superseded) received 6/2/2020

Existing elevations 08 received 6/2/2020

Block plan 02 received 6 April 2020

Proposed elevations 03 received 6 April 2020

Proposed floor plans (also)03 received 6 April 2020

Garage plan 04 rec 22/1/2020

Ecological appraisal received 5/2/2020

Bat Emergence Survey received 18/5/2020

Reason

In the interests of certainty and to prevent the need for remedial action.

3. Prior to the commencement of development details of the roofing tiles proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

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

4. Prior to the breaking of ground a programme of archaeological investigation and recording (watching brief) 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, PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

5. The development shall proceed in strict accordance with the Mitigation Measures provided in the ecological appraisal (All Ecology, November 2019) and the bat survey report (All Ecology, May 2020)

Reason

In the interests of the ecology of the site and to accord with policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

6. Prior to occupation, details of external lighting are to be submitted to the local authority for review, this is to include the specification and the locations of any external lighting. The lighting scheme shall thereafter be installed as agreed and not exceed the agreed scheme.

Reason

In the interests of the ecology of the site and to accord with policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

7. Prior to first occupation, evidence of the installation of the ecological enhancement features recommended in the ecological appraisal (All Ecology, November 2019) and the bat survey report (All Ecology, May 2020) shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to bird boxes and bat boxes. These features shall thereafter be retained as approved.

Reason

In the interests of the ecology of the site and to accord with policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

8. Prior to first occupation of the new dwelling a scheme of landscaping, which shall include details of proposed soft landscaped areas (grass, hedges, bushes etc), boundary treatments and areas of hardsurfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details.

Reason

The site is already a largely hard surfaced site and further hardsurfacing by creating parking at the front of the property should be offset by creating soft landscaping in other areas which will benefit ecology, drainage and the environment generally. To accord with policy PSP19 and PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017

9. The hours of working on site during the period of construction shall be restricted to
Monday - Friday.....7:30am - 6:00pm
Saturday.....8:00am - 1:00pm

No working shall take place on Sundays or Public Holidays.

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

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013; and the provisions of the National Planning Policy Framework.

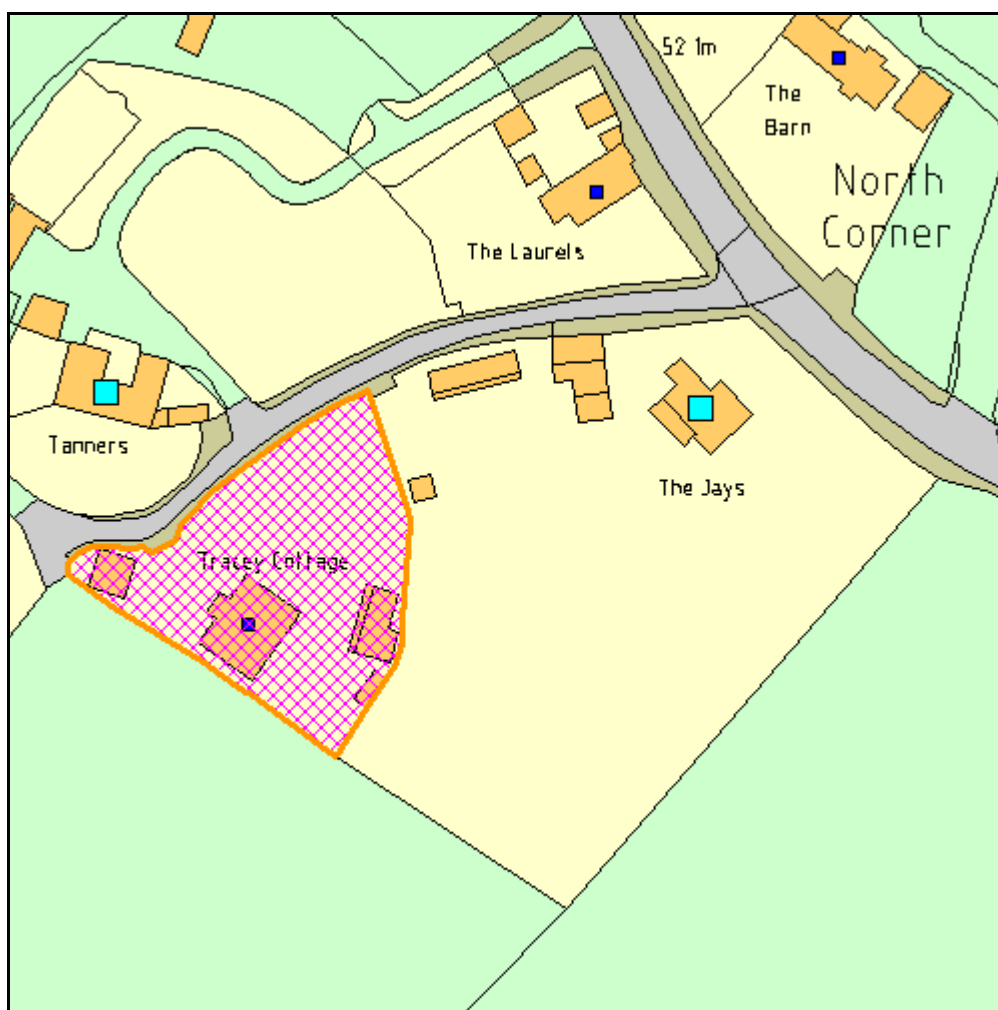
10. Prior to first occupation of the house at least two off-street parking spaces and secure cycle parking space within the garage shall be provided. This shall be retained thereafter.

10. Reason

To ensure the satisfactory provision of parking facilities (including cycles) in the interest of highway safety and the amenity of the area, to encourage means of transportation other than the private car and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

CIRCULATED SCHEDULE NO. 27/20 - 3rd July 2020

App No.:	P20/02950/F	Applicant:	Mr I Hardy
Site:	Tracey Cottage Perrinpit Road Frampton Cotterell South Gloucestershire BS36 2AR	Date Reg:	21st February 2020
Proposal:	Erection of a detached two-storey residential outbuilding to form garage, gymnasium and home office.	Parish:	Frampton Cotterell Parish Council
Map Ref:	365813 182216	Ward:	Frampton Cotterell
Application Category:	Householder	Target Date:	16th April 2020



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P20/02950/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 REFERRING TO CIRCULATED SCHEDULE

This application is referred to the circulated schedule due to support comments received from 3no local residents which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey residential outbuilding to form garage, gymnasium and office at Tracey Cottage, Perrinpit Road, Frampton Cotterell.
- 1.2 The application site relates to a two storey dwelling with detached annexe and stables. The site is located outside of any defined settlement boundary, within the open countryside, and is washed over by the Bristol and Bath Green Belt. The site also sits adjacent to the curtilage of Grade II listed Tanners Farm.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
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
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP17 Heritage Assets and the Historic Environment
PSP38 Development within Existing Residential Curtilages
PSP40 Residential Development in the Countryside
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/2221/F
Erection of extensions to existing detached garage to facilitate conversion to residential annexe.
Approved with conditions: 31/07/2014
- 3.2 PT02/1882/F
Erection of two, two storey extensions. Erection of front porch and detached double garage.
Approved with conditions: 16/09/2002
- 3.3 N1650/2
Erection of private stables for 3 horses.
Approved with conditions: 27/03/1980
- 3.4 N1650/1
Erection of two-storey extension to provide dining and living area with two bedrooms above.
Approved with conditions: 1/12/1975
- 3.5 N1650
Erection of two storey extension to dwelling to provide dining room and lounge with two bedrooms above. (In accordance with the revised plans received by the Council on 28th July, 1975).
Approved with conditions: 15/08/1975

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
Objection- inappropriate development in the Green Belt.
- 4.2 Listed Building & Conservation
Harm identified to the setting of listed Tanners Farm. Harm is limited and towards the end of spectrum of less than substantial, but harm would be caused nonetheless. Refusal recommended unless a reduction in scale is sought.
- 4.3 Archaeology
No comments.

Other Representations

- 4.4 Local Residents
Objection comments received from 1no local resident, summarised as follows;
- Not in keeping with the make-up of the neighbourhood.
 - Harm to the Green Belt.

- Development is not creating any more homes in an area where there is a shortage.

Support comments received from 3no local residents, summarised as follows;

- Will compliment surrounding buildings and blend into rural setting.
- Development will be concealed by established trees and hedges.
- Use of home gym and office will reduce traffic movements and pollution.
- Green belt development has taken place in this location recently, no reasonable objection.
- Recent GB development that has been allowed raises concern that the Council are more interested in received CIL contributions.
- 7 properties built 200m away, therefore a garage should be allowed.
- Sustainable materials used.
- Structure within existing parking area.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP7 of the Policies, Sites and Places Plan (Adopted) November 2017 states that inappropriate development is harmful to the Green belt and will not be acceptable unless very special circumstances can be demonstrated that clearly outweigh the harm to the Green Belt; and any other harm. Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS9 of the Core Strategy seeks to ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance.

Green Belt

As stated by the NPPF, inappropriate development is by definition harmful to the Green Belt and should not be approved unless very special circumstances can be demonstrated. Paragraph 133 outlines that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. However, paragraph 145 of the NPPF outlines types of development which are considered appropriate within the Green Belt. Of relevance to this application are;

1. *'the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building'*
2. *'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development; or*

- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

The planning history of the site shows that previous development has taken place within the curtilage of Tracey Cottage. Policy PSP7 of the PSP Plan states that *“additions resulting in a volume of 50% or more of the original building would most likely be considered a disproportionate addition and be refused as inappropriate development.”* A previously approved application (ref. PT021882/F) for two, two storey extensions, erection of a front porch and detached double garage represented a 48% increase in volume over that of the original dwelling (as stated in the recorded Development Control committee minutes). Since then the existing double garage has been converted to an annexe and been modestly extended (ref. PT14/2221/F). The proposal for a new outbuilding to include a three bay garage, with gym and office above is considered to be a substantially sized development within the context of the site, and it is not contested by the applicant that this would take the cumulative volume of later additions within the curtilage of the site to over 50%. The existing later additions have somewhat negatively impacted upon the openness of the Green Belt and, given its siting and scale, the proposed outbuilding would continue to add to the erosion of the openness of the countryside. One of the five purposes of the Green Belt is to ‘assist in safeguarding the countryside from encroachment’ and it is considered the proposal would not fulfil this purpose.

Within the details submitted by the applicant, it has been suggested that the proposal should be assessed as ‘limited infill on previously developed land (PDL) which does not have a greater impact on the openness of the Green Belt’. It is not disputed that the development can be described as limited, as it is for only a residential outbuilding and it is also accepted the residential garden setting within the countryside can be considered PDL. That said, the NPPF does not define ‘limited infilling’ and therefore the local planning authority use the definition of infill which is set out within the Core Strategy. It is defined as ‘a relatively small gap between existing buildings, normally within a built up residential area’. Given the siting of the proposal, with the highway sitting adjacent to the north and open countryside to the east, it is not considered to represent development which can reasonably be described as within a ‘small gap between existing buildings’. Furthermore, the proposal is not replacing an existing building and therefore the erection of a relatively large, two storey building in this location is considered by the Officer to result in a greater impact on the openness of the Green Belt. The presence of trees along the boundary of the site is not considered to mitigate the harm caused by the development on the openness of the Green Belt.

Paragraph 144 of the NPPF states that *‘substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other*

considerations'. A case for very special circumstances has not been made and as such there is an in principle objection to this proposal.

It therefore follows that the application should be refused.

5.2 Design and Heritage

The application seeks full planning permission for the erection of a two storey outbuilding located to the north of the Tracey Cottage on an area currently used for parking.

5.3 The proposed outbuilding would be relatively large in size, comprising of a 3 bay garage at ground floor level and, facilitated by 3 front dormer windows, an office and gym within the roof space which is accessed via an external staircase on the south elevation. Although the size and scale of the development is noted, it is not considered by the officer to appear overly cramped within the plot given its siting and the generous scope of the residential curtilage forward of the principal elevation of the main dwelling. The design of the proposed building is fairly simple in form, consisting of a half-hipped roof with evenly spaced dormers and open fronted parking bays.

5.4 The application site sits to the south of the curtilage of Grade II listed Tanners Farm. The listed building & conservation officer has identified 'less than substantial harm' to the adjacent heritage asset. Although the proposal would be separated from Tanners Court by the highway, the area surrounding Tanners Farm has been slowly eroded by modern residential development and sub-division in recent years which is negatively impacting the relationship of the heritage asset with its surrounding landscape and farmstead. The erection of another residential outbuilding within this setting is considered to further increase the sense of urbanisation, which therefore results in further loss of character to the area and in turn how the listed building is experienced within the setting.

5.5 Paragraph 196 of the NPPF states that where a development will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal. The proposal is for a triple garage with gymnasium and office above, for the sole benefit of the occupiers of Tracey Cottage. However, where an authority finds that a proposed development would harm the setting of a listed building, it must give that harm considerable importance and weight in the balancing exercise. Paragraph 193 of the NPPF states that great weight should be given to the assets conservation. This is irrespective of whether any potential harm amounts to substantial, total loss or less than substantial harm to its significance. Therefore, given the harm identified above the public benefit is not considered to outweigh the impact on the significance of the heritage asset. As such, this will form another reason for refusal.

5.6 Residential Amenity

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

5.7 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location of the proposed outbuilding and levels of separation, it is not considered that its erection would materially harm the residential amenity at any of the adjoining properties. Furthermore, sufficient private residential amenity space would remain for the occupiers of the host dwelling following development.

5.8 Sustainable Transport and Parking Provision

The proposal will provide 3 off-street parking bays and a significant area of the existing driveway would remain following development which is able to accommodate further vehicles. As such, the proposal would comply with the levels of parking required by policy PSP16 and therefore no objections are raised in terms of transport.

5.9 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

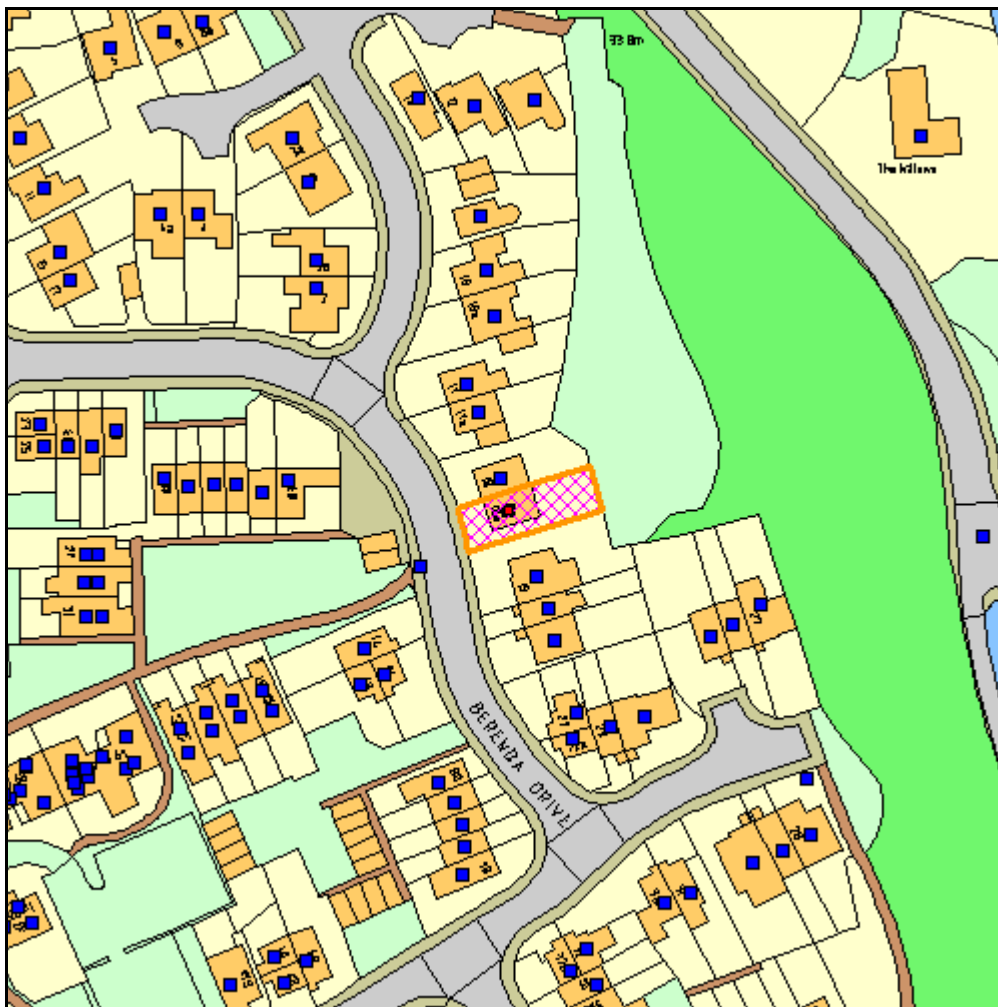
7.1 That the application be **REFUSED**.

Contact Officer: James Reynolds
Tel. No. 01454 864712

1. The site is located within the Bristol/Bath Green Belt and the proposal does not fall within the limited categories of development normally considered appropriate within the Green Belt as the cumulative impact of all later additions are considered disproportionate to the original dwelling house; and the proposal is not deemed to represent limited infill on previously developed land which would not have a greater impact on the openness of the Green Belt. In addition, the applicant has not demonstrated that very special circumstances apply, such that the normal presumption against development in the Green Belt should be overridden. The proposal is therefore contrary to the provisions of Policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP7 of the Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.
2. The development would result in further urbanisation of the rural area and encroachment into the farmstead which would be harmful to the historic character and significance of grade II listed Tanners Farm. The harm to the significance of the heritage asset is considered to outweigh the benefits to the public. The development is therefore contrary to Policies CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 27/20 - 3rd July 2020

App No.:	P20/05090/F	Applicant:	Mrs Prewett
Site:	18A Berenda Drive Longwell Green South Gloucestershire BS30 9YX	Date Reg:	8th April 2020
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Oldland Parish Council
Map Ref:	366743 171398	Ward:	Longwell Green
Application Category:	Householder	Target Date:	27th May 2020



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P20/05090/F

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

This planning application will be referred to the Circulated Schedule because the proposal has received 1No objection from Oldbury Parish Council which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side extension, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 18A Berenda Drive, is set within a good sized plot, is an existing two storey semi-detached property located within the established built up residential area of Longwell Green.
- 1.3 During this period of consideration for this application, revised drawings and information have been re-submitted accordingly to try to resolve the concerns. However, Oldland Parish Council restate their objection.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
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

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

PSP1	Local Distinctiveness
PSP8	Residential Development
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 SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant.

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No comments.

Oldland Parish Council

1 Letter of Objection – there is inadequate provision of off-street car parking on land owned by the applicant.

- 4.2 Other Consultees
Sustainable Transport – Transportation DC
No Objections.

Other Representations

- 4.3 Local Residents
No Comments received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.

- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

- 5.3 The proposal is for planning permission to the existing dwelling to erect a two storey side extension. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.

5.4 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.

- 5.5 The two storey side element, will have an overall width of just under 2.5 metres, and be to a depth of just under 5.2 metres with a single window to the front elevation on the ground floor and a further single window to the rear elevation on the first floor. It will have a pitched gable end roof, and it will be set down from the existing ridge by just under 1 metres, and extend to just under 5 metres in height to the eaves.
- 5.6 Although the proposed two storey side extension will be integrated into the existing envelope of the host dwelling, there may be some impact on the street scene and character of the area. However, the extension has been carefully proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling.
- 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.
- 5.8 The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. The two storey side extension will not project to the rear any further than the existing elements of the immediate neighbouring properties, however given the scale and potential dominance of the proposal, the two storey side extension may create an overbearing feeling to the existing adjacent built form.
- 5.9 In terms of overlooking, there are no proposed additional windows in the sides of the first floor extension, only to the proposed bedroom on the first floor, to both the front and rear elevation. Given position of the extension, its scale and the orientation, officers are satisfied that the impact will be minimal. Accordingly, officers are satisfied that the proposal would not result in a significant overbearing impact to the occupants of the neighbouring property.
- 5.10 As the site is located in a built up residential area, and given the proposed size, scale and location of the extension, it has been concluded that the impact on the neighbouring residential amenity would be limited and therefore it should not result in an unacceptable impact.
- 5.11 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal does mean that 3No parking spaces will be required to comply with South Gloucestershire parking standards. The Parish

Council have objected on the grounds of inadequate off-street provision for off-street car parking.

5.12 As part of this assessment, this objection was passed to the agent/applicant, and an alternative solution sought. Although there are now no transport objections as the parking standards have now been demonstrated, the Parish Council restates its original objection as their view is that there is still inadequate provision of off-street car parking on land owned by the applicant.

5.13 Private Amenity Space

The dwelling benefits from a good amount of existing private amenity space to both the front and rear of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. The proposed extensions will create a total of 4No bedrooms and as such, should have at least 70m² of private amenity space. The existing dwelling has 3No bedrooms, and as such should have at least 60m² of private amenity space.

5.14 The proposal demonstrates that these standards are to be maintained, and as the dwelling still benefits from an existing large amount of private amenity space to the front and rear, the existing garden should still benefit from private amenity space of sufficient size and shape, to meet the needs of the occupants and any future occupants.

5.15 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED**.

Contact Officer: Helen Turner
Tel. No. 01454 864148

CONDITIONS

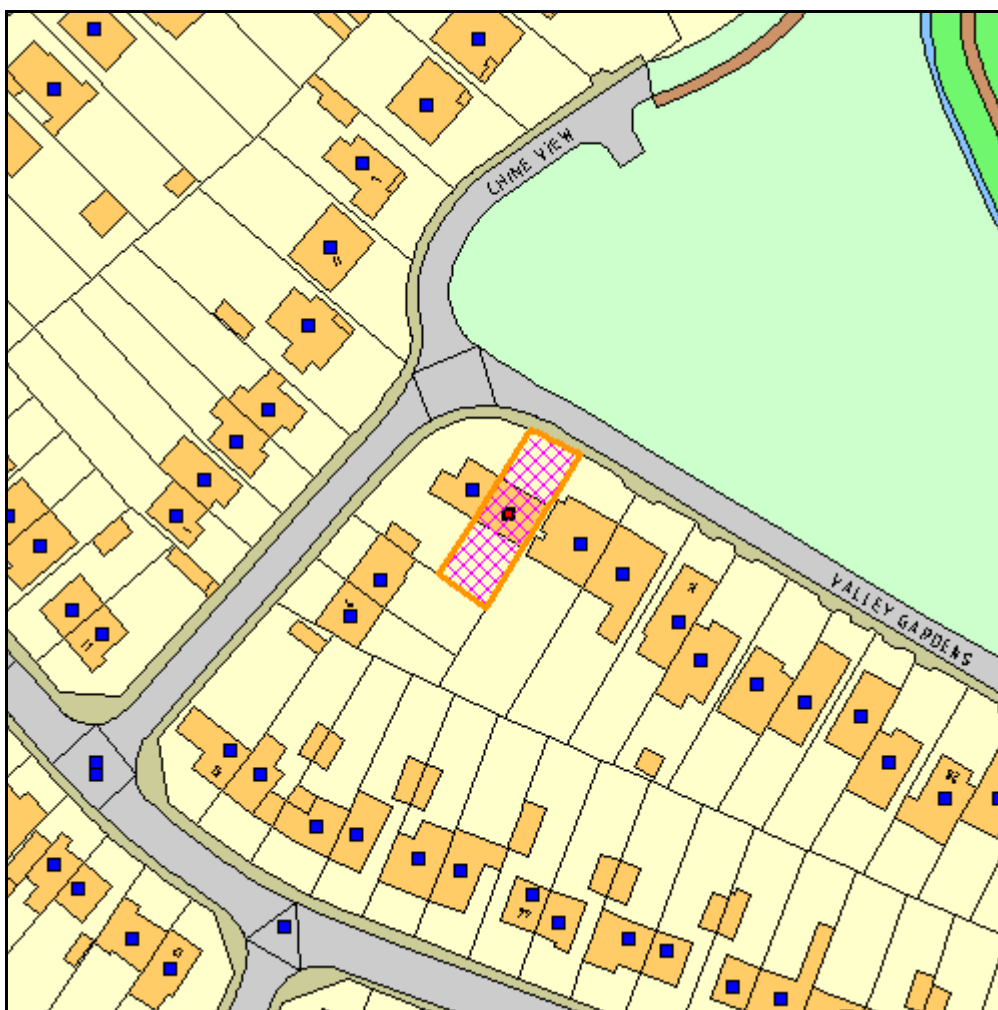
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO. 27/20 - 3rd July 2020

App No.:	P20/06223/F	Applicant:	Mr And Mrs Ogborn
Site:	8 Valley Gardens Downend South Gloucestershire BS16 6SF	Date Reg:	8th April 2020
Proposal:	Erection of two storey side and single storey front extension to form additional living accommodation	Parish:	Emersons Green Town Council
Map Ref:	365689 177733	Ward:	Emersons Green
Application Category:	Householder	Target Date:	3rd June 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.

INTRODUCTION

This application appears on the Circulated Schedule, as a result of comments received, from the Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks consent for the erection of two storey side and single storey front extension to form additional living accommodation.
- 1.2 The property is a semi-detached dwelling, located on Valley Gardens, a residential road within the settlement area of Downend.

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
CS5 Location of Development

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

PSP8 Residential Amenity
PSP16 Parking Standards

- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist SPD August 2007
South Gloucestershire Residential Parking Standards (Approved December 2013).

3. RELEVANT PLANNING HISTORY

- 3.1 None relevant

4. CONSULTATION RESPONSES

- 4.1 Emersons Green Town Council
No Objection, in principle, however, Members have concerns regarding the loss of light and privacy to the immediate neighbour. Members ask that no works are commenced until the current Covid-19 restrictions are lifted, allowing the neighbour safe access to their side entrance.

Sustainable Transportation

The proposed development will remove parking from the existing garage to facilitate the erection of a two storey side extension. The proposed development will also increase the bedrooms on the first floor to four. When assessed against South Gloucestershire Council's residential parking standards a minimum of two parking spaces are required to be provided within the site boundary.

Other Representations

4.3 Local Residents

One letter of objection has been received, raising the following points:

The neighbouring property is considerably lower than the application site. The adjacent dwelling has four frosted windows and a door facing the application site, the development will affect these.

The extension to the front will cover the window to the hall/music room.

The extension would make this room considerably darker.

There are concerns about distancing under the current Covid 19 situation as access is required to enter the house at this side.

There are concerns over the impact the development and the impact upon the boundary wall and foundations.

The front will need to be levelled and the front extension will be considerably higher, impacting upon light into the hall.

Light to the bedrooms could also be affected if the front extension comes out further than the neighbouring property.

The current views of the valley from the garden will be lost.

There is concern over drainage impact as the properties are at different levels.

There are no semi-detached dormer bungalows with this development and a precedent would be set.

The proposals are overdevelopment.

5. PRINCIPLE OF DEVELOPMENT

5.1 Extensions to dwellings within residential curtilages are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation. The main issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings.

5.2 Residential Amenity.

The comments above are noted. The application property is set higher than the bungalow to the east elevation. The existing side wall of the garage currently goes virtually up to the shared boundary with this property. The application property is a chalet style bungalow design and in this respect the eaves are relatively low, and this will be emulated in the extension. The two storey side element of the proposals would essentially be built within the existing front and rear building lines of the dwelling and add a storey over the existing garage.

There are side windows in the adjacent property, these look directly at the side of the existing garage. No side windows are proposed in the extension. The location and position of the side wall and its proximity to the neighbouring property would remain the same. In this respect it is not considered that the proposals would be unreasonable or construed as having a material or significant additional impact. The front element of the proposals would extend the existing building line by 1.3 metres at single storey level. This would not add significantly to the bulk of the house and would not be considered to give rise to any material impacts upon the surrounding area. Given the above considerations therefore the nature, scale, location and design of the proposals, and the relationship and orientation with neighbouring properties, the proposals are not considered to give rise to material or significant additional overlooking or overbearing amenity impact such as to warrant objection and sustain a refusal of the proposals on this basis. The issue of access to and from the property/construction area, particularly during the Covid 19 distancing requirements, would be a civil matter for individuals to observe in accordance with current Government advice and guidelines. The granting of planning permission would not grant rights to use, carry out works on or enter land not within the applicant's control. Any subsequent construction works, including foundations and drainage, would need to be in accordance with approved Building Regulations.

5.3 Design

The proposals follow the existing roofline. A reduction/set back in height is likely to impact the design of the dormers which currently mirror that of the existing and attached dwelling, and potentially unbalance the pair of semi-detached dwellings. It is not considered that the proposals as submitted would unbalance the streetscene. The proposals would therefore integrate adequately within the existing dwelling. The proposals are considered acceptable in design terms and are an acceptable addition to the existing dwelling and the plot. Materials used would match those of the existing dwelling. Sufficient private amenity space would also remain within the site.

5.4 Sustainable Transportation

Sufficient space, as illustrated in the plans submitted, exists to provide off-street parking, in accordance with the Council's adopted requirements.

5.5 Equalities

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

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 That planning permission is granted subject to the conditions recommended.

Contact Officer: Simon Ford
Tel. No. 01454 863714

CONDITIONS

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

Reason

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

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

Reason

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

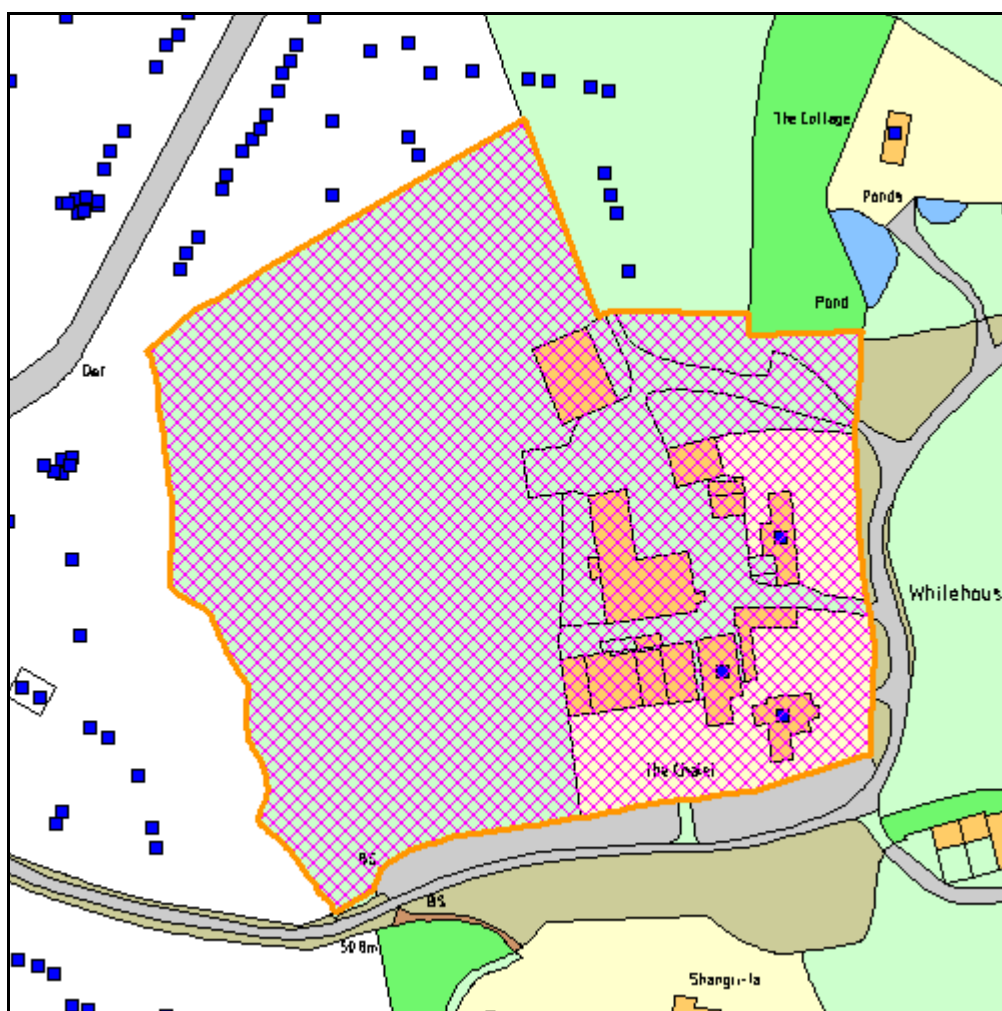
3. No windows shall be inserted at any time in the east elevation of the property.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policies CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted December 2013) Policy PSP8 of the South Gloucestershire Local Plan - Policies Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 27/20 - 3rd July 2020

App No.:	PK18/3977/F	Applicant:	Taylor Wimpey UK And Persimmon Homes, Mr Stuart Hussey a...
Site:	Land At White House Farm Howsmoor Lane Emersons Green Bristol South Gloucestershire BS16 7AH	Date Reg:	24th September 2018
Proposal:	Demolition of seven buildings (Buildings 2, 3, 4, 5, 6 7 and 8) on drawing no P:16- 0300_3 to facilitate the erection of 86 no. dwellings, car parking including garages, bin and cycle stores, landscaping, internal access roads and associated infrastructure and engineering works.	Parish:	Emersons Green Town Council
Map Ref:	367750 177936	Ward:	Emersons Green
Application Category:	Major	Target Date:	24th December 2018



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PK18/3977/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 application has been reported to the Circulated Schedule, due to an objection from Emersons Green Town Council and the number of objections from members of the public, which is contrary to the Officer recommendation.

1. THE PROPOSAL

- 1.1 This is a full application for the erection of 86 dwellings with associated infrastructure and landscaping. The application proposes the demolition of seven buildings on site to facilitate the development. The application has been amended since submission to reduce the number of dwellings proposed and revise the layout.
- 1.2 The site forms part of the allocation for Emersons Green East though it is outside of the outline permission (PK04/1965/O) for the wider Lyde Green development. Whitehouse Farmhouse is a grade II listed building. The farmhouse will not be demolished as part of the application. There is an existing dwelling on the site, which will be demolished, as well as a cattery/kennels business. The remaining buildings are a collection of ancillary workshop/agricultural buildings that are in varying states of disrepair. Two of these buildings are considered to be curtilage listed and it is proposed to demolish them. The site is bounded by Howsmoor Lane to the south east. Parcel 16 of the Emersons Green East development is to the north. The western boundary is marked by a stream, which is acknowledged in the LEMP for the outline as an important ecological corridor.
- 1.3 The application proposes 86 dwellings, which would be a mix of houses and flats. 56 of the dwellings would be market units, with the remaining 30 being affordable units. These are split as 22 social rent and 8 shared ownership. This represents 35% of the dwellings. The application proposes allotments to the south east of the site and a LEAP adjacent to the stream that is to the east of the site.
- 1.4 The site would be accessed via the roads constructed as part of Parcel 16 (refs. PK17/2795/RM and P19/8823/RM). Access to Whitehouse Farm would be retained from Howsmoor Lane. There would be pedestrian access from Howsmoor Lane to the south of the site. There would be no vehicular access to the new development from Howsmoor Lane.
- 1.5 The proposed apartments would be three storey with a maximum height of approx. 13m. They would be a mix of one and two bed apartments. The design has been amended since submission to include balconies for the apartments. There would be two apartment blocks, one for market housing and one for affordable units. There would be some amenity space to the rear of the affordable apartment block though this would not be private.

- 1.6 The dwelling houses would be two storey across the site and be a mix of detached, semi-detached and terrace properties. The ridge height varies across the site, with a maximum ridge height of 10.2m. The majority of the houses would have a ridge height of approx. 8m. The materials proposed are a mix of red brick, render and recon stone with recon slate, double roman and concrete roof tiles.

2. **POLICY CONTEXT**

2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990
National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS23 Community Infrastructure and Cultural Activity
CS29 Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2013

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
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
PSP42 Self build and custom housing
PSP43 Private Amenity Space Standards
PSP47 Site Allocations and Safeguarding

2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)
The South Gloucestershire Residential Parking Standards SPD (adopted)
Waste Collection: Guidance for New Developers SPD (adopted)

3. RELEVANT PLANNING HISTORY

Whitehouse Farm

- 3.1 PK18/019/SCR – Demolition of existing buildings, with the exception of Whitehouse Farmhouse Grade II Listed Building which will be retained and remain unaltered. Erection of 100 residential dwellings with car parking including garages, landscaping, internal access roads and associated infrastructure. – EIA not required
- 3.2 P19/0987/LB – Demolition of 2 no. curtilage listed buildings – Consent granted 2nd April 2019

Emersons Green East

- 3.3 PK04/1965/O - -Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1, A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. – Permitted 15th June 2012
- 3.4 PK06/2400/O - Urban extension on 102 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1, A2, A3, A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (Class D1) and health centre. Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. – Refused 31st July 2008
- 3.5 PK14/2705/RVC - Variation of Condition 17 attached to approved application PK04/1965/O to increase the volume of Class B employment floorspace occupied prior to the construction of a 'tiger-tail' diverge at Junction 1 of the M32, from 3,000sqm to 15,000sqm. – Permitted 23rd October 2014
- 3.6 PK15/4232/RVC - Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m² of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary

- school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application. – Permitted 9th May 2016
- 3.7 PK16/4835/NMA - Non material amendment to PK04/1965/O to amend the approved drainage strategy with the addition of an overflow channel running parallel to the Folly Brook Tributary – No objection 9th November 2016
- 3.8 P19/09100/RVC - Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m2 of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m2 of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. Further (third) variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application. – Permitted 16th October 2019

Parcel 16 (adjacent parcel to the north)

- 3.9 PK16/4926/RM - Construction of road 5 and adjoining roads, including carriageway and footway. Construction of Pond C4 and reprofiling of Lyde Green Watercourse. Approval of reserved matters - appearance, landscaping, layout and scale; to be read in conjunction with outline planning permission PK15/4232/RVC, formerly PK04/1965/O). – Approved 19th January 2017
- 3.10 PK17/2795/RM - Erection of 56no. dwellings including garages, parking, landscaping and associated works. (Approval of Reserved Matters - appearance, landscaping, layout and scale; to be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O). – Approved 21st December 2017
- 3.11 P19/7933/RVC - Construction of road 5 and adjoining roads, including carriageway and footway. Construction of Pond C4 and reprofiling of Lyde Green Watercourse. Approval of reserved matters - appearance, landscaping, layout and scale; to be read in conjunction with outline planning permission PK15/4232/RVC, (formerly PK04/1965/O). Variation of Conditions 5 and 6. – Recommended for refusal
- 3.12 P19/8823/RM - Erection of 96no. dwellings, garages and associated infrastructure with appearance, landscaping, layout, scale and access to be

determined. (To be read in conjunction with Outline Planning Permission PK15/4232/RCV, formerly PK04/1965/O). – Pending consideration

4. **CONSULTATION RESPONSES**

4.1 Emersons Green Town Council

Object to the proposed development, raising the following points;

- Area is not included in the master plan
- Loss of open space
- Lack of current amenities and infrastructure for existing residents

The Town Council objected to the originally submitted proposal, raising the following additional points;

- Demolition of two listed buildings (*Officer note: The buildings are curtilage listed to the main farmhouse*)
- Note the Conservation Officer's recommendation and the large number of residents' comments about the lack of amenities for existing residents within the area.

4.2 Other External Consultees

The Coal Authority – Site does not fall within a defined Development High Risk Area and standing advice should be included in the decision if permission is granted.

Historic England – Application falls outside the statutory requirements to notify Historic England.

Avon and Somerset Police - Comment that the application is not acceptable in its current form, raising the following points;

- DAS does not contain any information to demonstrate that the application has sufficiently considered the ASB, crime and safety implications of the design.
- Planning Statement fails to make reference to NPPF paragraphs 91 r 127
- Plots 35, 47, 56, 60, 76 and 81 have identified parking areas in front of garages, whilst accepting the vehicles should be parked in the garage, reality seems to indicate they will be parked in front. This would leave the area vulnerable to crime.
- Additional lighting or overlooking habitable windows would be an advantage
- Cycle storage and sheds should be secure and robust with a Sold Secure Silver Standard or LPS 1175 Issue 7.2 (2014) SR1.
- Rear of plots 65-69 are a complex of rear alleyways serving a number of properties with no gating.
- Preferable that footpaths are not to the back of properties. If they are, they must be gated.
- Plots 70-75 have a bin/cycle store within the rear of the block, which is behind the garage for plot 78. This has poor surveillance.
- Communal bike stores should be within 50m of the primary entrance of a block of flats and located in view of any active rooms.
- Proposal does not meet the safety and security requirements of the NPPF or the Core Strategy.

(Officer note: These comments were received in April 2019. The scheme has been revised since then and Avon and Somerset Police were reconsulted in

20th January 2020. No further comments from them have been received on the scheme that is currently being considered)

4.3 Internal Consultees

Conservation Officer – Offers the following comments;

- Proposed layout in terms of plots 52 to 55 has not changed
- Whilst the mitigation is noted, in views from the east, there will be co-visibility between the new development and the listed farmhouse as well as direct views from the north and west.
- Whilst eastern views would be filtered, the presence of built form in such close proximity would remain detectable
- Disparity between the plans regarding the proposed orchard
- The orchard would help soften and screen views of the buildings in views from the north and west
- These plots, by reason of their scale and siting, would be harmful to the setting and significance of the listed building.
- This harm would increase if the orchard is omitted (*Officer note: The applicant has confirm that this is a drafting error and the plans have been amended to include the orchard*)
- The application would result in an enhancement to the main house, therefore the application is at the lower end of the spectrum of less than substantial harm
- There is potential to offset the harm caused to the setting of the farmhouse by providing a degree of enhancement to the main house by securing its condition
- No reference to this in the submitted documentation (*Officer note: This has been agreed by the applicant*)
- Need to ensure that the farmhouse is structurally sound and weather tight
- Scheme of refurbishment is required as a single dwelling is viable to provide a sustainable future rather than end up in an “enabling development” situation when its immediate setting has been used to provide 80+ dwellings
- The condition may be considered poor, this is solely from an external inspection as the full condition has never been surveyed or confirmed.
- Request this as an obligation, as a condition may be difficult to enforce if the ownership becomes separated
- Proposed planning layout still shows a modern style 3 bay garage.
- Whilst it will be natural stone, there is an opportunity for this to be a more interesting and appropriately detailed building.
- The proposed scheme would be harmful to the setting and significance of the listed building
- Fail to meet the requirements of paragraphs 193 and 200 of the NPPF
- Degree of harm has lessened from the scheme as originally submitted
- Harm would be at the lower end of the spectrum of less than substantial harm
- Application needs to be considered to in the context of paragraph 196 of the NPPF
- If there are no public benefits considered to outweigh the considerable importance and weight that is attached to the preservation and setting of the listed building, then refusal of the application is recommended

- If, during the weighing up exercise, approval is recommended then conditions and an obligation are advised.
- Obligation to require a condition report on the listed farmhouse to identify any defects to the fabric. This would then inform a schedule of repair that would be implemented within an agreed period
- Conditions relating to boundary walls, landscaping and surface treatments

Sustainable Transport – Offers the following comments:

- Bin collection points in the private drives (plots 83-86 and 73-76) seem too small
- Walking distance from the further dwellings is in excess of 25m
- Auto tracking within the private drives would be useful (*Officer note: This has been submitted*)

Landscape Architect – Objects to the proposal, raising the following points;

- Revised scheme provides a ramped maintenance access to the play area at the northern end
- Creates more awkward areas around the head of the ramped path
- Issues with the ramp path arise because the ground level of the development has increased from the original submission
- Original scheme showed a finished floor level of 50 aod whereas now the finished floor level for plot 22 is 51.6 aod
- This has created a significant levels difference between the site and the adjoining site
- The levels difference along the northern boundary would result in the loss of the boundary hedge
- Increase in levels means there is a levels difference between the house, roads and LEAP, requiring the ramped path.
- Recommend reducing the ground levels to allow retention of the hedgerow and reduce the visual impact of the development on the adjoining properties and from the footpath cycleway
- Recommend removing units 5-8 to retain the boundary hedge and trees which contribute to the sites biodiversity and protect the amenity of the adjoining houses, which have small gardens and the hedge contributes to the outlook from the properties
- Recommend changing parking for plot 21 and position of plot 1, its boundary and shed to retain the existing hedge
- Impact of the drainage on the existing streamside vegetation is clearly shown on the drainage strategy plan
- Areas of vegetation previously identified for retention will be lost by the construction of the surface water tanking
- Western storage tank increased in width from 5m to 6.8m wide, so the requirement to remove much more of the streamside vegetation for its construction
- Cross sections do not show the worst case scenario
- No clear rationale to the purpose of the 1m level area within the proposed slopes as it does not appear to relate directly to the location of the storage tanks or the maintenance function
- Recommend the ground levels are reduced to those originally proposed allowing the embankment slope between the road and the stream corridor to be eliminated
- Tanking appears to be at a height that additional cover is not required

- Recommend the development is reduced to allow space to accommodate the surface water tanking without damage to existing vegetation and the stream corridor
- Recommend the development footprint is reduced to allow the play area to be accommodated away from the stream line/ecological corridor
- Building line set back from the vegetation of Howsmoor Lane and some set back from the edge of the common on the east with further surface tanks and allotments proposed within the former garden of the bungalow.
- This would be largely screened from view from the common by the existing boundary hedge
- In views from the common, the new buildings would be visible, intruding into the view behind the farmhouse
- Sections do not show the three storey element of the development or the rise in ground levels
- There would be a solid backdrop of development behind and above the level of the farmhouse with a mix of building and roofing materials visible
- This will impact the views of the farmhouse available from the east across the common
- Single potential view along the street is dominated by the 3 storey block and interrupted by significant quantities of frontage parking.
- This will result in loss of views to the farm from the west.
- Recommend the removal of apartment blocks from the view to the farmhouse and setting back the building line to create an attractive view to the farmhouse
- Cypress hedge to the north of the farmhouse is shown as retained.
- There is the removal of a tree, which is a significant feature and a screen to the adjoining plot to accommodate the row of houses facing south towards the farm
- Removal of this vegetation, along with the boundary hedge to the north will have the effect of significantly opening up views to the new development
- Recommend units 54 and 55 are omitted and the existing vegetation is retained
- Location would be suitable for a small pond to increase biodiversity
- Unacceptably poor quality rear garden fences are proposed for a number of open market plots
- Screen wall are required to the sides of plots 4 and 9 and the apartment parking courts to ensure the long term quality of the scheme
- Overuse of tarmac for roads, paths and driveways will lead to a poor quality street scene
- Frontage planting is not extended sufficiently to break up the impact of frontage car parking or discourage parking on small grass verges
- Large scale street trees are required
- Native planting has been added

Lead Local Flood Authority – No objection, subject to conditions

Environmental Policy – Offer the following comments

- Indicative construction specification suggests the U values for key elements will exceed the values in Part L
- Air tightness standard would be significantly better than the limiting value set out in the Building Regs
- Recommend a condition to ensure the air tightness standards are achieved in practice

- Recommend a condition to require revised calculations for improvements over the Building Regs through fabric efficiency measures and to ensure the baseline for calculating the PSP6 20% emissions reduction is accurate.
- Welcomed that the applicant will install 20% solar PV to offset 20% of the total site carbon dioxide emissions
- Recommend that amount of solar PV is recalculated prior to commencement of development to be based on the actual systems installed and allow for orientation, tilt and shading
- No consideration of renewable heat sources, which is disappointing

Self Build Officer – Comment that the Council has committed to encourage developers to provide serviced custom build plots on residential developments over 10 units

Commons Stewardship Officer – No objection in principal to the proposal, offering the following comments;

- Insufficient information has been submitted to enable determine whether the boundary and access infrastructure against the common land are satisfactory
- Site is adjacent to registered common G/CL127 Lyde Green Common, which is privately owned and protected by a Scheme of Management and byelaws held by South Glos Council
- Responsibility for maintaining livestock proof fences against the common is on adjacent land owners, not the owner/manager of the common
- Plans do not clearly show if suitable livestock fencing is being installed
- Common was grazed until recently and there is some interest in putting out livestock again
- No details of how additional accesses from Howsmoor Lane will be stopped up and whether it will meet UK guidelines and be suitable for livestock
- Are steps being taken to make the entrance of Howsmoor Lane, where it enters the common over a bridge, livestock proof? It has historically been a cattle grid though any access infrastructure should be in consultation with the PROW team as it crosses PROW LPU/3/40
- Clarity needed on surfacing connecting the development to the existing PROW route. A sealed surface would require permission under s38 of the Commons Act 2006
- Various comments relating to the wider Masterplan that fall outside the parameters of this application
(Officer note: These comments were received on the originally submitted scheme and no additional comments have been received through the reconsultation process)

Environmental Protection – No objection, subject to note regarding noise and construction sites

Contaminated Land – No objection, subject to conditions

Public Art – No objection, subject to condition

Highway Structures - Offers the following comments;

- 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

- 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

Housing Enabling – No objection, offering the following comments;

- 35% affordable housing required, which is being offered
- 73% of these should be social rent with the remaining 27% being shared ownership
- Affordable housing should be visually indistinguishable from the market units and comply with Part M4(2) of the Building Regs, which will be the subject of a planning condition
- Applicant is proposing a block of 9 flats with 2 having their own entrance. This would result in 7 sharing an entrance, which exceeds the requirement of 6.
- On balance, this is not considered to have such a harmful impact on the ground floor to warrant an objection
- Clustering of the houses is considered to be acceptable
- Previous concerns have been raised in relation to the garden sizes (*Officer note: The scheme has been amended so the affordable houses have policy compliant garden sizes*)
- Application proposes 2 wheelchair units, which is the required amount
- Condition will be used to ensure that Building Regs M4(3) standards will be achieved on these units
- Affordable housing will be built out in line with triggers set out in the s106

Waste Management – No comments

Public Rights of Way – Offers the following comments;

- Active travel route must be suitable for all users with the least restrictive gap
- Any path furniture should be inline with BS5709:2018
- How will the link be completed as the portion within the development is shown as bitmac
- Request a contribution towards the completion of the link to join with Howsmoor Lane

Public Open Space – Offers the following comments:

- Requirements for POS will form part of Heads of Terms
- Applicant has confirmed that maintenance of the watercourse and vegetation can be achieved
- Management and maintenance scheme would be required as part of a s106
- Applicant has confirmed there is a negligible risk of flooding to the LEAP
- Grass surfacing for the LEAP is acceptable
- Native species being proposed adjacent to the watercourse
- Ambiguity over the tree retention
- Private management is proposed for the future maintenance of the POS, through a private management company and Leep Utilities, which will be finalised through the s106
- Condition required showing the detail of the allotment area
- Trees have been moved further from the allotments, which is welcomed

- Contributions will be required for the provision and maintenance of open space in accordance with policy CS24

Archaeology – No objection, subject to condition

Other Representations

4.4 Local Residents

23 letters of objection received, from 22 interested parties, raising the following points;

- Destroy the natural view of the green land/trees
- Adverse impact on property value (*Officer note: This is not a material planning consideration*)
- Access to and from the proposal is restricted with parking being over subscribed
- Lack of green space across Lyde Green
- Development would destroy one of the remaining green spaces and natural habitats for local wildlife
- No thought to amenities or local services
- What about secondary schools and second primary school as well as the GP surgery?
- Area cannot sustain more dwellings
- What about a youth centre or something to serve the community?
- Lack of local shops and facilities
- Overdevelopment
- Lack of notification of the proposed development (*Officer note: The application was advertised in accordance with the Council's statutory obligations*)
- Told that this land wasn't part of the plan and couldn't be built on when buying the house (*Officer note: This is not a material planning consideration*)
- Too many houses being built on Lyde Green
- Original outline was a balance of dwellings and green areas
- No EIA Screening has been performed (*Officer note: EIA Screening has been undertaken and concluded that the development did not constitute EIA development*)
- Land is vital to allow a nice flow of green spaces as 2 SNCIs are within 250m of the site
- Adverse impact on wildlife
- Proposal goes against the nature of a Nature Corridor for the wildlife
- Encroaches on a grade B Ash tree
- Proposed demolition of historic buildings (*Officer note: This was considered under listed building application ref: P19/0987/LB*)
- Adverse impact on the setting of the listed Whitehouse Farm
- Attempt to retain the character of the area has not been proved and seems a clumsy attempt from the developers to seek approval
- Proposal does not result in public benefits that outweigh the harm to the listed building
- There is no mitigation to the harm caused
- The heritage asset will not be recorded to professionally accepted standards

- Concerned developer will seek to elevate the land, dump materials and damage the environment
- No mention of flooding in Howsmoor Lane
- No commitment to additional drainage or storm water temporary storage
- Loss of a view (*Officer note: This is not a material planning consideration*)
- The construction of the site has an adverse impact on adjacent neighbours
- Nearest health centre is oversubscribed and further than 800m away
- Proposed apartment blocks are totally out of character
- Howsmoor Lane should not be used by residents as it would cause a highway safety issue
- Overshadowing from apartment blocks to Marigold Close
- Increase in anti-social behaviour
- Lack of parking
- DPD drivers are uncourteous and do not use the correct route (*Officer note: This is not connected to this planning application*)
- Increase in traffic and Lorries.
- Roads are too narrow for lorries to use
- Additional warehouses being built which will increase traffic and have a detrimental impact on residents (*Officer note: These warehouses do not form part of this application*)
- Told the land was green belt (*Officer note: The land is not designated as green belt*)
- Don't want to be overlooked by the social housing flats
- Application states that adjacent public space provision is allow them to provide less than required (*Officer note: These comments were received prior to the amended plans being received*)
- Application should be considered in its own right and not rely on the surrounding development to mitigate impacts
- Existing masterplan has not yet been completed
- Would like to see better footpath provision
- No additional community infrastructure is provided as part of this application
- Out of character with the existing area

1 letter of comment received, raising the following points;

- No longer possible to farm the land and store hay
- Qualified support of the application, subject to caveats
- Application should be considered by a full planning meeting (*Officer note: The application is being considered in accordance with the Council's adopted Scheme of Delegation*)
- Needs to be considered in the context of the wider Lyde Green development
- Lack of medical provision
- No new developments should be allowed until adequate drainage has been implemented
- Was not informed of the application (*Officer note: The application was advertised in accordance with the Council's statutory obligations*)
- Only one site notice was erected (*Officer note: Site notices were erected on the footpath on Howsmoor Lane, the entrance to Whitehouse Farm and on Willowherb Road*)

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site was allocated in the South Glos Local Plan (2006) under Policy M2 for a mixed use development, including housing. This allocation has been saved as site 31 under Core Strategy Policy CS47. The principle of the development is therefore considered to be acceptable, subject to other material considerations.

5.2 Impact on the listed building

Whitehouse Farm is a Grade II listed building and the Council has a statutory duty under s66 of the Act to have special regard to preserving the setting of the building when considering planning applications that would affect its setting. The existing setting of the farmhouse is of the former farmyard, which is primarily an area of hard standing with a collection of various structures and a kennels. Collectively, these structures detract from the setting of the listed building, though it should be noted that they are generally low level and as such, do not appear prominently in the setting. The setting has been further compromised by the wider Lyde Green new neighbourhood, which is on a higher ground level and provides an imposing backdrop to the setting of the farmhouse. It is acknowledged that the field between the farmhouse and the existing development provides a visual and physical buffer.

5.3 The application seeks the demolition of several outbuildings, the kennels and the adjacent neighbouring property, known as The Chalet. Two of the outbuildings are considered to be curtilage listed and listed building consent has been given for their removal. There is no objection to the removal of the other buildings as they do not make a positive contribution to the setting of the listed building.

5.4 Whitehouse Farm is a good example of a Cotswold vernacular farmhouse and its architectural and aesthetic appearance greatly contributes to its significance. The principal elevation faces towards Howsmoor Lane and its presence serves as a reminder of the historic functional relationship and the former rural use of the landscape, which has been significantly altered following the development of Lyde Green. The submitted Heritage Statement notes that this orientation was so the building would be as visually prominent in the landscape. This prominence has been eroded by the motorway and the adjacent development. In view of this, it is considered that the significance of the building is derived from its architectural and aesthetic appearance and its construction. The open space behind, whilst this has been compromised, also adds to the significance as the land was historically part of the farmland associated with the farm. The removal of this land and its replacement with residential development would erode this significance.

5.5 The proposed development would have four dwelling to the north of the farmhouse, plots 52 to 55. These dwellings would therefore be visible in the views of the farmhouse from the east. Whilst it is noted that there is an existing level of intervisibility between the farmhouse and the new development, these dwellings would bring the modern development in close proximity to the farmhouse. This would result in a degree of harm to the significance of the

- listed farmhouse. Since the submission of this application, these dwellings have been moved away from the hedgerow to allow its retention. The application now proposes the planting of an orchard between the farmhouse and these dwellings, which would provide some screening and softening of the views of the proposed dwellings in the wider landscape.
- 5.6 The existing farmhouse appears to be in poor condition, though this has never been surveyed or confirmed. Officers have discussed with the applicants the potential to provide a degree of enhancement to the condition of the listed farmhouse to ensure its long term future and that its condition does not deteriorate further. It is therefore proposed to secure an obligation within a s106 agreement for a condition survey of the farmhouse to inform a repair scheme within an agreed implementation period. This would ensure that the building is weathertight and structurally sound. Such an obligation would offset some of the harm caused by the proposed development.
- 5.7 The application proposes a modern three bay garage associated with the farmhouse. The proposed design is not considered to be sympathetic to the setting of the listed building. It is considered that a more appropriately detailed building would better preserve the setting of the listed building. It is considered that the use of a condition requiring the submission of revised details of the proposed garage prior to its construction would overcome this issue.
- 5.8 The application proposes the rebuilding of a boundary wall to mark the revised curtilage of Whitehouse Farm. The existing boundary wall is a poorly constructed concrete breeze block wall. The application proposes its replacement with a rubble stone wall, which is considered to be more appropriate. A condition would be required for a sample panel for this wall to ensure that the materials and appearance would be appropriate for the setting of the listed building.
- 5.9 On the basis of the above, it is considered that there would be harm to the setting of the listed building. This harm is considered to be at the lower end of less than substantial. There is some mitigation provided through the securing the future of the farmhouse and screening to the new buildings. It is, however, considered that the proposed development would be contrary to paragraphs 193 and 200 of the NPPF.
- 5.10 The application must therefore be considered in the context of NPPF paragraph 196, which states that *“where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weight against the public benefits of the proposal.”* The application proposes the creation of 86 dwellings. This would be significant in terms of its contribution to the Council’s 5 Year Housing Land Supply, as well as the creation of new homes for the local population. Furthermore, the construction of new dwellings provides a benefit to the economy, both locally and wider, through the employment opportunities offered and the supply chain. The securing of the long term future of the farmhouse would also create a public benefit to enable some link to the areas rural past, whereas without such an obligation there is potential for the buildings condition to deteriorate to the point where it could not be restored. It is also acknowledged that the setting of the

listed building has previously been compromised through both the creation of the motorway and the wider Lyde Green development. When the harm caused is balanced against the public benefits as outlined, it is considered that the public benefits gained from the creation of the housing outweigh the less than substantial harm to the setting of the listed building and therefore the development would be in accordance with the provisions of the NPPF and the Development Plan.

5.11 Design, layout and appearance

The proposed layout is broadly similar to that of the wider Lyde Green development. The proposed development would use similar house types and materials to those approved elsewhere on Lyde Green. To ensure that the appearance of the proposed dwellings is appropriate, a condition will be used to require the submission of samples to allow Officers to ensure the proposed materials are acceptable.

5.12 The impact of the proposed dwellings on the setting of the listed building has been set out in the previous section. The proposed dwellings on plots 52 to 54 have a more traditional appearance, which is considered to be appropriate for their location adjacent to the listed building. A condition for a sample panel of the stone to be constructed to ensure that the finish is acceptable.

5.13 Overall, the layout, design and appearance of the proposed development is considered to be acceptable in the context of the wider Lyde Green development.

5.14 Impact on residential amenity

Existing occupiers

Concerns have been raised by existing residents in Marigold Close regarding the potential for overlooking and overshadowing from the proposed apartments. The fronts of the properties on Marigold Close face towards the site. There would be approx. 50m between the proposed apartments and the existing properties. The finished floor levels of the apartments would be approx. 2.3m higher than the natural ground level of Marigold Close at the largest difference. The proposed apartments would have a maximum height of approx. 13m. Due to the distance between the proposed apartments and the existing residents, it is not considered that this would result in a significant adverse impact on their residential amenity.

5.15 The properties to the north of the site (parcel 16a) have been recently completed and are in the process of being occupied. At the time these properties were approved and being sold, the development that is the subject of this application had not been submitted. The application has been amended since submission to improve the relationship between plot 22 and the adjacent dwellings on parcel 16a. The distance between the rear of the completed property and the side elevation of the proposed dwelling on plot 22 is approx. 14m. The proposed dwelling would have a hipped roof so the roof would slope away from the existing dwelling, which would result in the potential impact being decreased. There would be no habitable windows in the side elevation of the proposed dwelling and as such, there would be no overlooking. Whilst it is acknowledged that there may be some impact in terms of overshadowing of the

- rear garden of the adjacent properties, it is not considered that this would represent a significant adverse impact on their residential amenity to sustain a refusal.
- 5.16 There would not be any significant adverse impacts on the residential amenity of adjacent occupiers on Parcel 16a, due to the relationship between the properties and the proposed dwellings. There would not be any adverse impacts on the residential amenity of occupiers of Whitehouse Farm as a result of this proposal. In view of the above, it is not considered that there would be any significant adverse impacts of the residential amenity of existing occupiers as a result of this proposal.
- 5.17 *Future occupiers*
Policy PSP43 sets out the minimum provision for private amenity space required for new dwellings across the district. The application has been amended since submission so that the majority of the market dwellings and all the affordable dwellings meet the standards for garden sizes and balconies. The policy also sets out that 2 bedroom flats should have some shared communal space. There is communal space adjacent to the apartments, though this would not be private. This is a similar situation to the wider Lyde Green site. If this area was enclosed to provide private amenity space, it would result in a greater sense of enclosure to the parking area and reduce the amount of natural surveillance available to this area. In view of this, the levels of amenity space available is considered to be acceptable and in accordance with the requirements of Policy PSP43.
- 5.18 The back to back distances of the proposed dwellings would be in excess of 20m across the site and it would be unlikely that there would be overlooking or overshadowing between the proposed dwellings. Due to the relationships set out in the previous section, it is not considered that there would be any adverse impacts on the residential amenity of future occupiers from existing, adjacent occupiers. It is therefore considered that there would not be an adverse impact on the residential amenity of future occupiers of the proposed development.
- 5.19 Landscape
The application is accompanied by a landscaping scheme. It proposes the removal of the hedge along the northern boundary. This hedgerow has suffered previous encroachment from the development on Parcel 16a to the north (ref: PK17/2795/RM), which is likely to have harmed its health and amenity. It is noted in the Officer report for that application that the LEMP approved under condition 32 of the original outline shows this hedge as being removed. It is not shown as retained on the landscape framework that is approved as part of the outline. In view of this, whilst it is unfortunate the hedgerow is not being retained, it is not considered that this would warrant a reason for refusal.
- 5.19 Concerns have been raised regarding the impact of the development on vegetation along the stream. The application proposes some additional planting along the stream corridor to replace that removed to facilitate the drainage. The proposed mix is not considered to be appropriate for this location and as such, a condition will be used to require a more appropriate

mix of planting. To facilitate the drainage for the development, the land here will be sloped to allow for the attenuation tank. This, combined with the change in levels across the site, will change the appearance and feel of the streamside corridor.

- 5.20 Units 54 and 55 have been moved further from the boundary hedge to allow for it to be properly maintained. It is noted that there would be the removal of vegetation to facilitate the siting of these plots and this would lead to an opening up of the views. The impact of this on the listed building and its setting has been set out in the relevant section of this report.
- 5.21 There are existing trees on the site that it is proposed to be retained. In order to protect these trees, a condition will be imposed requiring that appropriate tree protection is in place.
- 5.22 The application proposes new planting with street trees and an orchard between plots 52 to 55 and the listed farmhouse. These are detailed on the submitted landscaping plans and are considered to be acceptable. The Landscape Architect has commented that larger street trees would be better on the scheme. This is noted and larger trees would provide a greater benefit to the street scene and the setting of the development. It is not however considered that this would constitute a reason for refusal.
- 5.23 Overall, the loss of the hedgerow and the impact on the streamside vegetation would cause some harm to the landscape setting of the site and its surroundings. It is not considered that this harm would be significant to outweigh the benefits of the scheme as a whole.
- 5.24 Highway safety
The proposed development would be accessed from the existing development on parcel 16a, with a second access available should the development on parcel 16b be forthcoming. These access routes formed part of the masterplan for original outline and have also been assessed in detail through the reserved matters applications for the relevant parcels. It is therefore considered that there is a safe access to the proposed development.
- 5.25 The proposed development has been tracked and it is considered that the road layout would be sufficient for large vehicles and refuse vehicles to access and navigate the development safely.
- 5.26 The level of parking for the proposed development is in line with the Council's adopted standards and it would not, therefore, result in an increase in on street parking in the wider development thus there would not be an adverse impact on highway safety.
- 5.27 The Highways Officer has raised concerns that the bin collection points for plots 83 to 86 and 73 to 76 would be too small and appear to be in excess of 25m from the further dwellings, which would be beyond the Council's standards. Whilst this is not an ideal situation, it is not considered that this on its own would warrant a reason for refusal.

- 5.28 The site can be accessed via the Lyde Green development, through parcel 16a, which is currently occupied and Howsmoor Lane. Howsmoor Lane is a narrow lane, which is likely to be unsuitable for large amounts of construction traffic. It is therefore considered appropriate for a condition for a Construction Management Plan to ensure that the construction traffic does not cause a highway safety or a nuisance to nearby residential neighbours.
- 5.29 On the basis of the above, it is not considered that the proposed development would result in a severe adverse impact on highway safety.
- 5.30 Affordable housing
Policy CS18 requires developers to provide 35% of on-site affordable housing on sites of more than 10 dwellings. As the application proposes 86 dwellings, the affordable housing requirement for the scheme is 30. As the application was submitted before the most recent SHMA, the tenure split required is based on the previous SHMA, which requires 73% social rent (22 homes) and 27% shared ownership (8 homes). The house types proposed are broadly in line with the SHMA requirements and this is considered to be acceptable.
- 5.31 The Council's adopted SPD on affordable housing requires that the clustering of the affordable units to be no more than 6 dwellings or no more than 6 flats sharing a communal entrance. The application proposes one block of affordable apartments, which contains 9 units. 2 of these will have their own entrance, resulting a 7 using a shared entrance. Whilst this is higher than the requirement of 6, on the basis of the tenure requirements and the proposed ground floor layout that this would be harmful enough to warrant a reason for refusal. The layout of the affordable dwelling houses has been amended. The layout shows plots 58-60 and 61-66 could be read as one large cluster. The two blocks of houses are separated by a road, which does provide some physical separation between the units. It is therefore considered that the proposed clustering is considered to be acceptable.
- 5.32 The affordable units will be similar in appearance to the market dwellings and there will be conditions regarding the materials to ensure that the affordable units are constructed of the same quality of materials as the market units. As discussed in paragraph 5.17, the garden sizes for the affordable units are in compliance with the requirements of PSP43 and therefore are to at least the same standards as the market dwellings.
- 5.33 The affordable units are required to meet Part M of the Building Regulations, in terms of M4 (2) accessibility standards, and a condition will be imposed to ensure that this is the case. They would also be required to meet the standards set out in Secured by Design Silver, Part Q of the Building Regs and have compliance with the RP Design Brief. These requirements will form part of the obligations required in the s106.
- 5.34 8% of the affordable homes are required to meet M4 (3) of Part M of the Building Regs. This generates a requirement for 2 wheelchair homes on the site. The application proposes 1 two bed and 1 three bed wheelchair home, which is considered to be acceptable. The applicant has confirmed that a review of the wheelchair units to confirm they meet M4 (3) standards has been

- commissioned. A condition will be imposed to ensure that the required standards are met.
- 5.35 It is therefore considered that the proposed affordable housing is in accordance with the requirements of Policy CS18, subject to a s106 agreement requiring its provision and the conditions set out above.
- 5.36 Ecology
The application is accompanied by an Ecological Appraisal that includes an Extend Phase 1 survey. The report concludes that the site is improved grassland bounded with species poor hedgerows with small areas of species poor grassland. The report notes that there are bat roosts present in three of the buildings and potential for bat roosts in the trees. It recommends an Ecological Management Plan be conditioned to ensure that ecological features are maintained in the long term.
- 5.37 There are bat roosts in the two of the buildings that are being removed (the third building is the farmhouse itself). These are the adjacent dwelling called the Chalet and the cattery buildings. Planning permission would not be required to remove these buildings. The tree with potential for bat roosting is being retained through the development. Satisfactory mitigation can be achieved through bat boxes and these can be controlled through the EMP. The benefits from the delivery of the housing is considered to be in the overriding public interest.
- 5.38 There are some records of badger setts on adjacent land and as such, a pre-commencement badger check should be conducted to ensure that there are no badgers on the site following the granting of planning permission.
- 5.39 Due to the relationship with the adjacent SNCIs, it is not considered that there would be any adverse impacts on them as a result of this proposal.
- 5.40 It is therefore considered that, subject to conditions, there would be no adverse impacts on ecology from the proposed development.
- 5.41 Drainage and Flooding
The Flood Risk Assessment for the application has been updated several times, following discussions between the applicants and Officers. Officers are now satisfied that the drainage strategy is sufficient so that it would not result in an increased risk of flooding to either the site itself or adjacent land.
- 5.42 The drainage plans submitted state that this is not the detailed design. A condition will therefore be imposed to require the submission of the detailed design prior to the commencement of development to ensure that it will adequately function. As some of the proposed attenuation tanks will be in residential gardens, a condition will be required for the submission of management and maintenance details of the surface water drainage infrastructure. The existing Folly Brook Management and Maintenance Plan does not cover the bank within the site and cannot be submitted in its current form to cover this.

5.43 Climate Change

- The application is accompanied by an Energy Statement, which sets out how the proposed development will reduce its impact on the environment and climate change mitigation in accordance with the requirements of Policy PSP6. PSP6 requires all major developments on greenfield sites to reduce carbon dioxide emissions by at least 20% through the use of renewable energy or low carbon energy generation. As the site is formally agricultural use, it is not considered that it falls within the definition of previously developed land in the NPPF and therefore is considered to be a greenfield site.
- 5.44 The energy statement proposes an airtightness standard that is significantly better than the limiting value set out in the Building Regs (5.0m³/h.m² at 50Pa as opposed to 10m³/h.m² at 50Pa). If this improvement in airtightness is implemented, it should lead to a reduction in energy demand across the development. A condition will be imposed to require that the development is built in accordance with the energy statement to ensure that this improvement in airtightness is achieved.
- 5.45 The energy statement includes an indicative construction specification, which suggests that the U-values of the key building elements will all exceed the limiting fabric values set out in Part L of the Building Regs. It calculate that the proposed development would achieve a 5.98% improvements over Part L through fabric efficiency measures. This is based on indicative specification and a condition will be imposed requiring the actual specifications to be provided. This will ensure that the baseline for calculating the 20% emissions reduction requirement, required by PSP6, is accurate.
- 5.46 The energy statement states that the applicant will install solar PV to offset 20% of the total site carbon dioxide emissions. The capacity of the solar PV to be installed is based on the carbon emissions calculated using the indicative building specification set out above. As there will be a condition requiring the recalculation of the specifications, it follows that the amount of solar PV required to provide this offset could also change. It is therefore considered appropriate that a condition is imposed to recalculate the amount of solar PV required to ensure the PSP6 reductions are met in full. This calculation should be based on the actual systems to be used and the orientation, tilt and shading to provide the most accurate reflection of the offset provided by the solar PV.
- 5.47 It is noted that the applicant is proposing the use of gas boilers for heating and hot water. Whilst it is disappointing that there has been no consideration of the use of renewable heat sources, it is not considered that this would outweigh the other benefits set out in this section. The proposed development is therefore considered to comply with the requirements of Policies CS1 and PSP6.
- 5.48 Archaeology
- The application is accompanied by a Desk Based Archaeological Assessment (DBA). The Council's Archaeologist is generally satisfied with the submitted DBA. The DBA refers to Roman activity to the southwest comprising of a potential Roman settlement, though the excavation report shows a well-established and long-lived settlement.

5.49 The wider Lyde Green site was evaluated in 2012, though this site was excluded from the evaluation as it was outside of the scope of the outline permission. There was trial trenching to the north and the west (adjacent to the site) and this was negative. The excavated area to the southwest appeared to be fairly well defined and it does not appear that it extends into the site itself. As the site has not been archaeologically assessed in its own right, the potential for archaeological remains on the site cannot be ruled out. It is therefore considered appropriate to impose a condition for a programme of archaeological work, initially for trial trenching with the potential for additional fieldwork as mitigation if required.

5.50 Public Open Space

Policy CS24 sets out the requirements for new development in terms of public open space and recreation. There is an expectation that the full provision should be delivered onsite unless it is demonstrated that off-site provision of enhancement creates a more acceptable proposal. It should also be noted that overprovision of one category does not offset the requirements for other categories.

5.51 Based on the provision of 86 dwellings, it is calculated that this would result in an increase in population of 202.8 residents. This results in the following provision being required

Category of open space	Minimum requirements in CS24 (sq.m)	Amount provided on site (sq.m)	Shortfall in provision (sq.m)
Informal recreational open space	2244.6	2247	0
Natural and semi-natural open space	2893.5	2241	652.5
Outdoor sports facilities	3086.4	0	3086.4
Provision for children and young people	456	456	0
Allotments	385.8	385	0

This means that contributions would be required to offset the shortfall in natural and semi-natural open space and outdoor sports provision, which would require both a contribution for the provision and its maintenance. For informal recreational open space, this would be £9,542.62 for the provision and £15,830.17 for maintenance. For outdoor sports, this equates to a contribution of £161,986.62 for provision and £49,027.77 for maintenance. Obligations would be required through the s106 Agreement to ensure that the required POS is provided (as set out on drawing number POS plan PL08 rev C) and the required financial contributions and inspection fees.

5.52 The application proposes a LEAP adjacent to the stream corridor to the west of the site. There is vegetation between the watercourse and the play area and

- the applicant is confident that maintenance of both the vegetation and the watercourse is achievable. A Management and Maintenance Scheme will be required through the s106 and this can set out how this maintenance will be achieved. The applicant has submitted a comprehensive plan for the layout of the play area and this is considered to be acceptable.
- 5.53 The application proposed allotments adjacent to the boundary with Howsmoor Lane. Whilst they are considered to be an acceptable area, the submitted details state that they are subject to detailed design, which has not been seen by Officers. It is considered appropriate to impose a condition to require the submission of additional details to ensure that the allotments will be fit for purpose.
- 5.54 It is therefore considered that, subject to the conditions set out in this section and the obligations for financial contributions, provision of the POS and a Management and Maintenance Plan, that the level and types of POS proposed is acceptable and in accordance with the requirements of Policy CS24.
- 5.55 Other matters
Policy CS23 requires developers of major residential schemes to show how their proposal will contribute to the objectives of the South Glos Cultural, Heritage and Arts Strategies through the provision of or access to art and cultural activities for new residents. There is no reference to public art within the submission and as such, a condition will be imposed to require the submission of details for a public art programme that will be integrated within the site.
- 5.56 The existing site has multiple entrances from Howsmoor Lane that abut the common. Several of these will be closed as only the farmhouse will be accessed from Howsmoor Lane. The main accesses to the development would be via parcels 16a and 16b. The common is not currently grazed, though the Commons Stewardship Officer has stated that there is interest in this starting again. The plans state that the existing gate would be retained though it is unclear whether this would be livestock proof. It is not considered that a condition to ensure the gates would be livestock proof would meet the six tests for conditions set out in the PPG.
- 5.57 Policy PSP42 sets out the requirements for self build plots. Point 3 of the policy states the Council will “*encourage developers to provide serviced custom build plots on residential development sites of over 10 dwellings.*” This has been discussed with the applicants, who have declined to offer self build plots on this development. The policy does not require the developer to do so and as such, it is considered that the proposed development is acceptable in this context.
- 5.58 The Town Council and several of the representations received have raised concerns that there is insufficient infrastructure and amenities for new residents of the development. The application falls within the CIL charging regime and contributions towards local amenities would be chargeable and this would contribute towards local facilities. It is therefore not considered that there

would be an adverse impact on local residents in terms of facilities and amenities from this proposal.

5.59 Planning Balance

This application would result in the 86 additional dwellings, including 30 affordable homes, which would contribute towards the Council's 5 year housing land supply, along with the economic benefits associated with the construction of the dwellings. There would be no adverse impacts on the residential amenity of future or existing occupiers. The proposed development would not have a severe adverse impact on highway safety. The application proposes additional public open space alongside contributions towards existing facilities. There would be no increased risk in flooding from the proposal. These matters weigh in the applications favour.

5.60 The proposed development would have an adverse impact on the setting of the listed building, albeit at the lowest end of less than substantial harm. There are concerns regarding the landscaping scheme, including the loss of the boundary hedge and the impact of the banking along the streamside corridor. These matters weigh against the application.

5.61 The weight given to the provision of the housing and the lack of other identified harms is considered to outweigh the harms caused to the setting of the listed building and the landscape. These considerations are set out in the relevant sections of this report. When balancing the harms against the benefits (and lack of harms), it is considered that the proposed development is acceptable.

5.62 Consideration of likely 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 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. 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. 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 a neutral impact as equality matters have duly been considered in planning policy.

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 Planning permission is **GRANTED**, subject to the Heads of Terms and conditions set out below.

1. Affordable Housing

- 35% of dwelling to be delivered as afford housing, as defined by the NPPF
- Tenure split of 73% social rent and 27% Shared Ownership

Social Rent

Number of units	Type	Min Size m2
3	1 bed 2 person flats	50
4	2 bed 4 person flats	70
5	2 bed 4 person houses (inc wc unit)	*79 (applies only to the general needs affordable housing & not WC unit)
8	3 bed 5 person houses 2 storey (inc wc unit)	*93 (applies only to the general needs affordable housing & not WH unit.)
2	4 bed 6 person houses 2 storey	106

Shared Ownership

Number of units	Type	Min Size m2
2	1 bed 2 person flats	50
0	2 bed 4 person flats	70
3	2 bed 4 person houses	79
3	3 bed 5 person houses 2 storey	93
0	4 bed 6 person houses 2 storey	106

- 8% of the affordable housing to meet Part M of the Building Regulations Part M4 (3) (2) (a) adaptable standard.
1 x 2 bed house and 1 x 3 bed house for this purpose.

- Affordable housing is to be delivered without any public subsidy.
- The Council to refer potential occupants to all first lettings and 75% of subsequent lettings.
- Affordable housing should be distributed across the site in clusters as shown on the approved planning layout (Planning Layout PL03 Rev Q).
- Design and specification criteria: All units to be built in line with the same standards as the market units (if higher) and to *include at least Part M of the Building Regulations accessibility standards M4 (2), Secured By Design Silver Award, and compliance with the RP Design Brief.*
- Phasing: Affordable housing to be built at the same time as the rest of the housing on site in line with agreed triggers.
- The Council will define affordability outputs in the S.106 agreement, without any further information regarding sales values the affordability standards are as follows:
 - social rents to be target rents, set in accordance with the Direction on the Rent Standard 2014
 - shared ownership: no more than 40% of the market value will be payable by the purchaser The annual rent on the equity retained by the RP should be no more than 1.5% of the unsold equity
 - service charges will be capped at £650 (April 2016 base) to ensure that the affordable housing is affordable
- Social rented to be retained as affordable housing in perpetuity. Right to Acquire does not apply where no public subsidy is provided.

Any capital receipts on intermediate housing to be recycled as capital expenditure on approved affordable housing schemes

2. Public Open Space

- Prior to occupation of the 1st dwelling, the applicant shall secure the management and maintenance of the Public Open Space (POS) and Sustainable Drainage System (SuDS) in perpetuity, to adoptable standards, and in accordance with an appropriate management regime to be first approved in writing by the Council. The developer shall open the POS to the public and maintain the POS and SUDs in accordance with the maintenance regime until such time as the whole of the POS and SUDs areas are either transferred to the Council or transferred to a management entity, the details of which shall be first approved by the Council.
- The applicant shall provide 456 sqm of equipped open space provision on site for children and young people.
- The applicant shall provide 2241 sqm of natural and semi- natural open space on the application site including on Charlton Common.
- The applicant shall provide 2247 sqm on site for informal recreational open space.
- The applicant shall provide 385 sqm of allotments
- The applicant shall make the following contributions

- o £9,542.62 towards provision and/or enhancement of Natural and Semi-natural Open Space
- o £15,830.17 towards the maintenance of Natural and Semi-natural Open Space
- o £161,986.62 towards provision and/or enhancement of Outdoor Sports Facilities
- o £49,027.77 towards maintenance of Outdoor Sports Facilities
- All POS will be subject to an inspection fee of £52 per 100 sqm plus £500 core service fee

3. Listed Building

Prior to commencement of development a programme of remedial repair works to ensure that Whitehouse Farmhouse is wind and water tight and structurally sound will be submitted to and agreed with the Local Authority. The agreed programme of works will be fully completed prior to the occupation of the first dwelling hereby approved.

Contact Officer: Suzanne D'Arcy
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CONDITIONS

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

Reason: As required by Section 91 of the Town and Country Planning Act 1990 (as amended) and to avoid the accumulation of unimplemented planning permission

2. Prior to the commencement of any groundworks, including any exempt infrastructure, geotechnical or remediation works, a programme of archaeological trial trenching and subsequent detailed mitigation, outreach and publication strategy, including a timetable for the mitigation strategy or, if negative, a full evaluation report, must be submitted to and approved by the local planning authority. Thereafter the approved programme of mitigated measures and method of outreach and publication shall be implemented in all respects

Reason: The site has the potential for items of archaeological interest and the Council will wish to examine and record items of interest discovered in accordance with Policy CS9 of the South Gloucestershire Core Strategy (adopted December 2013) and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

3. Prior to commencement a revised Energy Statement with calculations showing predicted energy demand and carbon dioxide emissions based on the final design and specification of the development shall be provided. It shall also include details of the energy saving and fabric efficiency measures and renewable energy generation. The renewable technologies shall achieve a reduction of at least 20% of carbon emissions. The development shall thereafter be carried out in accordance with the details so approved.

Reason: To ensure that the Energy Statement and the calculation of the required reduction in residual emissions accurately reflect the final design in accordance with

Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017). This is a condition precedent as the Council will need to assess whether the proposed specification will meet the standards before construction commences as it has the potential to affect the overall energy efficiency. These details need to be agreed before work commences as they could not be easily amended after.

4. No development shall commence until a Tree Protection Plan following the recommendations contained within BS 5837:2012 has been submitted to and approved in writing by the Local Planning Authority. The arboricultural method statement shall incorporate a provisional programme of works; supervision and monitoring details by an Arboricultural Consultant and provision of site visit records and certificates of completion to the local planning authority. The statement should include the control of potentially harmful operations such as site preparation (including demolition, clearance and level changes); the storage, handling and mixing of materials on site, burning, location of site office, service run locations including soakaway locations and movement of people and machinery. No development or other operations shall thereafter take place except in complete accordance with the approved details.

Reason: To ensure that trees to be retained are not adversely affected by the development proposals in accordance with Policy PSP4 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017). This is a condition precedent because the works comprising the development have the potential to harm retained trees. Therefore these details need to be agreed before work commences.

5. Prior to the commencement of development (including clearance of vegetation), the site shall be re-surveyed for badgers and a report detailing the results of the re-survey and any mitigation strategy provided to the Local Planning Authority and approved in writing. The report shall provide details of all works subject to the licensing provisions of the Protection of Badgers Act 1992. All works are to be carried out in accordance with said report.

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013), and Policy PSP19 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (adopted November 2017). Pre-commencement is required in order to ensure that no harm to any badgers arises during construction and because 2 years will have elapsed since the previous badger survey on the site.

6. No development shall commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and shall include details of deliveries (including storage arrangements and timings), contractor parking, traffic management, working hours, site opening times, wheel wash facilities and site compound arrangements. The development shall thereafter be undertaken in accordance with the approved details.

Reason: To ensure that safe operation of the highway and in the interests of protecting residential amenity in accordance with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places (adopted November 2017).

This is a condition precedent because any initial construction or demolition works could have a detrimental impact upon highways safety and/or residential amenity.

7. No development shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason: To ensure that an appropriate method of drainage is used, in accordance with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Place (adopted November 2017). This is a condition precedent because it is necessary to understand whether the drainage is appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

8. Prior to the commencement of development a detailed site specific management and maintenance plan for the lifetime of the development should be submitted which shall include the arrangements for ownership and transfer of ownership from the developer to the land owner or adopting authority or private management company any other arrangements to secure the operation of the scheme throughout its lifetime

Reason: To ensure that an appropriate method of drainage is used, in accordance with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Place (adopted November 2017). This is a condition precedent because it is necessary to understand whether the drainage is appropriate prior to any initial construction works which may prejudice the surface water drainage strategy.

9. Prior to occupation, details of the Solar PV panels (including the exact location, dimensions, make/technical specification) together with calculation of energy generation, and associated CO2 emissions reductions, to achieve a reduction in CO2 emissions of at least 20% from a baseline of total residual energy consumption (which includes both regulated and unregulated energy use) shall be submitted to the Local Planning Authority and approved in writing.

The renewable energy technology shall be installed prior to occupation of the dwellings and thereafter retained.

Reason: To ensure that the development contributes to mitigating and adapting to climate change and meeting targets to reduce carbon dioxide emissions, Policy PSP6 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

10. Prior to the commencement of the relevant work and notwithstanding the details indicated on the submitted elevations, representative sample panels of natural stonework (for both the new garage and boundary walls) of at least one metre square demonstrating the stone, coursing, mortar and pointing are to be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

Reason: In order that the works serve to preserve the architectural and historic interest of the listed building in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with National Planning Policy Framework (2019) and policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

11. Prior to the commencement of the relevant works, details or samples of the following items shall be submitted and approved in writing by the local planning authority.
 - a. The tinted tarmac to be used as road surfacing to the area identified to the west of the listed farmhouse as indicated on the "Materials Layout" drawing no.PL-04 Rev.E
 - b. The roof tiles to be used on the new garage proposed to the north-west of the Farmhouse.

The development shall be carried out in accordance with the agreed sample.

Reason: In light of the above details not being submitted at determination stage for consideration and approval, a pre-commencement condition is necessary in order to ensure that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

12. Prior to the commencement of the relevant works and notwithstanding the details indicated on the submitted elevations, details setting out the form and detailed design of the new garage block to the north-west of the farmhouse are to be submitted and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed detailed.

Reason: In light of the above details not being submitted at determination stage for consideration and approval, a pre-commencement condition is necessary in order to ensure that the works serve to preserve the architectural and historic interest of the listed building, in accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

13. Prior to the commencement of above ground development, details of the allotments, including inter alia fences, sheds, water points and layout, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.

Reason: To ensure adequate play facilities are provided in accordance with the requirements of Policy CS24 of the South Gloucestershire Core Strategy (adopted December 2013)

14. Notwithstanding the submitted information and prior to the occupation of the development, a landscape scheme for the streamside corridor has been submitted to and approved in writing by the Local Planning Authority showing details of all trees, hedgerows and other planting to be retained; a planting specification to include numbers, size, species and positions of all new trees and shrubs, details of existing and proposed walls, fences, other boundary treatment and surface treatment of the open parts of the site, and a programme of implementation.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policy CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and Policies PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

15. All hard and/or soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme (phasing) agreed in writing with the Local Planning Authority. Any trees or plants indicated on the approved scheme which, within a period of five years from the date of the development being completed, die, are removed or become seriously damaged or diseased shall be replaced during the next planting season with other trees or plants of a species and size to be first approved in writing by the Local Planning Authority. All hard landscape works shall be permanently retained in accordance with the approved details.

Reason: To ensure the provision of an appropriate landscape setting to the development in accordance with Policy CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and Policies PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

16. Prior to the occupation of any building on site 'as-built' drawings and an 'as built/volume survey' of the surface water drainage infrastructure shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure the development would not increase the risk of flooding in accordance with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

17. Notwithstanding the details submitted, prior to the construction above Damp Proof Course level a revised Landscape and Ecological Management Plan (LEMP) shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved LEMP

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013), and Policy PSP19 of the South Gloucestershire Local Plan: Policies Sites and Places Plan) adopted November 2017)

18. No construction of the external walls of the development shall commence until a schedule of materials and finishes, and samples of the materials to be used in the construction of the external surfaces, including roofs, have been submitted to and

approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the approved details.

Reason: In the interests of the appearance of the development and in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

19. Prior to the construction of above ground development of plots 52 to 54, a sample panel of all external walling materials to be used has been erected on site, approved in writing by the Local Planning Authority, and kept on site for reference until the development is completed. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the appearance of the development and in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

20. Prior to the occupation of the development hereby approved, a strategy for public art provision shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the details so approved.

Reason: In the interests of the appearance of the development and in accordance with Policy CS23 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013).

21. All Affordable Dwellings as per approved Planning Layout PL-03 Rev. Q shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level and those affordable homes required to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

Reason: To ensure inclusive design access for all in accordance with Policy PSP37 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

22. Plots 18 & 61 as per approved Planning Layout PL-03 Rev. Q shall be constructed to meet Part M of the Building Regulations accessibility standard M4(3)(2)(a).

Reason: To ensure inclusive design access for all in accordance with Policy PSP37 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

23. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below.

Layout Drawings

25622 DET-01 Boundary Details
25622 PL-01 Site Location Plan
25622 PL-01.1 Site Location Plan
25622 PL-03s Planning Layout

25622 PL-04f Materials Layout
25622 PL-05c Private Amenity Layout
25622 PL-06c External Works Layout
25622 PL-07 Existing Block Plan
25622 PL-08d Public Open Space Layout
25622 SS-01d Street Scenes
1912.25058 (WhitehouseFarm_LEAP_PersimmonHonesSV). Play Area Layout

Housetype Drawings

25622 HT-GAR-01, 25622 HT-GAR-02, 25622 HT-GAR-03, 25622 HT-GAR-04
25622 HT-638-01 b, 25622 HT-638-02 b, 25622 HT-739-01 b, 25622 HT-761-01 b,
25622 HT-761-02 b, 25622 HT-932-01 b, 25622 HT-999-01 b, 25622 HT-999-02 b.
25622 HT-WP3520A-01 b, 25622 HT-WP4620A-01 b, 25622 HT-3BWC-01 b, 25622
APT-A-01 c.
25622 HT-PA22-01 b, 25622 HT-PA22-02 b, 25622 HT-PA34-01 b, 25622 HT-PA34-
02 b, 25622 HT-PT36-01 b, 25622 HT-PT36-02 b, 25622 HT-PT37-01 b, 25622 HT-
NA42-01 c, 25622 HT-NB41G-01 b, 25622 APT-B-01 c.
25622 HT-AA23-01 c, 25622 HT-AA31-01 b, 25622 HT-AA31-02, 25622 HT-H1000-
01, 25622 HT-H999-01.

Landscape Plans

Planting Plan - Overview - 6646.PP.1.0 J
Planting Plan - 1 of 4 - 6646.PP.1.1 J
Planting Plan - 2 of 4 - 6646.PP.1.2 J
Planting Plan - 3 of 4 - 6646.PP.1.3 J
Planting Plan - 4 of 4 - 6646.PP.1.4 J
Cross Sections A1 6646.ICS.2.0

Engineering Plans

tIDC-18036-1100-F_Levels_Strategy-Sheet 1
tIDC-18036-1101-C_Levels_Strategy-Sheet 2
tIDC-18036-1102-E_Levels_Strategy-Sheet 3
tIDC-18036-1103-C_Levels_Strategy-Sheet 4
tIDC-18036-1200-G_Drainage_Strategy-Sheet 1
tIDC-18036-1201-F_Drainage_Strategy-Sheet 2
tIDC-18036-1202-G_Drainage_Strategy-Sheet 3
tIDC-18036-1203-F_Drainage_Strategy-Sheet 4
tIDC-18036-1210-K_Overall_Drainage_Strategy
tIDC-18036-1700-E_Drainage Area Plan
tIDC-18036-1900-C_Boundary Cross Sections