

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: 41/20

Date to Members: 09/10/2020

Member's Deadline: 15/10/2020 (5.00pm)

The reports listed over the page form the 'Circulated Schedule' a procedure agreed by Council in July 2020. Under the arrangement certain reports are circulated on a weekly basis. The reports assess the application, considers representations which have been received, and make a recommendation regarding the proposal.

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

Before referring an item to the Committee, it is recommended that Members speak to an officer about the issue, to explore whether any problems can perhaps be resolved without the need for referral to a Committee. You may also wish to refer to the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

- a) Be made in writing using the attached form by emailing MemberReferral@southglos.gov.uk identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The referral should include the reasons for the referral why it would not be appropriate to permit the proposal to be determined under the delegated arrangements; the issue the proposal raises in relation to the relevant policy context and the balanced consideration that has been given to the extra costs and delay to the referral You may wish to consider the guidance given in the Members' Planning Code of Good Practice in the Council's constitution, which sets out the criteria the Chair of the Committee, in consultation with the Spokes will use to consider any referral requests.

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

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

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

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

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

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

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

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

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

7) Any applications, except those 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.

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:
2. Site Location:
3. Reasons for referral:

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

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

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

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

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

Date:

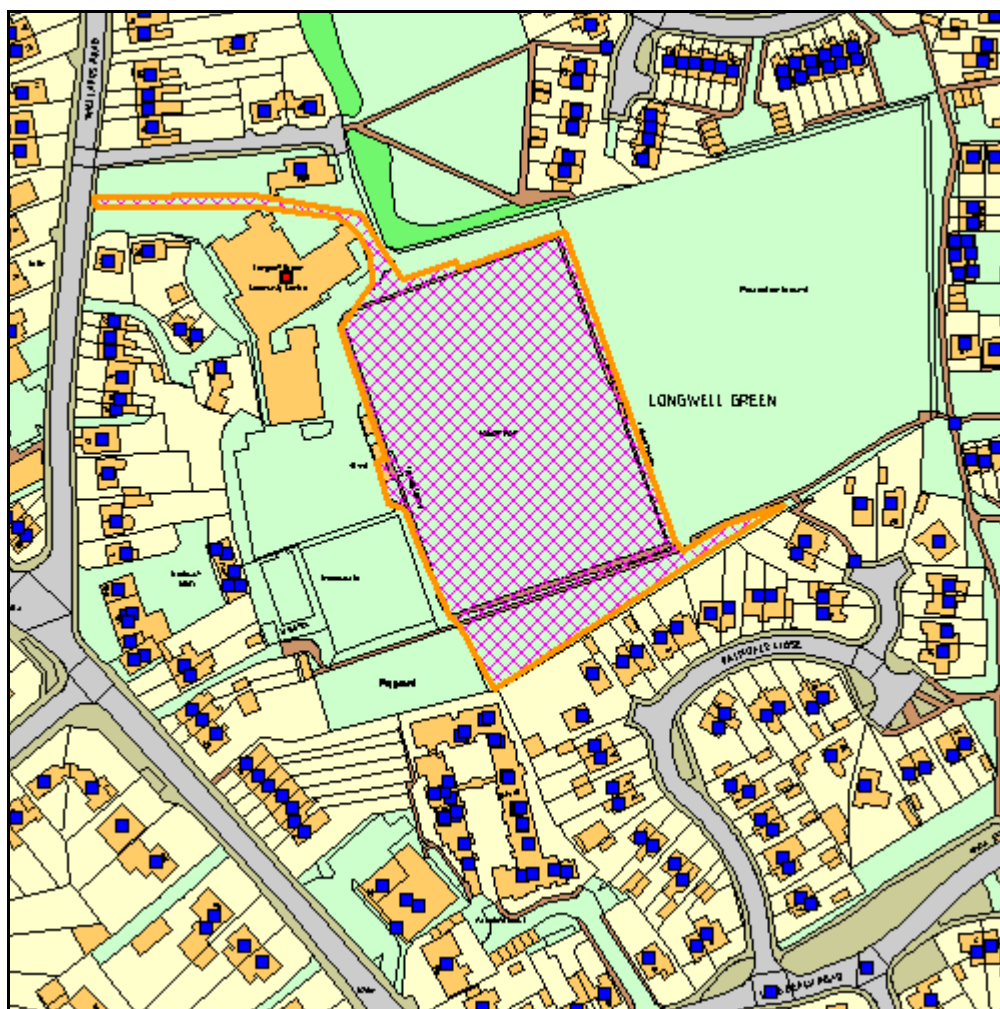
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 09 October 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/07175/F	Approve with Conditions	Longwell Green Community Association Shellards Road Longwell Green South Gloucestershire BS30 9DU	Longwell Green	Oldland Parish Council
2	P20/08744/F	Approve with Conditions	The Outhouse The Carriage Works London Road Warmley South Gloucestershire BS30 5NA	Boyd Valley	Siston Parish Council
3	P20/09296/F	Approve with Conditions	4 Bampton Close Emersons Green South Gloucestershire BS16 7QZ	Emersons Green	Emersons Green Town Council
4	P20/11072/F	Approve with Conditions	9 Moorland Road Yate South Gloucestershire BS37 4BZ	Yate Central	Yate Town Council
5	P20/11873/F	Approve with Conditions	24 Poplar Road Warmley South Gloucestershire BS30 5JU	Bitton And Oldland	Bitton Parish Council
6	P20/13240/F	Approve with Conditions	11 Norman Road Warmley South Gloucestershire BS30 5JA	Parkwall And Warmley	Siston Parish Council
7	P20/14122/F	Approve with Conditions	47 Fabian Drive Stoke Gifford South Gloucestershire BS34 8XL	Stoke Gifford	Stoke Gifford Parish Council
8	PT18/3073/ADV	Approve with Conditions	Savers 16 - 18 St Marys Way Thornbury Bristol South Gloucestershire BS35 2BH	Thornbury North	Thornbury Town Council

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/07175/F	Applicant:	Mr John Gibbs
Site:	Longwell Green Community Association Shellards Road Longwell Green South Gloucestershire BS30 9DU	Date Reg:	30th April 2020
Proposal:	Installation of Artificial Grass Pitch (AGP), erection of 4.5m fencing and gates, installation of replacement floodlights and spectator stands, creation of acoustic mounds and associated works.	Parish:	Oldland Parish Council
Map Ref:	365905 171178	Ward:	Longwell Green
Application Category:	Minor	Target Date:	24th June 2020



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N.T.S.

P20/07175/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 The application seeks full planning permission for the installation of an Artificial Grass Pitch (AGP), erection of 4.5m fencing and gates, installation of replacement floodlights and spectator stands, creation of acoustic mound and associated works.
- 1.2 The application site relates to a sports pitch at Shellards Road, Longwell Green which is predominately used as a football pitch. It is well-maintained and includes a spectator stand, perimeter railings and team dugout areas. The associated Longwell Green Community Centre and Scout Hut sit to the north-west of the pitch with a car park and sport courts to the immediate west. A large recreation ground is located to the east.
- 1.3 The sports pitch is leased to Longwell Green Sports Football Club, whose senior men's team play in the Western League Division 1 (competing at National Ground Grading- Category D). The aim of the AGP is not only to benefit the men's football team but to increase grassroots football development and create stronger links between the Longwell Green Sport FC and local schools, delivering wide ranging benefits to the local community.
- 1.4 The proposal would be situated within the same footprint as the existing football pitch, enclosed by a combination of 4.5m high metal mesh fencing and wooden acoustic barriers. The proposed spectator stands would be located on the western side of the proposal. The improvements to the existing pitch are being funded in part by a grant provided by the Football Foundation.
- 1.5 During the course of the application revised plans were accepted which, at the request of the case officer for reasons of security and visual impact, removed the acoustic mound and reduced the height of the acoustic fencing.

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

CS23 Community Infrastructure and Cultural Activity
 CS24 Green Infrastructure, Sport and Recreation Standards
 CS29 Communities of the East Fringe of the Bristol urban Area

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP4	Designated Local Green Spaces
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP44	Open Space, Sport and Recreation

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK17/1039/RVC
 Application to remove condition 2 attached to planning permission PK12/3989/RVC to restrict the use of the floodlights for the sole use of the first team.
 Approve with conditions: 23/05/2017
- 3.2 PK12/3989/RVC
 Variation of condition 1 attached to planning permission PK08/0170/RVC to extend the use of the floodlights to the hours of 6.00 pm to 9.50 pm Monday to Friday, 2.45 pm to 6.15 pm Saturdays. Additionally to allow for the use of floodlights to continue for injury time or extra time and penalties in cup games and exceptionally up to 10.30 pm with penalties.
 Approve with conditions: 14/02/2013
- 3.3 PK09/0485/F
 Erection of pre-fabricated metal 100no. seater stand to football pitch.
 Approve with conditions: 24/04/2009
- 3.4 PK08/0170/RVC
 Variation of condition 2 attached to planning permission PK07/1215/F to extend the use of the floodlights to the hours of 6.30pm - 9.30pm Monday to Friday and 2.45pm - 5.30pm Saturdays
 Approve with conditions: 22/02/2008
- 3.5 PK07/1215/F
 Erection of 6 No. 16 metre high floodlights around enclosed football pitch.
 Approve with conditions: 15/06/2007

4. CONSULTATION RESPONSES

4.1 Oldland Parish Council

Support regarding the aim to improve the existing sporting facilities and deliver the associated health and wellbeing benefits. However, parishioner's views and concerns must be carefully considered by SGC.

Sustainable Transport

No objection, subject to conditions.

Sport England

No objection, subject to community use agreement.

Open Spaces

No objection, subject to meeting Football Association and Sport England requirements. Proposed soakaway may affect adjacent pitch.

Ecology

Site is relatively low value for protected species, only constraint would be the timings of the floodlighting proposed.

Environmental Protection

No objection in principle, subject to suggested conditions relating to noise, lighting and construction

Streetcare Engineer

The obtrusive light caused by the LED floodlighting are within the threshold set out by ILP's Guidance notes for the Reduction of Obtrusive Light for the identified Environmental Zone.

Lead Local Flood Authority

No objection in principle, subject to approval of SUDS.

Highway Structures

No Comment.

Other Representations

4.2 Local Residents

72 **objection** comments received, summarised as follows:

Noise Pollution

- Use of playing field causes moderate and sometimes serious annoyance.
- Unable to use garden for quiet relaxation.
- Question the reliability and methodology of noise report.

Light Pollution

- Increase in use of floodlights- proposed 7 days week until 10pm compared to existing only a couple of evenings a week.
- Result in sleep disturbance, decline in health and wellbeing.

Residential Amenity

- Loss of privacy- overlooking from mound into gardens.
- Loss of light from 4.5m high fence.
- Loss of light from barriers.
- Overbearing appearance of proposed fencing.

Visual Impact

- Appearance of fence detrimental to area.
- Massing of timber board fencing out of keeping with surrounding area.
- Harm to designated open space.

Security/Anti-social behaviour

- Mound a severe security and privacy risk.
- Damage to fence from spectators trespassing to retrieve balls.
- Balls hitting/damaging property.
- Mound would allow litter to build between mound and southern boundary fence.
- Boarding will create blind areas to perimeter- potential to facilitate crime.
- Proposed mound will provide safeguarding issue from overlooking into the garden of a registered childminder.

Transport

- Further traffic generated leading to frequent queues, shoe-horning of the road.
- Increased pollution, danger to public safety, obstruction for emergency service vehicles.
- Area along northern edge of car park not under the ownership of Memorial Hall or playing fields association or South Gloucestershire Council.
- Impact of back to back bookings on parking not taken seriously.
- Will cause overspill onto neighbouring streets.
- Increased traffic and inadequate parking provision
- Obstruction of existing right of way to community centre.

Drainage

- Waterlogging of pitches has become increasingly prevalent as underlying drainage pipework requires replacement.
- Surface water ponding is substantially worse than mapping suggests.

Ecology

- Removing habitats for wide range of species.
- Artificial lights are catastrophic to wildlife.
- Trees and shrubs destroyed by acoustic mound.
- Reduction in designated local green space.
- Level of charging/access to public should be transparent.
- Unsuitable drainage.
- Proposed drainage would exacerbate saturation rendering existing grass pitch to the east unusable in winter months.
- No need for wildflower meadow, existing ground levels with grass alongside the playing fields must be retained.

Consultation

- Small number of local residents informed of proposal.
- No site notices displayed.
- Local papers which normally carry details of proposed applications not in full circulation due to pandemic.

Other Matters

- Inaccurate information within Design and Access Statement.
 - Applicants have already gone beyond what is permitted in their existing permission.
 - Maintenance of current playing fields is poor and limited.
 - No pre-application advice sought.
 - Poor quality of drawn proposals.
 - Creating unemployment for grounds person.
 - Concerned it will lead to further social events planned for the clubhouse.
 - Welfare of players, greater risk of injury on artificial grass
 - Obstruction of existing right of way to community centre.
 - Use of the pitch by one sports team removes a community open green space focus.
 - Impact on environment, non- biodegradable, carbon impact of construction.
- 258 comments received in **support** of the application, summarised as follows:
- Currently used by 100s of boys and girls weekly.
 - LGFC has 700 plus children and adults playing in over 40 teams.
 - Benefit to the local community and football.
 - Help to engage people of all ages in additional activities.
 - Providing great opportunity for young children and adults to be part of a sporting team and club.
 - Facilities will benefit future generations
 - Help live a healthy and active lifestyle.
 - Encourages wellbeing through participation in sport.
 - Will enable locals to participate in sport all year round.
 - Provide somewhere to play football in all weather conditions.
 - Community centre pitches often flooded and games called off.
 - Bring more business to the community centre.
 - Facility footprint already in place, not detrimental to the area.
 - 3G pitches essential for grass roots football to provide coaching/playing all year round.
 - Create jobs and generate income for the football club, community centre and local businesses.
 - Longwell Green FC provides a mental health support network for the community.
 - Providing facilities that can be accessed by local schools and create community cohesion.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS23 and CS24 of the Core Strategy are supportive of the provision and enhancement of outdoor sporting and recreational facilities. Furthermore, Policy PSP44 of the Policies, Sites and Places Plan is supportive of the

protection and provision of sporting facilities. The application is proposing to replace an existing grass football pitch with an artificial grass pitch, additional fencing, spectator stands and upgraded floodlights. This is considered to represent an enhancement of the existing facilities and is therefore broadly compliant with the aims of these policies.

The application site forms a designated local green space as identified in policy PSP4 of the Policies, Sites and Places Plan. This policy seeks to prevent inappropriate development other than in very special circumstances or through the exceptions set out within the policy. One such exception is;

The provision of appropriate facilities for outdoor sport, outdoor recreation and cemeteries, as long as it does not conflict with the purpose of designating the Local Green Space.

The proposal for an artificial grass sports pitch is therefore not considered to represent an inappropriate form of development on the designated LGS and, as such, is deemed to be acceptable in principle. That said, the proposed development must be assessed against further material planning considerations in order to identify any potential harm. Any harm identified will be weighed against the benefits of the development.

The further areas for consideration are addressed below.

5.2 Environmental and Residential Amenity Impact

Policy PSP21 of the Policies, Sites and Places Plan seeks to avoid unacceptable levels of pollution adversely impacting the users of the site and surrounding area. In this instance, the potential sources of pollution include noise and light pollution; any adverse impacts will be expected to provide an appropriate scheme of mitigation.

5.3 **Noise Impact**

A number of objections received from local residents are in relation to the increase in noise levels at the site following an intensified use. The Council's Environmental Protection team have noted that the development site has been established as a busy community football pitch for many years and continues to be in use as such, previous complaints that have been received by the Environmental Protection team have been in relation to associated music events (likely end of season events) rather than noise generated by use of the sports pitches.

5.4 There are currently no restrictions imposed on the use of the existing football pitch, other than a condition restricting the times of use of the floodlights imposed by application reference PK17/1039/RVC. This reads;

The use of the floodlights shall be restricted to the hours of 1445 to 30 minutes after the end of the match or 2230 whichever is the sooner on Saturdays or Bank Holidays and 1800 to 30 minutes after the end of the match on weekdays, with no use on Sundays and no use between 2230 and 1800 on weekdays.

Application PK17/0139/RVC also removed a pre-existing condition which restricted the use of the floodlights for the sole use of the first team.

- 5.5 A noise impact assessment has been submitted to accompany the application which compares the predicted noise level from a typical artificial grass pitch with levels within the World Health Organisation (WHO) guidelines for community use. Given their varying nature, there is no singular noise criterion to comply with for sporting centres. Therefore, the WHO criteria is deemed to be the most appropriate guidance to use and there is no reason for the LPA to question the methodologies used in the report.
- 5.6 The main concern is in relation to the vocal noise, but also the impact of balls hitting the fence and whistle noise, especially where the proposal is relatively close to residential properties. The predicted noise levels shown within Fig 8. of the noise impact assessment were done so with the inclusion of a 2m high acoustic fence located along the entirety of the southern elevation, the north-east corner and part of the east and west elevations. The resulting predicted maximum noise levels from voice and ball impact are considered to be acceptable. However, in line with the recommendation within the noise report, a condition will be included for all perimeter fencing to be fixed to the support posts with a neoprene isolator. This isolates the fence panels from the posts which significantly reduces the rattling sound generated from ball impact on metal fencing.
- 5.7 Therefore, with this in mind the continued use of the site as a sports pitch should not have any substantial increase in the noise impact imposed on local residents. The applicant has outlined it is their intention to open the use of the pitch 7 days a week as is currently allowed on the existing pitch. However, it is also intended that the use of floodlights would extend to include Sundays and it is therefore accepted that this may represent an intensified use from the existing use of the football pitch, although it is thought unlikely to be in constant use during the proposed opening times. However, the use of the proposed pitch is still considered to be similar to the existing allowance and not thought to significantly intensify the existing situation to such a degree that the application should be refused on grounds of noise. Furthermore the entrance and exit gates for the pitch are located on the west side adjacent to the car park. This is located an acceptable distance away from any residential properties, therefore avoiding the prospect of large groups congregating nearby before/after use.
- 5.8 That said, to ensure that no unacceptable impacts to local residents occur outside of what is considered to be reasonable hours, a condition will be attached to any decision, ensuring that the use of the AGP is restricted. However, it is also vital to consider the how any restriction in use would impact the viability of the scheme; guidance on artificial grass pitches published by The Football Foundation, who are the FA and Governments charity which help to improve football facilities through grants, state that 85 hours of weekly use is required for a scheme to be viable. Therefore, the hours of use will be restricted by condition to the following;

09:00 to 22:00 Monday to Friday
09:00 to 20:00 on Saturday and Bank Holidays.

09:00 to 18:00 on Sunday

- 5.9 Some of the complaints raised were in regards to anti-social behaviour and swearing. This is not a matter that can be addressed within the planning system, other than by making sure effective management measures are in place to ensure unacceptable noise levels are not generated from use of the artificial grass pitch. The suggested measures above are considered to adequately mitigate any potentially unacceptable noise impacts. However any complaints local residents have in regards to this or any other objectionable noise should be reported to the Council's Environmental Protection team in order for direct and immediate action to be taken.
- 5.10 ***Light Impact***
As part of the proposed development the application is intending to upgrade the existing floodlights. There would be no increase in the amount of floodlights at the site; the upgrade to the existing lights are designed to produce as little light overspill as possible. The Council's senior lighting engineer has stated that- the obtrusive light caused by the LED floodlighting are within the threshold set out by ILP's Guidance notes for the Reduction of Obtrusive Light for the identified Environmental Zone. The Environmental Protection Officer has also noted that the lux levels at local resident properties is below that 5lux guidance level. As discussed above, the existing floodlights are restricted in their times of use. Therefore, subject to a similar condition restricting the times of use of the floodlights, no objection is raised in terms of light pollution. Any restrictions imposed on floodlight usage will take into consideration the impact on the viability of the scheme, as discussed above, and the impact on wildlife, as discussed in paragraph 5.20.
- 5.11 **Residential Amenity**
A number of objections have been received which raised concerns over the overbearing nature of the perimeter fence and subsequent loss of light to neighbouring properties. The proposal is sited within relatively close proximity to residential properties, most notably in the south-east and north-east corners of the site; approximately 9m to nearest rear boundary and 19m to the nearest residential building. The proposal would include a 4.5m high metal mesh fence with additional wooden panel acoustic barriers. At the request of the officer, the acoustic barriers were reduced in height from 4.5m to 2m in height which would not be any higher than the adjacent residential boundary treatments and are therefore not thought to result in any material overbearing or loss of light impact. Although it is recognised the mesh fencing is relatively tall, this is typical for sports facilities of this nature to ensure damage to nearby properties is alleviated from stray balls. Furthermore, the mesh design would be largely see through and as such, its visual impact and potential to cause overshadowing lessened. Given the above, combined with the separation distances involved, the proposed fencing is not considered to result in an addition which is inappropriate within its context or which is would cause any unacceptable overbearing or loss of light impact to nearby properties.
- 5.12 A number of concerns were raised in regard to a loss of privacy from the proposed mound to the south of the site, however this was removed from the

proposal during the course of the application. For the avoidance of doubt the plans will be conditioned.

5.13 Accessibility of Open Space

Concerns have been raised in regards to the loss of open green space for use by local residents which would be restricted by the proposed fencing and gates. There is also concern that the use of the pitch will be limited to Longwell Green Sports FC and that the facilities would not be available for other community groups.

5.14 The existing application site is a formally marked football pitch with associated stand, dugouts and low level perimeter railings and it is therefore intended to be used as such. The application is being made by Longwell Green Sports FC under the umbrella of Longwell Green Community Association; the club are one of the largest in South Gloucestershire with a number of men's & ladies teams running from under 5's through to adult. It is therefore acknowledged that the facilities would primarily be used for the football club at all levels, however it is also stated that this is not exclusive. The pitch would be available for other community groups/schools to book, the use of the existing pitch is booked through LGCA and officers have been given no reason to believe this arrangement will be altered following the installation of the proposed AGP. Furthermore, the use of the existing grass pitch for matches and training sessions would frequently restrict its use in any case. Therefore, the proposal is thought to represent an improved sporting facility on an existing sports ground, for which community use of the sports pitch is not considered to be materially different following the implementation of the proposed AGP.

5.15 Design and Visual Amenity

The character and appearance of the existing area is that of a sports field with existing lighting, fencing, spectator stands and dug outs, it also includes tennis courts and a pavilion to the immediate south of the pitch. The proposed artificial pitch, fencing, lighting upgrades, additional spectator stands would all be viewed within the context of the existing pavilion and tennis courts in the immediate area. The proposed stands would be typical in design for this type of structure, they would be located on the west side of the pitch closest to the existing built form appearing as a natural addition to the established sports pitch. All external finishes are deemed to be acceptable.

5.16 Policy PSP44 allows for existing sporting and recreational facilities to be replaced with better provision in terms of quantity and quality and it has been established through the South Gloucestershire Council Playing Pitch Strategy (2018) that there is a shortfall of all-weather pitches within Bristol East Fringe. Sport England have indicated that this shortfall still exists. Therefore, I am satisfied that there is a sporting requirement for the proposed AGP and that the proposed works would be seen by the public in the context of the existing sporting facilities. As such, the proposal is not considered to have any significantly adverse impact on the character of the area.

5.17 A condition will be included for the submission of details of all existing trees and hedgerows on the land and details of any to be retained, together with a tree

protection plan in accordance with BS5837:2012 to ensure their protection during the course of the development.

5.18 Drainage

It has been noted that there are existing surface water drainage issues at the site, this has been put forward by the applicants as a reason why the AGP is necessary as a number of matches during the season are forced to be postponed following heavy rainfall. The Lead Local Flood Authority have raised no objections to the proposed AGP in principle, subject to a condition for the surface water drainage details including SUDS to be approved by the local planning authority. This will be included on any subsequent decision.

5.16 Sustainable Transport

Concern has been raised that the intensified use of the site will render the parking provision inadequate, leading to an increase in on-street parking in nearby streets. It has also been suggested that part of the parking area included within the proposal is not under the ownership of the applicant. The existing parking provision for the site is split into two; 50 spaces to the north of the community centre and a further 50 spaces to the south of the community centre, these spaces are all considered to be available for use by visitors to Longwell Green Community Centre as outlined on their website, which includes the use of the sports pitches. Both car parks share the same access off Shellards Road; to gain access to the parking area to the south of the site, vehicles must travel through the other parking area to the north of the site. This arrangement would be unaltered by the proposed works.

5.17 The sustainable transport officer has stated that the maximum participants on site could be as many as 96 people, this is allowing for change over times. However, this is considered to be worst case scenario and is on the assumption that every person travels to the site by car. Given the site is located within a sustainable location with good footpath and public transport links, the provision of 100 vehicles spaces is considered to be adequate and the increase in traffic to the site would not result in any severe highway safety issues. Furthermore, the applicant is proposing to promote a travel plan to encourage car sharing and use of green travel methods, and as per the recommendation of the transport officer this is will be secured by condition.

5.18 The transport officer has raised a concern that construction traffic would have to travel through the community use car park, therefore a condition will be included on any decision for a construction management plan to be agreed in writing by the council, to ensure the impact of the construction vehicles are minimised during this period.

5.19 Concern has also been raised by residents on the obstruction of pedestrian access to the community centre. However, access from east to west towards the community centre would still be in place for pedestrians either side of the proposed AGP. It is therefore not considered to have any significant impact in this regard.

5.20 Ecology

A number of concerns have been raised in terms of the negative impact the proposal would have on local wildlife. The ecology officer has identified the site as relatively low value for protected species but has stated the surrounding hedgerow could provide commuting for bat species. Therefore, provided the use of the floodlights can be restricted during bat commuting season, no objections are raised. The restrictions initially suggested by the ecology officer were considered by the case officer to be somewhat unreasonable and overly restrictive given the proposed use of the pitch, especially during the months with reduced daylight hours. Furthermore, there are already floodlights in place at the site which are not restricted in times of use for reasons of wildlife protection. It was therefore agreed that restrictions during the months of May to August were acceptable in this instance and still allow for some bat usage of the site.

5.21 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.

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

5.23 Procedural Matters

A large number of concerns were raised in relation to the carrying out of the neighbour consultation. The consultation carried out by the Council was in line with the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the adopted Statement of Community Involvement (SCI). An initial consultation was sent to 38 neighbouring properties in May, this was extended in June to include a further 37 properties. Therefore, in this instance, the Council have gone beyond what is required for this type of development.

5.24 The Covid-19 situation has had no influence on how planning applications are being determined, comments can be made and all documents viewed on-line. Virtual Planning committees are also taking place.

5.25 Other Matters

Some objectors fear that the site will be used for other social events, however given the need to maintain the surface of the proposed AGP to FA standards, such events are unlikely as they have the potential to inflict damage to the playing surface. Therefore, it is unreasonable to assume the granting of the proposed AGP would give rise to such events.

- 5.26 The highlighted inaccuracies within the submitted Design and Access statement are noted, however these are considered to be minor inaccuracies which have not hindered officers in making an informed decision, nor have they substantially altered the assessment of the proposal.
- 5.27 It is acknowledged that the proposed development would have a carbon impact during construction, however this is true of any development. The environmental impact of this application is not considered to be so severe as to warrant a refusal reason.
- 5.28 The quality of the submitted plans is considered to be acceptable and there is no obligation for the applicant to engage in pre-application discussions.
- 5.29 The artificial pitch will still require a certain level of maintenance, as will the surrounding grass pitches. Notwithstanding this, the potential impact to the employment of a grounds person is not a material planning consideration.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

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

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 use of the proposed Artificial Grass Pitch (AGP) hereby approved, shall be restricted to the hours of;

09:00 to 22:00 Monday to Friday;
09:00 to 20:00 on Saturdays and Bank Holidays;
and 09:00 to 18:00 on Sundays

Reason

To avoid causing unacceptable disturbance to neighbouring residents, to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

3. Between May to August (inclusive) the floodlights shall only be switched on between the following times;

Monday to Saturday:

May- 16:00 to 21:00

June and July- 16:00 to 21:30

August- 16:00 to 20:30

Saturdays and Bank Holidays- 14:45 to 18:00

No use on Sundays

Notwithstanding the above, for two unspecified weekdays during each month (May to August) the floodlights shall be switched on between the hours of 16:00 to 20:00

Between September to April (inclusive) the floodlights shall only be switched on between the following times;

Weekdays- 16:00 to 22:00

Saturdays and Bank Holidays- 14:45 to 20:00

Sundays- 16:00 to 18:00

Reason

To avoid causing unacceptable disturbance to neighbouring residents, and in the interests of conserving the local biodiversity, to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP8, PSP19 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. Prior to first use of the Artificial Grass Pitch hereby approved, details of the perimeter fencing with neoprene isolators, as stated within the Noise impact Assessment (carried out by Acoustic Consultants Ltd, August 2020), shall be submitted to and approved in writing by the local planning authority. The proposed fencing shall be implemented in accordance with the agreed details and subsequently maintained satisfactorily thereafter.

Reason

To avoid causing unacceptable disturbance to neighbouring residents, to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

5. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the local planning authority. This should include a detailed development layout showing the location of surface water proposals along with results

of percolation tests and infiltration calculations. Development shall be carried out in accordance with the approved details.

Reason

To ensure that a satisfactory means of drainage is provided, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This is required to be agreed prior to commencement of development to avoid any unnecessary remedial action in the future.

6. No development shall take place, including any works of demolition, until a construction management plan or construction method statement has been submitted to and approved in writing by the local planning authority. The approved plan shall be adhered to throughout the construction period.

For clarity, the statement shall provide details of the following:

- Parking of vehicle of site operatives and visitors
- hours of operation
- routes for construction traffic
- method of prevention of mud being carried onto the highway
- pedestrian and cyclist protection
- proposed temporary traffic restrictions
- arrangements for turning vehicles

Reason

In the interests of highway safety and to protect the amenity enjoyed by those living in the locality to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP8 and PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework. This is required to be agreed prior to commencement of development to ensure demolition and construction work is begun with appropriate measures already in place.

7. No development shall take place until a site specific Construction Environmental Management Plan has been submitted to and been approved in writing by the local planning authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The plan should include, but not be limited to:

- Procedures for maintaining good public relations including complaint management, public consultation and liaison
- arrangements for liaison with the council's pollution control team.
- all works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the local planning authority, shall be carried out only between the following hours: 08:00 and 18:00 hours on Monday to Fridays and 08:00 and 13:00 hours on Saturdays and ; at no time on Sundays and Bank Holidays.
- deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.

- mitigation methods as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works.
- Procedures for emergency deviation of the agreed working hours.

Reason

To avoid causing unacceptable disturbance to neighbouring residents and environmental impacts, to accord with Policies PSP8 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017. This is required to be agreed prior to commencement of development to ensure demolition and construction work is begun with the appropriate measures already in place.

8. Prior to the first use of the Artificial Grass Pitch hereby approved, a 'Travel Plan' comprising immediate, continuing and long-term measures to promote and encourage alternatives to single-occupancy car use has been prepared, submitted to and approved in writing by the local planning authority. The approved Travel Plan shall be implemented, monitored and reviewed in accordance with the agreed Travel Plan targets to the satisfaction of the council.

Reason

To deliver sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking & cycling, to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017

9. Prior to the first use of the Artificial Grass Pitch hereby approved, a plan showing the details of secure and undercover cycle parking in line with the council's cycle parking standards shall be submitted and approved in writing by the council. Cycle parking shall be provided in accordance with the approved plan and subsequently maintained satisfactorily thereafter.

Reason

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

10. Prior to the commencement of development a scheme of landscaping, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with a tree protection plan in accordance with BS5837:2012 to ensure their protection during the course of the development, shall be submitted to the local planning authority for written approval. Development shall be carried out in accordance with the agreed details prior to the first use of the Artificial Grass Pitch.

Reason

To protect the character and appearance of the area and to ensure the works are carried out in an appropriate manner in the interests of the health and visual amenity of the tree, to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan; and the National Planning Policy Framework. This is required to be agreed prior to commencement of

development in the absence of any landscape plan or arboricultural report and to ensure the adequate protection of trees to avoid any unnecessary damage during construction works.

11. The development shall be carried out in accordance with the plans identified below;

Received by the council on 22nd April 2020;

Location Plan (Drawing no. 19-0620 BM25583 0531 01)
Existing Site Plan (Drawing no. 19-0620 BM25583 0531 03)
Grandstand Elevations (Drawing no. LT EX 01)
Area Sports Stand (Drawing no. S-75)

Received by the council on 6th July 2020;

AGP Floodlights (Drawing no. 19-0620 BM25583 0531 08 REV 01)

Received by the council on 10th August 2020;

Site Plan (Drawing no. 19-0620 BM25583 0531 02 REV02)
Proposed Site Plan (Drawing no. 19-0620 BM25583 0531 04 REV02)
AGP Plan (Drawing no. 19-0620 BM25583 0531 005 REV02)
AGP Layout (Drawing no. 19-0620 BM25583 0531 06 REV01)
AGP Elevations (Drawing no. 19-0620 BM25583 0531 09 REV01)
AGP Elevations (Drawing no. 19-0620 BM25583 0531 10 REV01)
Elevations (East and West) (Drawing no. 19-0620 BM25583 0531 14A REV01)
Elevations (South and North) (Drawing no. 19-0620 BM25583 0531 14B REV01)

Reason

For the avoidance of doubt.

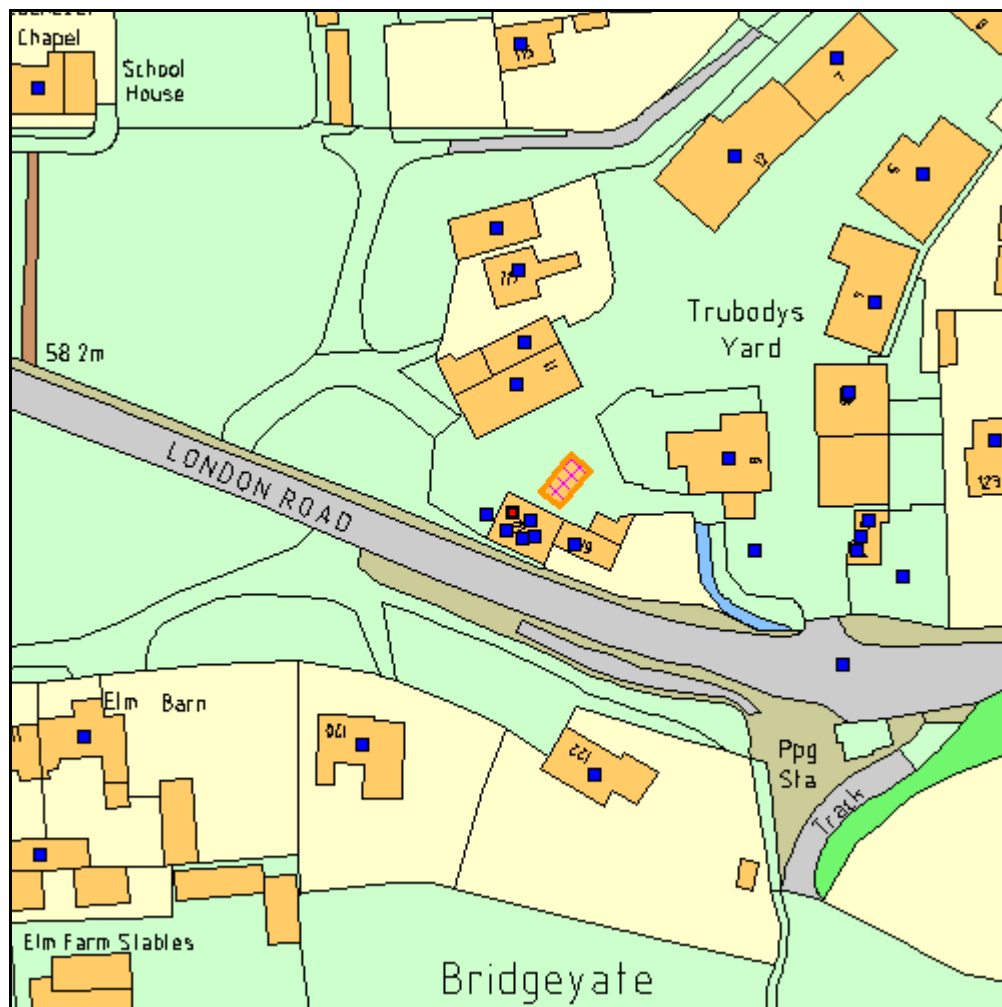
**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: amended plans and additional supporting information were accepted and considered during the course of the application.

Case Officer: James Reynolds
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/08744/F	Applicant:	Mr Stephen Haskins
Site:	The Outhouse The Carriage Works London Road Warmley South Gloucestershire BS30 5NA	Date Reg:	3rd June 2020
Proposal:	Change of Use from Office (Class B1 (a)) to Sports therapy (Class D1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (Retrospective).	Parish:	Siston Parish Council
Map Ref:	368239 173216	Ward:	Boyd Valley
Application Category:	Minor	Target Date:	21st July 2020



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P20/08744/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 application has been referred to circulated schedule as the result of an objection from the Parish council. However, it is important to note that due to Use Class changes in September 2020, planning permission would not now be required if the use had changed since September 2020.

1. THE PROPOSAL

- 1.1 Trubodys Yard is well established industrial estate and consists of about a dozen units in a series of mostly sub-divided single storey buildings. It is located just off the London Road in Warmley and within the Bristol and Bath Green Belt. The current lawful use of the site is a mixed use of B1 (business/light industrial), B2 (general industrial), B8 (Storage and distribution) and Personal Training Studio (sui generous) uses.
- 1.2 The site is a single storey detached building, constructed of rendered brick or block under a tiled roof. In common with the other buildings on the estate, it has unallocated car parking around it. The estate is screened partially along the A420 frontage by a hedgerow and pine trees. The access is on a bend in the road. There are some houses in the vicinity of the Trubody's yard estate, the nearest to this site fronting London Road to the west of the site entrance.
- 1.3 This application seeks the change of use of a B1 office use building within the site to Sports Therapy use. A use considered to be within Use Class D1. It is understood that approximately 80% of the use will be face to face coaching or sports massage. The remaining 20% comprising digital on-line training.
- 1.4 The operating hours for the industrial estate, and subject of a section 52 agreement, is 8am to 6pm Monday to Friday, 8am to 2pm Saturday and no working Sundays or Bank Holidays. The application does not seek any modification of these hours.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework February 2019

3. RELEVANT PLANNING HISTORY

- 3.1 K6138/1: change of use from builders merchant & cement mortar works to light industrial use and general industrial use – approved subject to conditions.
- 3.2 P97/4123: Erection of B1 workshop unit, retention of alterations to existing Unit 5, retention of covered parking structure, retention of revised parking, revised landscaping layout adjacent to Unit 1. (Renewal of Planning Permission K6138/1) - approved
- 3.3 PK10/2471/F: change of use from business (Class B1) to personal training

studio (sui generis) as defined in the Town and Country Planning Act (Use Classes) Order 1987 – approved subject to conditions.

- 3.3 PK14/4862/F: Change of use from Light Industrial (Class B1) to Storage and Distribution (Class B8) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective) - approved with conditions
- 3.4 PK15/2077/F: Erection of building to form 2no. workshop units (Class B1c) with associated works. (Resubmission of PK14/4862/F) - approved with conditions.
- 3.5 PK18/0883/RVC: Variation of condition 3 attached to PK10/2471/F to change opening hours to 6am to 9pm Monday to Friday and 8am to 4pm Saturday and Sunday - approved with conditions.

4. **CONSULTATION RESPONSES**

4.1 Siston Parish Council

Objection: Members repeat their concerns at any such change bringing about increased vehicle movement at this often dangerous section of London Road.

4.2 Other Consultees

Chris Rose – Sustainable Transport Officer: No transport objections are raised.

Lynton Seymour - The Flood and Water Management Team: No Objection.

Other Representations

4.3 Local Residents

Objection: The residents occupying two adjacent dwellings to the site object to the development.

One objection on the grounds that that the change of use will necessitate additional parking on the site or on adjacent land.

The second objection being that of increased noise levels due to cars driving over gravel when entering and leaving the site and the groans from clients undergoing treatment

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 The application site is located within the Bristol and Bath Green Belt, and outside of any settlement boundary. Green Belt policy within the South Gloucestershire development plan is found within policies CS5 and CS34 of the Core Strategy, which require development proposals to comply with the provisions of the NPPF, and reiterate the objective of protecting the Green Belt from inappropriate development. Policy PSP7 provides some limited further clarification of key areas of Green Belt policy. And Policy PSP28 sets out South Gloucestershire's policy for promoting a strong rural economy and the consideration required for economic development in the Green Belt.

- 5.2 The proposed development is for a change of use of an existing single storey building previously used as an office (Use Class B1) to sports therapy / massage, use. Policy PSP28 sets out South Gloucestershire's objectives for a sustainable business development outside defined urban areas and the exceptions to Green Belt policy in relation to such development. To be considered acceptable the building to be re-used must be permanent, substantial, and of a scale and design in keeping with its location. And that the proposed use is of a scale and type appropriate to that building and to its rural location.
- 5.3 The proposal does not involve operational development or physical alteration of the site, therefore there is no conflict with design policy CS1. The building to be re-used is a single storey detached building, constructed of rendered brick or block under a tiled roof, of a design and scale appropriate to its surroundings. The proposal is for 'one to one' sports therapy (coaching and massage) use, and therefore, a small scale business, unlikely to generate noise or vehicle movement over and above that currently associated with the commercial use of the site. Consequently, the proposal accords with Local Plan policy PSP28, which allows proposals for new employment use in the countryside and in the Green Belt where the development involves the re-use of a suitable existing substantial building.

Transportation

- 5.4 Transportation policy PSP11 supports development subject to the development not giving rise to additional congestion or safety concerns. Objections have been received from the Parish in relation to the impact they consider the change of use may have on highway safety. The comment made by the councils Sustainable Transport Officer was:

"Visibility to the right when exiting out on to London Road is a bit constrained, however it's an existing access servicing a variety of commercial uses, there have been no recorded personal injury collisions at the access over the last 5 years and the proposed COU would not generate any more traffic than the existing use."

- 5.5 The proposal is for a 'one to one' use between client and the sports therapy practitioner, who provides various treatments, both physical and psychological. The Parish objection is due to their apparent belief that a change of use from B1 Office to D1 Sport Therapy use, is likely to cause an increase in traffic movement and in turn, adversely affect highway safety. The current 'Use Classes Order' permits changes from B1 Office Use, to B8 Storage and Distribution, without the need to seek approval of the council. A B8 use, could result in the same building being used as the hub for a parcel delivery company like DPD, Yodel, or Amazon, with multiple vehicle movements, far in excess of the present B1 use and much greater than the proposed D1 use. Therefore, the proposed change of use is unlikely to bring about an increase in vehicle movement over and above the current use, and far less than any B8 use. Consequently, the proposal does not conflict with the objectives inculcated by policy PSP 11 Transport Impact Management.

Residential Amenity

- 5.5 Policy PSP8 requires that proposals for new development do not impact adversely on residential amenity. The residents of two adjacent dwellings have objected to the proposal. One objection on the grounds that the change of use is likely to require additional parking on the site and as a result would encourage parking off site. Whilst another resident is concerned about noise. The noise being the sound of vehicles driving on the gravel surface, in close proximity to the building, and by clients undergoing treatment.
- 5.6 The proposed change of use of the building is considered unlikely to generate an additional need for parking beyond that currently experienced, and for which historically, there is no allocated parking provision. Nor is it likely that the proposal would generate additional vehicular noise, over and above that caused by its current use. Vehicles using the site drive in and out over the gravel surface, and as has been previously stated, if the building were to be used by a parcel delivery business; which would not need consent, there would be multiple vehicles driving in and out over the gravel surface. Therefore, vehicle movements associated with the proposal is considered unlikely to generate vehicular noise over and above the current or possible use. In relation to perceived noise by clients undergoing treatment, any such noise is likely to be of low volume and an exception rather than the norm and even then sporadic. Therefore, on balance, the effect of noise on residential amenity is considered neutral and not in conflict with policy PSP8.
- 5.7 It is therefore considered that the development under consideration is in accordance with the policies of the Development Plan.

Hours of Operation

- 5.8 Planning permission K6138 set the hours of operation of the whole Trubodys site, including this outbuilding, at: Monday to Friday: 8am to 6pm. Saturdays: 8am to 2pm. Sundays and public holidays: no working. The application does not seek to increase those hours. This restriction on hours being the subject of a Section 52 agreement.

5.9 The Section 52 agreement

The Section 52 agreement limits the operating hours of the site as a whole, and was put in place when the industrial use of the site was granted permission under reference K6138. In relation to this building, in the event that permission were granted, it would override the original permission and as a consequence, the Section 52 agreement would not apply to the proposed use. Therefore, in order to be consistent it is considered that the same hours should apply to the operation of this unit as it does to the remainder of the site still subject of the Section 52 agreement and operating under the original permission, and this will be controlled by condition.

5.10 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.

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

Changes to use Classes Order

- 5.12 It should be noted that on 1st September 2020, changes to the Use Classes order will mean that B1 and D1 will be in the same use class, i.e. Class E. As a consequence the current applicant would not constitute a change of use and therefore not require consent.

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** subject to the conditions outlined below.

CONDITIONS

1. No outside storage of material/goods/waste or plant shall take place at the premises.

Reason

In order to preserve the openness of the Green Belt, to accord with policy CS5 Location of Development from the South Gloucestershire Local Plan Core Strategy Adopted December 2013, and to accord with section 13 of the National Planning Policy Framework.

2. The hours of the site being open to the public shall be restricted to: 08:00 to 18:00. Monday to Friday, and; 08:00 to 14:00 Saturday. No working on Sunday and Bank Holidays.

Reason

To protect the amenities of the occupiers of nearby dwelling houses and to accord with policy PSP 8 Residential Amenity from the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017.

3. No treatments or sessions associated with the use hereby approved shall take place outside of the building at any time.

Reason

To protect the amenities of the occupiers of nearby dwelling houses and to accord with policy PSP 8 Residential Amenity from the South Gloucestershire Local Plan Policies, Sites and Places Plan Adopted November 2017.

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.

POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

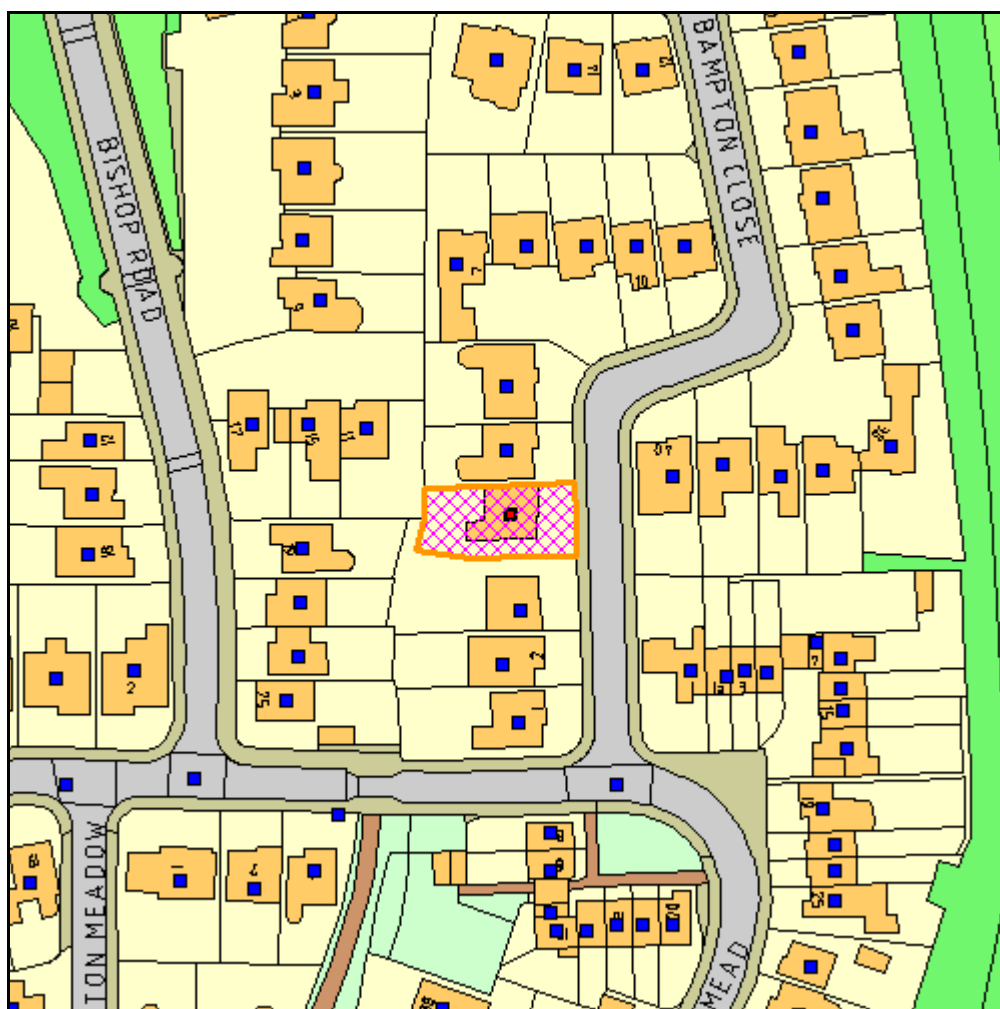
By swiftly determining the planning application.

Case Officer: Keith Palmer

Authorising Officer: Dawn Russell

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/09296/F	Applicant:	Mrs Diane foster
Site:	4 Bampton Close Emersons Green South Gloucestershire BS16 7QZ	Date Reg:	8th July 2020
Proposal:	Erection of single storey porch to front elevation.	Parish:	Emersons Green Town Council
Map Ref:	367388 176871	Ward:	Emersons Green
Application Category:	Householder	Target Date:	1st September 2020



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P20/09296/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

The application has not received any consultation responses contrary to the officer's recommendation, however the applicant is employed by South Gloucestershire Council. Therefore, the application is circulated in the interest of openness and transparency in the decision making process.

1. THE PROPOSAL

- 1.1 The proposal seeks full planning permission for the erection of a single storey front porch.
- 1.2 The application site is a detached modern dwelling in Emersons Green, within the East Fringe of Bristol Urban Area.

2. RELEVANT PLANNING HISTORY

- 2.1 PK06/3157/F – Approved with conditions 13/12/2006:
Erection of rear conservatory.

Other history is available but is neither recent nor relevant.

3. CONSULTATION RESPONSES

- 3.1 Emersons Green Town Council
No objection
- 3.2 Local Residents
No comments have been received.

4. ANALYSIS OF PROPOSAL

- 4.1 The proposal seeks to erect a single storey front porch extension.
- 4.2 Principle Of Development
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. The development is acceptable in principle, subject to the following detailed consideration.

4.3 Design and Visual Amenity

The host dwelling has brick faced elevations with brick details, Upvc (white) fenestration including a front bay window and a pitched roof clad with interlocking tiles and front canopy with plain tiles. The front elevation is also characterised by a front gabled projection offset slightly from the centre. The proposed porch is to sit on the front of this gabled projection, with a front facing gabled roof to match first floor gable. The porch will have a depth of 1.6 metres and height of 3.6 metres (approx.).

4.4 The proposal is for a small scale addition to the front elevation that can be considered to take its cues from the host dwelling. The form and scale are such that it will not appear overly dominant on the front elevation and will appear comfortable within the street scene. Subject to a condition requiring materials to match the existing due to its front elevation location, officers consider the proposed porch to be acceptable in the residential setting and in compliance with PSP1, PSP38 and CS1.

4.5 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

4.6 Given the single storey nature and scale of the development, in addition to its siting in the (almost) middle of the principle elevation, officers do not raise any concerns regarding residential amenity and are satisfied that none of the above impacts will present, should permission be granted.

4.7 Parking Standards

PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off street parking can be provided to accommodate increase in demand.

4.8 The development if permitted will not have a material impact on demand for parking, but will reduce some of the space on the frontage and will consequently result in the loss of 1no. parking space. An additional parking space is indicated on the plans to accommodate this loss and so there will be a neutral impact on parking. Subject to a condition securing this alternative provision, the proposal is considered to be acceptable in terms of parking.

4.9 Private Amenity Space

The proposal, should permission be granted, will not result in any material losses of private amenity space nor will it increase the demand at the property.

Impact on Equalities

4.10 The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is

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

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

5. CONCLUSION

5.1 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.

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

6. RECOMMENDATION

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

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 additional parking space indicated on plan PBPDS/PP204 A (received 27/09/2020) shall be implemented prior to the substantial completion of the development hereby approved and shall be retained and maintained for its intended purpose thereafter.

Reason

To ensure that a satisfactory level of parking is retained once the proposed development is implemented, in accordance with policy PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (adopted) November 2017.

3. 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.

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.

POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

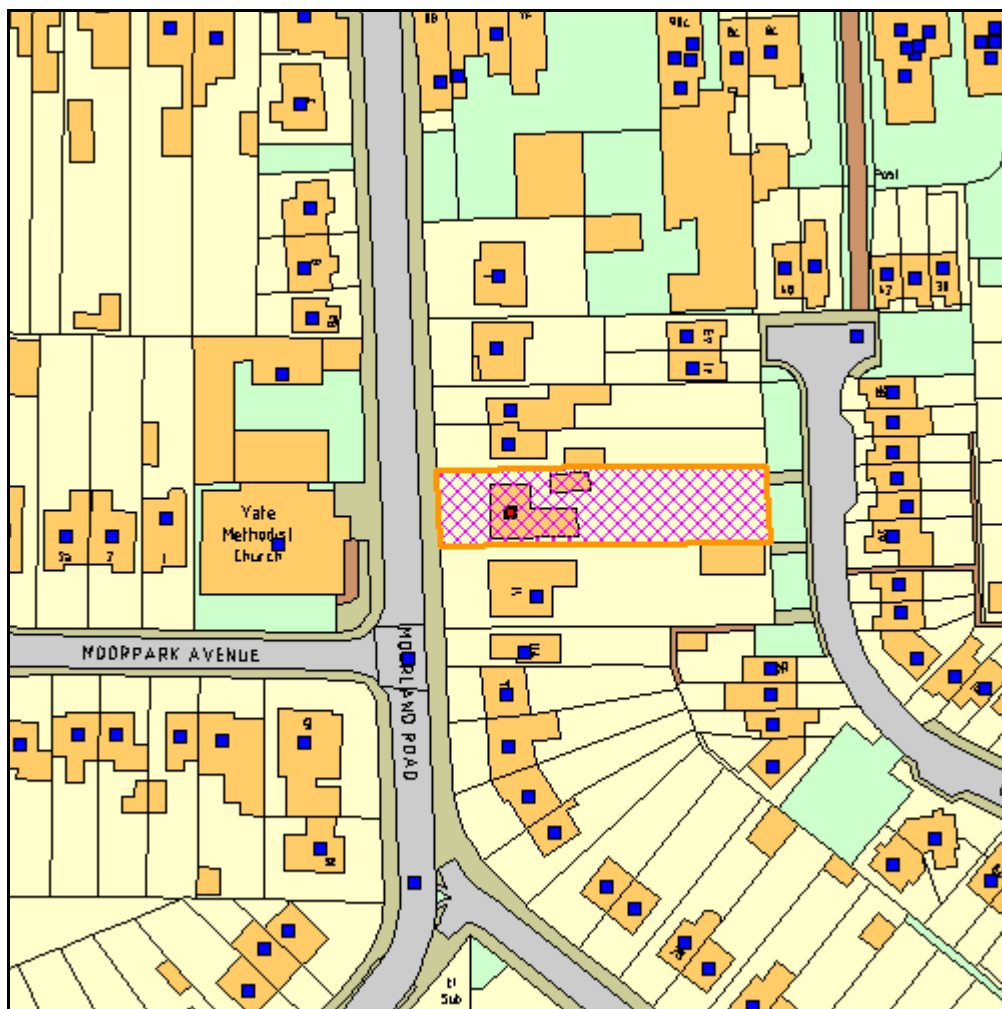
An extension of time has been agreed and the application determined within the agreed extension.

Case Officer: Alex Hemming

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/11072/F	Applicant:	Mr and Mrs Jefferies
Site:	9 Moorland Road Yate South Gloucestershire BS37 4BZ	Date Reg:	1st July 2020
Proposal:	Erection of single storey side and rear extension and front porch. (Amendment to previously approved scheme P19/18604/F).	Parish:	Yate Town Council
Map Ref:	370601 182409	Ward:	Yate Central
Application Category:	Householder	Target Date:	20th August 2020



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N.T.S.

P20/11072/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.

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

1. **THE PROPOSAL**

- 1.1 The proposal seeks full planning permission for erection of single storey side and rear extension and front porch.
- 1.2 The original property is a detached bungalow, located at 9 Moorland Road, Yate.
- 1.3 This application is an amendment to previously approved P19/18604/F.

2. **RELEVANT PLANNING HISTORY**

- 2.1 P19/18604/F
Erection of a single storey rear/side extension to form additional living accommodation.

Approved: 15 January 2020.

3. **CONSULTATION RESPONSES**

- 3.1 Yate Town Council
Objection. This converts a 2 bed bungalow into a 4 bed bungalow, but there is no parking plan demonstrating how the increased parking is to comply with South Gloucestershire Councils parking requirements.

This location is opposite a busy church with yellow lines in situ, so this must be met on site. In line with Highways Department comments on application P20/10821/F which is just yards away, this must be laid out so vehicles can turn on site and leave the property safely in forward gear.

- 3.2 Other Consultees

Sustainable Transport

No detail on parking and access have been shown on the plans submitted. A block plan is requested which shows that the previously approved vehicular access and parking will be provided as part of P19/18604/F). Subject to this, there is no transportation objection raised.

Other Representations

- 3.3 Local Residents
The Local Planning Authority received 1no. objection comment, although all the issues mentioned in it do not fall under material planning consideration.

4. ANALYSIS OF PROPOSAL

4.1 Principle of Development

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

4.2 Design and Visual Amenity

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

4.3 The proposed development to the side/rear of the property would be larger than previously approved P19/18604/F. This would allow the introduction of an extra bedroom within the dwelling compared to the previous scheme, which would be 4no. in total. The proposed front porch would measure 2.8m wide and 1.5m deep. It is considered that the overall footprint increase of the proposed extension would not be detrimental to the character of the existing dwellinghouse, or the street scene overall. The proposed finishing materials for external works appear to be similar to those of the existing dwellinghouse.

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

4.5 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

- 4.6 There would be 1no. extra window inserted into the North (side) elevation of the proposed extension. It is not considered that it would have a detrimental impact on residential amenity of neighbouring occupiers. Overall, it is considered that residential amenity of neighbouring occupiers would be adequately preserved. Also, the remaining private amenity space is considered to be adequate.
- 4.7 On the basis of the assessment set out above, it is concluded that the proposal would have no unacceptable impacts on residential amenity, and the proposed development therefore accords with policies PSP8, PSP38 and PSP43.

4.8 Access and Parking

Following post-development, the property would require to have at least 2no. off-street parking spaces available. A revised block plan was provided by the Agent, indicating 2no. off-street parking spaces to the front of the property, each measuring 2.4m by 4.8m. It is therefore considered that the proposal is compliant with Policy PSP16.

4.9 Consideration of likely impact on Equalities

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

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

5. **CONCLUSION**

- 5.1 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.
- 5.2 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.

6. **RECOMMENDATION**

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

CONDITIONS

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

Reason

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

2. The off-street parking facilities shown on the plan (Drawing No. 01) hereby approved shall be provided before the completion of the works, and thereafter retained for that purpose.

Reason

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

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.

POSITIVE AND PROACTIVE STATEMENT:

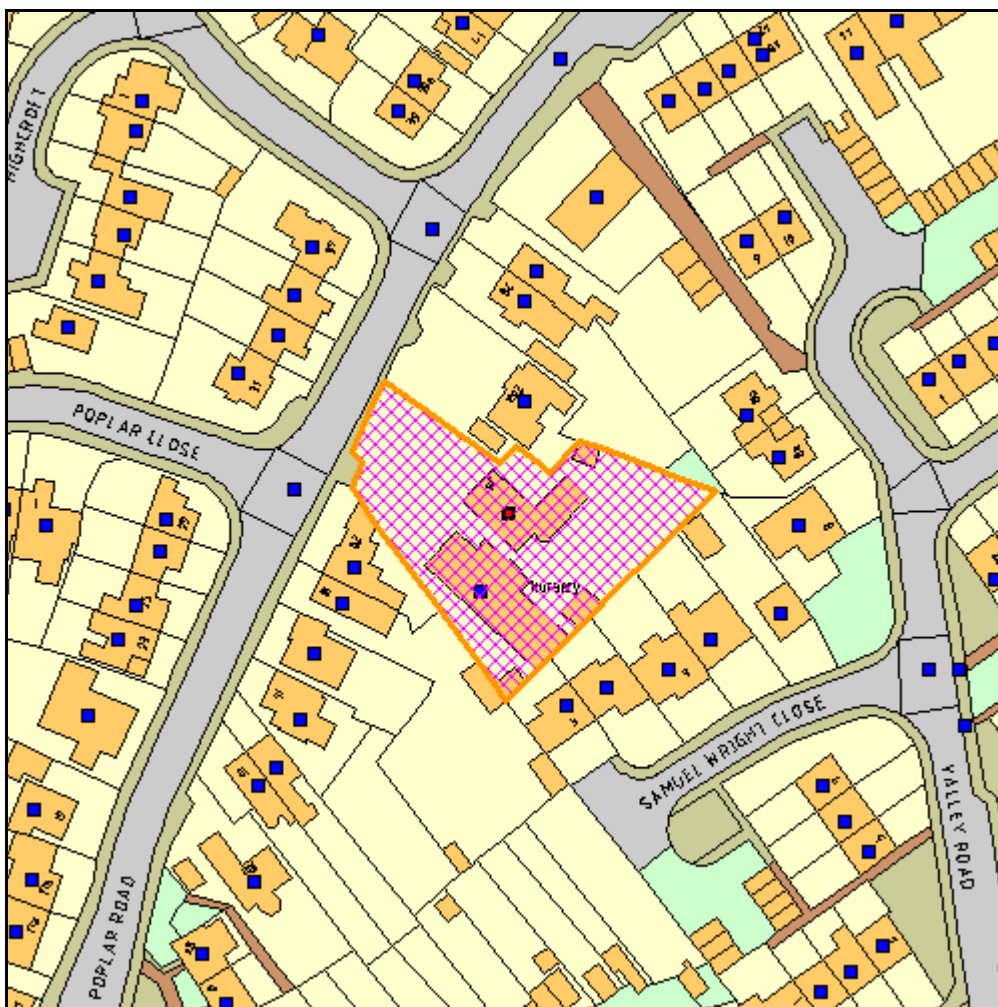
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by conducting a thorough assessment.

Case Officer: Mykola Druziakin

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/11873/F	Applicant:	Phoenix Childcare Ltd
Site:	24 Poplar Road Warmley South Gloucestershire BS30 5JU	Date Reg:	16th July 2020
Proposal:	Erection of a single storey link extension and associated works to facilitate a change of use from Use Class C3 (residential) to Use Class D1 (day school) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Bitton Parish Council
Map Ref:	367522 172517	Ward:	Bitton And Oldland Common
Application Category:	Minor	Target Date:	7th September 2020



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100023410, 2008. **N.T.S.** **P20/11873/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.

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to objections from the Parish Council and local residents contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the Erection of a single storey link extension and associated works to facilitate a change of use from Use Class C3 (residential) to Use Class D1 (day school) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application site relates to 24 Poplar Road, Warmley. A Tree Preservation Order (TPO ref 0967) is present on the tree to the front of the site.
- 1.3 This application follows detailed pre-application planning advice.
- 1.4 During the application additional details regarding the on-site parking provision was requested and amended plans accepted by the LPA. .

2. RELEVANT PLANNING HISTORY

- 2.1 PRE20/0037 Conversion of main house to a small school with a link corridor between D1 outbuilding and house. Internal change to small classrooms.
Advice given 6.4.20
- 2.2 PRE18/0319 Change of use for nursery building to residential.
Advice given 5.7.18
- 2.3 PK17/3683/F Conversion of former children's nursery to form 2no. dwellings with parking and associated works. (Re-submission of PK17/1188/F)
Refused 21.9.17
Appeal dismissed 10.1.18
- 2.4 PK17/1188/F Conversion of former children's nursery to 3no. bungalows with parking, widening of existing access and associated works.
Refused 5.6.17
Appeal dismissed 10.1.18
- 2.5 PK02/3714/F Erection of single storey rear extension to form breakfast room, kitchen and utility room
Approved 14.1.03
- 2.6 PK00/2444/F Erection of extension to nursery to form staffroom
Approved 11.12.00

- 2.7 P99/4890 Continuance of variation of condition (c) of planning permission K1700 /1 to allow increased operating hours from 8.00 am to 6.30 pm and to increase the numbers of children to 40.
Approved 7.2.00
- 2.8 P98/4396 Erection of single storey front extension to day nursery
Approved 4.8.98
- 2.9 P97/4616 Erection of front extension to day nursery
Approved 17.12.97
- 2.10 K1700/6 Installation of tiled roof over existing building
Approved 15.1.86
- 2.11 K1700/5 Change of use of ground floor of dwelling to nursing home and conversion of day nursery to nursing home accommodation. Erection of timber glazed walkway.
Approved: 07.01.1985
- 2.12 K1700/4 Two storey rear extension
Approved: 03.08.1981
- 2.13 K1700/3 Two storey extension
Approved: 29.09.1980
- 2.14 K1700/2 Conversion and extension of existing garage to provide day nursery facilities (to be read in conjunction with K1700/1)
Approved: 25.04.1978
- 2.15 K1700/1 Conversion of existing double garage to provide a day nursery within the curtilage of existing dwellinghouse
Approved: 06.01.1978

3. **CONSULTATION RESPONSES**

3.1 Bitton Parish Council

Objection:

On the grounds of over-intensification of the site.

There is not adequate parking for the staff or visitors on site and this we feel could have a negative impact on the surrounding area that is already plagued with parking issues.

Internal Consultees

3.2 Tree officer:

Arboricultural Method Statement and Tree Protection Plan required for the proposal.

3.3 Highway Structures

No comment

Statutory / External Consultees

3.4 Transport

Information as provided with this application suggests that there would be 5 parking spaces on site however; no actual detail plans have been submitted to show the parking.

In line with the Council's sustainability aspiration to promote alternative means of travelling then, cycle parking facilities for staff and visitors ought to be provided on site. At present, the proposal does not include any such measures.

Applicant to provide plans showing the details of car and cycle parking.

3.5 Flood and Water Management Team

No objection

Other Representations

3.6 Local Residents

Letters of objection have been received from 4 local residents. The points raised are summarised as:

- Noise will increase
- Had children climbing trees and hanging over my fence
- Put up with this for 30 years
- Since they closed down it has been bliss – do not want the disruption again
- Previously forced to close as Redroofs Nursery due to safeguarding concerns for pupils with SEMD and ECHPs
- Appears applicants have re-branded themselves as Phoenix Childcare Ltd
- Information re traffic and parking is incorrect – Poplar Road is no longer a bus route (has not been for 5 years)
- Times of operation would incur increased traffic and parking concerns due to proximity of St Barnabas Primary School – already insufficient parking at these times
- Will the tall trees backing onto Samuel Wright Close be staying or removed?
- Loss of privacy and overlooking – a bedroom will change to an office
- Want confirmation that rooms next to our house will not be used before 9am or after 4pm, during term time only
- Where will children be eating lunch – this can cause a lot of noise
- Garden shed will become a storage shed creating more noise than at present – request it is moved within the site
- Where will playground be? And at what times will this be occupied?
- Seek reassurance that numbers of children and staff will not increase thereby putting additional pressure on parking

4. ANALYSIS OF PROPOSAL

- 4.1 The applicant seeks permission for the erection of a single storey link extension and associated works to facilitate a change of use from Use Class C3 (residential) to Use Class D1 (day school) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).

4.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. This includes a positive response to a recent pre-application enquiry regarding the development of the site.

4.3 Change of use from residential to community use:

Policy CS23 of the Core Strategy relates to community infrastructure and cultural activity, and stipulates that the Council will work with partners to provide additional, extended or enhanced community infrastructure. An educational facility such as a school is listed as the type of facility covered by CS23. The change of use of the residential dwelling to form a school building would represent the provision of an additional community facility.

4.4 The proposal is therefore considered to be consistent with the aims of CS23, and is acceptable in principle. However a more detailed consideration of impacts must be undertaken, in order to identify any potential harm which could arise from the development such as impact on the character of the area, residential amenity, parking and highway matters and the protected tree to the front of the property.

4.5 Design and visual amenity

The application site is made up of two elements: a detached building with existing Class use D1 and a large detached two-storey residential house. The proposal is for a change of use to the house to Class D1 and for a physical link to be created to connect the two structures to create a single Class D1 children's nursery.

4.6 The alterations would essentially comprise the connecting of the existing two structures by means of a wall to the front, a wall to the rear plus new flat roof. Openings would be in these two elevations. The height of the new addition would be roughly the height of the eaves of the single storey building and proposed materials would include timber cladding to link the render and pebbledash of the existing structures to the new addition.

4.7 In terms of design, scale, massing and appearance including proposed materials, the scheme is considered appropriate and no objection is raised.

4.8 Residential amenity

The site already has an authorised mixed use given the main house was occupied by the owners who ran the adjacent nursery. Objection comments regarding noise and disturbance are noted but the extant class use is a material consideration and its use as a nursery could continue regardless of the change of use of the main house.

4.9 Concerns regarding overlooking from what will be an office rather than a bedroom have been made. It must be noted that the nursery will operate at certain hours only whereas a bedroom has no time restriction associated with its use. Similarly, the location of where the children have their lunch, the use of internal rooms in this detached property, the location of the playground or shed for the purposes associated with the use of this small nursery would be limited to its opening hours. It is acknowledged that there would be some changes

following the conversion of the whole of the site into a nursery, but given the overall size and the restriction in opening times and the distance from neighbouring dwellings, the impact on neighbours would not be so severe as to warrant a refusal of the application or one that could be substantiated in an appeal situation.

4.10 Transport

Objections on the basis of transportation and highway issues are noted. However, the existing outbuilding is already in Class D1 use. The proposed use of the site as Class D1 use could therefore not be objected to in transportation terms. However, the scale of the development requires some additional consideration.

4.11 The scheme is to provide a special needs school for around 22no. children aged 8-16 years old. Information supplied suggests a total of 12 staff would be required and the school would operate for 39 weeks of the year (in accordance with local education authority school terms), Monday to Friday 09:00 to 16:00. The school would be closed outside these times.

4.12 It is necessary to compare the extant use of that part of the site used as a day nursery, which can restart again without the need for planning permission. That nursery had opening hours of 08:30 to 17:30 Monday to Friday and was open throughout the year. Children attending were aged 0-5 years and it had capacity for a total of 40 children to be in attendance at any one time. A total of 96 children were on the roll, supported by 13 members of staff.

4.13 Whilst the new proposal would increase the floor area of D1 use, the officer's view is that the proposed use of the site as a day school would have a reduced impact in terms traffic movement as a result of a reduced pupil capacity (22 compared with 40), a slight reduction in staffing (12 compared with 13 previously), reduced daily opening hours and operations limited to term time only. Given the above, a highway objection cannot be made to this application based on traffic grounds.

4.14 In terms of parking the LPA considers that 6no. on-site parking spaces are required. Revised plans have been submitted showing these spaces and cycle parking spaces and these are acceptable.

4.15 Given the above assessment the proposal is considered to accord with adopted local and national planning policies and no objection is raised on transport grounds.

4.16 Trees

The protected tree to the front of the dwelling is noted and a pre-commencement condition is to be attached to the decision notice to provide an Arboricultural method statement and tree protection plan to ensure that it is protected at all times during the construction phase. The agent has agreed to this condition being prior to commencement of the development.

4.17 Queries have been raised with regards to other trees to the rear of the site. The retention, care and maintenance of these trees is not a matter that can be

discussed under this planning application but would need to be raised by interested parties with the owner of the site.

4.18 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

4.19 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.

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

5. CONCLUSION

5.1 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.

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

6. RECOMMENDATION

6.1 It is recommended that the application be **APPROVED** subject to the conditions set out on the decision notice.

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. Development shall proceed in accordance with the following plans:

As received by the LPA on 8.7.20:

Existing floor plans - 001 a

Existing elevations - 002 A

Proposed ground floor plan - 003 C
Proposed first floor plan - 004 C
Proposed elevations - 005 C

As received by the LPA on 13.7.20:
Site location plan - 006 B
Site plan - 007 B

As received by the LPA on 30.9.20:
Proposed parking layout - 001

Reason

For the avoidance of doubt and to ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; PSP16 of the Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

3. Prior to commencement of development an Arboricultural Method Statement and Tree Protection Plan for the proposal shall be submitted to the LPA for written approval. Works shall be in accordance with the approved details.

Reason

In the interests of the long term health of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

4. Off street parking for vehicles and cycles to be provided as per the submitted plans prior to first occupation and to be retained for the use of the site thereafter.

Reason

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

5. Opening times for the proposed nursery are as follows:

Monday to Friday from 09:00 to 16:00 and in accordance with the local education authority school terms.

Reason

In the interests of visual amenity and to protect the amenity enjoyed by those living in the locality to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and the provisions of the National Planning Policy Framework.

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.
POSITIVE AND PROACTIVE STATEMENT:**

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

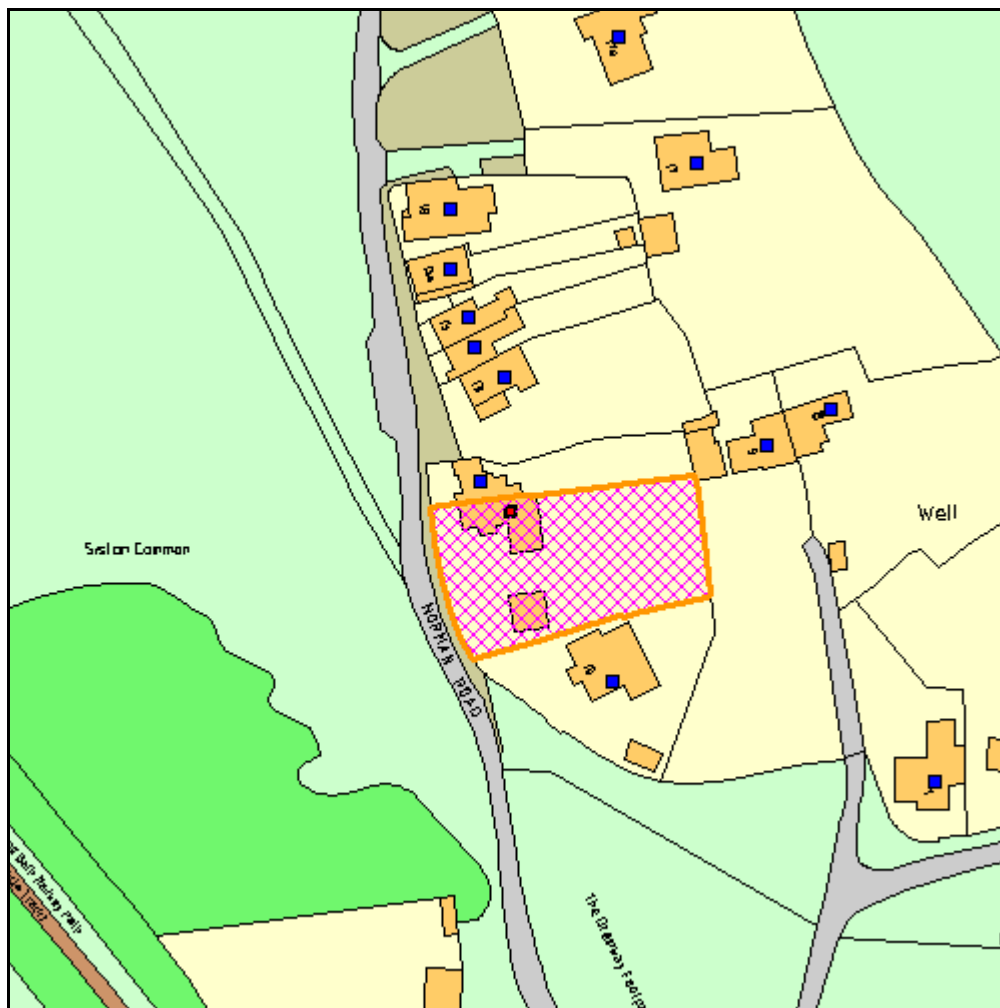
The application is considered to represent a sustainable form of development that can be supported.

Case Officer: Anne Joseph

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/13240/F	Applicant:	C LEWIS
Site:	11 Norman Road Warmley South Gloucestershire BS30 5JA	Date Reg:	10th August 2020
Proposal:	Alterations to boundary wall to attain a finished height of 2.68 metres (Retrospective) (Re-submission of P20/05867/F).	Parish:	Siston Parish Council
Map Ref:	366951 173941	Ward:	Parkwall And Warmley
Application Category:	Householder	Target Date:	1st October 2020



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N.T.S.

P20/13240/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.

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

1. THE PROPOSAL

- 1.1 The proposal seeks a retrospective planning permission for alterations to a boundary wall to attain a finished height of 2.68m. Based on the submitted plans, the height of the retrospective part would in fact be 3.25m.
- 1.2 The original property is a two storey, semi-detached house located at 11 Norman Road, Warmley. It is located within the Bristol and Bath Green Belt and is outside of any defined settlement boundary. Also, No. 11 is a locally-listed building (together with No. 12).

2. RELEVANT PLANNING HISTORY

- 2.1 PK07/2790/F
Erection of first floor and single storey rear extensions and two storey side extension to form additional living accommodation. (Amendment to previously approved scheme PK07/0566/F).

Approved: 02 November 2007.
- 2.2 PK07/0566/F
Erection of first floor rear and two storey side extension to form additional living accommodation.

Approved: 06 July 2007.
- 2.3 PK06/2139/F
Erection of two storey side extension to provide additional living accommodation. (Resubmission of PK05/1946/F).

Refused: 07 November 2006.
- 2.4 PK05/1946/F
Erection of two storey side extension to provide additional living accommodation. Erection of detached double garage.

Refused: 25 August 2005.
- 2.5 K3786
Erection of single storey bathroom extension and porch.

Approved: 18 November 1981.

3. CONSULTATION RESPONSES

- 3.1 Siston Parish Council

Prior to application P20/05867/F being withdrawn, members objected to the planning application stating:

Members note the Planning Officer comments in his report on the last extensions proposed in PK07/2790/F - September 2007:- "likely that the Council would resist any future extensions to this property as it is considered that it has now reached its limit, in terms of Green Belt allowance."

Members are also worried about breaches to these premier protective policies, supporting all efforts to ensure such safeguards prevail plus they also have concern at any such high walls being of detriment to the character of the surrounding Commons.

Members continue to have concerns and **object** to the height of the boundary wall in this protected area.

3.2 Other Consultees

Conservation Officer

Wish to make no comment.

Archaeology Officer

None received.

Other Representations

3.3 Local Residents

The Local Planning Authority received 2no. comments (1no. in support and 1no. objecting), with key points summarised below:

In support:

- The building work is in character and improves the surrounding area;

Objecting:

- The dimensions of the original wall on the plan are incorrect, and in fact it is not even the original wall;
- The wall is way above 2.68m;
- My garden is very narrow and any increase in the height of the boundary has quite an impact;

4. ANALYSIS OF PROPOSAL

4.1 Principle of Development

Policy CS1 'High Quality Design' of South Gloucestershire Core Strategy (adopted December 2013) states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they: enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing

development. PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan is supportive in principle of development within the residential curtilage of existing dwellings. This support is subject to the proposal respecting the existing design of the dwelling and that it does not prejudice the residential and visual amenity; adequate parking provision; and has no negative effects on transportation. The proposal accords with the principle of development subject to the consideration below.

4.2 Green Belt

In Green Belt terms, the proposed increase in volume is marginal (approx. 0.44 cubic metres). Therefore, it is considered that there would be no unacceptable impact on the openness and character of the Green Belt.

4.3 Design, Visual Amenity and Heritage

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.

- 4.4 Based on the submitted plans, part of the existing hedging was removed, and replaced with an additional wall in its place, with the height matching that of the previously removed hedge. Part of the wall which appears to be pre-existing measures 3m in height. The additional (retrospective) part is 1.45m high and 1m wide (with the total height being 3.25m). Given the scale of the development and its containment to the rear of the property, it is not considered that it would be detrimental to the visual amenity of the area, and as such it is considered to be acceptable in terms of design. It is also considered that it would not be detrimental to the character of the locally-listed heritage assets.

4.5 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

- 4.6 By reason of its scale and siting, it is not considered that there would be a detrimental impact on residential amenity of neighbouring occupiers. It is also considered that there would be no adverse overbearing/overshadowing effect, as there is a substantial difference in ground levels between Nos. 11 and 12.

- 4.7 On the basis of the assessment set out above, it is concluded that the proposal would have no unacceptable impacts on residential amenity, and the proposed development therefore accords with policies PSP8, PSP38 and PSP43.

4.8 Access and Parking

This development would have no impact on the existing parking arrangements, nor would it require creation of additional parking space. As such, there are no concerns with the proposal from transportation perspective.

4.9 Consideration of likely impact on Equalities

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

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

5. CONCLUSION

5.1 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.

5.2 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.

6. RECOMMENDATION

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

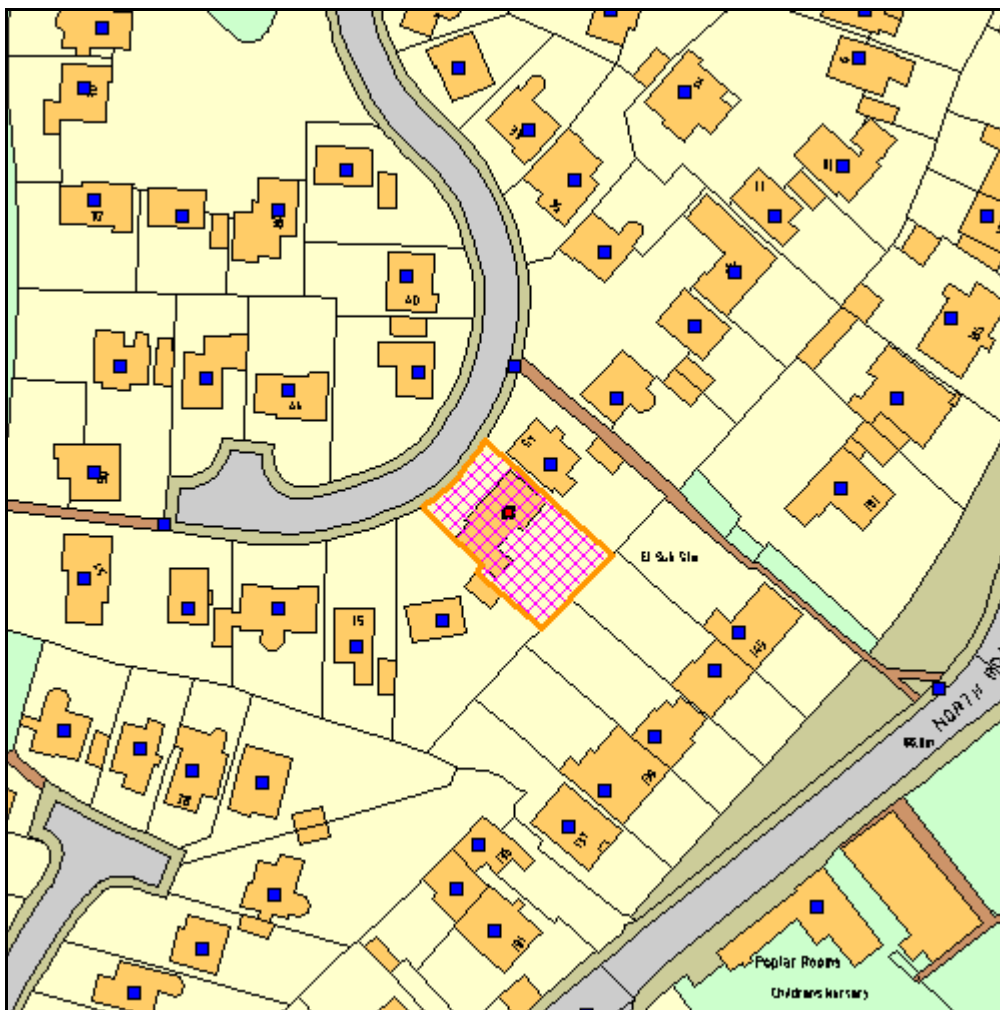
IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015. POSITIVE AND PROACTIVE STATEMENT:

In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner by conducting a thorough assessment

Case Officer: Mykola Druziakin
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 41/20 -9th October 2020

App No.:	P20/14122/F	Applicant:	Mr Jon Hurst
Site:	47 Fabian Drive Stoke Gifford South Gloucestershire BS34 8XL	Date Reg:	13th August 2020
Proposal:	Erection of first floor side and single storey rear extension to form additional living accommodation	Parish:	Stoke Gifford Parish Council
Map Ref:	362508 179941	Ward:	Stoke Gifford
Application Category:	Householder	Target Date:	6th October 2020



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P20/14122/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 APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of first floor side and single storey rear extension to form additional living accommodation at 47 Fabian Drive, Stoke Gifford.
- 1.2 The application site comprises a detached 2 storey dwelling within the settlement boundary, no restrictive policies apply. Revised plans have been received during the determination process which has altered the scale and design of the proposal, and to include one additional parking space.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework

- 2.2 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
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. CONSULTATION RESPONSES

- Parish/ Town Council
3.1 Stoke Gifford Parish Council – Objection

“Stoke Gifford Parish Council objects to this planning application on the grounds of insufficient parking, plus lack of on-street parking available.”

Internal Consultees

- 3.2 Sustainable Transport – Further information required.

Neighbouring Responses

- 3.3 One letter of objection has been received from a neighbouring resident, the key points have been summaries as overlooking, could be used for business use, parking and access problems.

4. ANALYSIS OF PROPOSAL

Design and Visual Amenity

- 4.1 Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

First Floor Extension

- 4.2 The proposed extension has been set down from the original ridge height and is set back from ground floor level to align with the existing elevation at first floor level. To the rear it would feature a gable end and extend back by 0.9m. With materials and windows set to match those existing on the property, the proposed first floor extension would appear complimentary, and be seen as a subservient addition when viewed in relation to its host.

Single Storey Rear Extension

- 4.3 The proposed single storey rear extension would span the full width of the property, it would extend beyond the rear elevation by 3.8m, measure 2.3m to eaves, 3m to apex, and incorporate 3 large roof lights. Due to its single storey nature and respectful scale and mass, it would not appear dominating when compared to the host. As such, the proposed extensions are acceptable in design terms and comply with policy psp38.

Residential Amenity

- 4.4 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 outlines the types of issues that could result in an unacceptable impact. Policy PSP43 outlines the minimum amount of external private amenity space.

- 4.5 Due to the sitting, size, scale and design on the proposed extensions it would not result in any unreasonable amenity impacts to the neighbours. Regarding the concern raised with loss of light to the neighbouring property, the scale of the extension is not considered excessive that any unreasonable impacts would occur. Furthermore, the host and neighbouring property both face in a south east direction to the rear, as such, they benefit from ample levels of

unrestricted light for most of the day. Whilst the proposed extension may cause a slight level of overshadowing in the evening, the harm would not be excessive or unreasonable. It is noted that 2no windows are proposed on the flank elevation, these shall be conditions to be fully obscure glazed and non-opening below 1.7m to ensure the privacy of the neighbours is maintained. An ample amount of private amenity space would be retained. As such, the proposed development would comply with policy PSP8 and PSP43.

4.6 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal has been amended to provide one additional off-street parking space to create a total of 3 spaces. This complies with the minimum residential parking standards for a 6 bed property. As such, the proposed development would comply with policy PSP16.

4.7 Other Matters

Regarding the concern for the property to be used for business purposes, this would require a planning application and approval from the local authority or otherwise the development could be subject to enforcement action. Albeit, the proposed plans do not indicate that this is the case, and therefore no concerns are raised on the matter.

4.4 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. This planning application it is considered to have a neutral impact on equality.

5. CONCLUSION

5.1 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. 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.

6. RECOMMENDATION

6.1 It is recommended that planning permission is GRANTED.

CONDITIONS

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

Reason

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

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

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy PSP38 and PSP8 of the South Gloucestershire Policies, Sites and Places Plan 2017; and the National Planning Policy Framework.

IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015.

POSITIVE AND PROACTIVE STATEMENT:

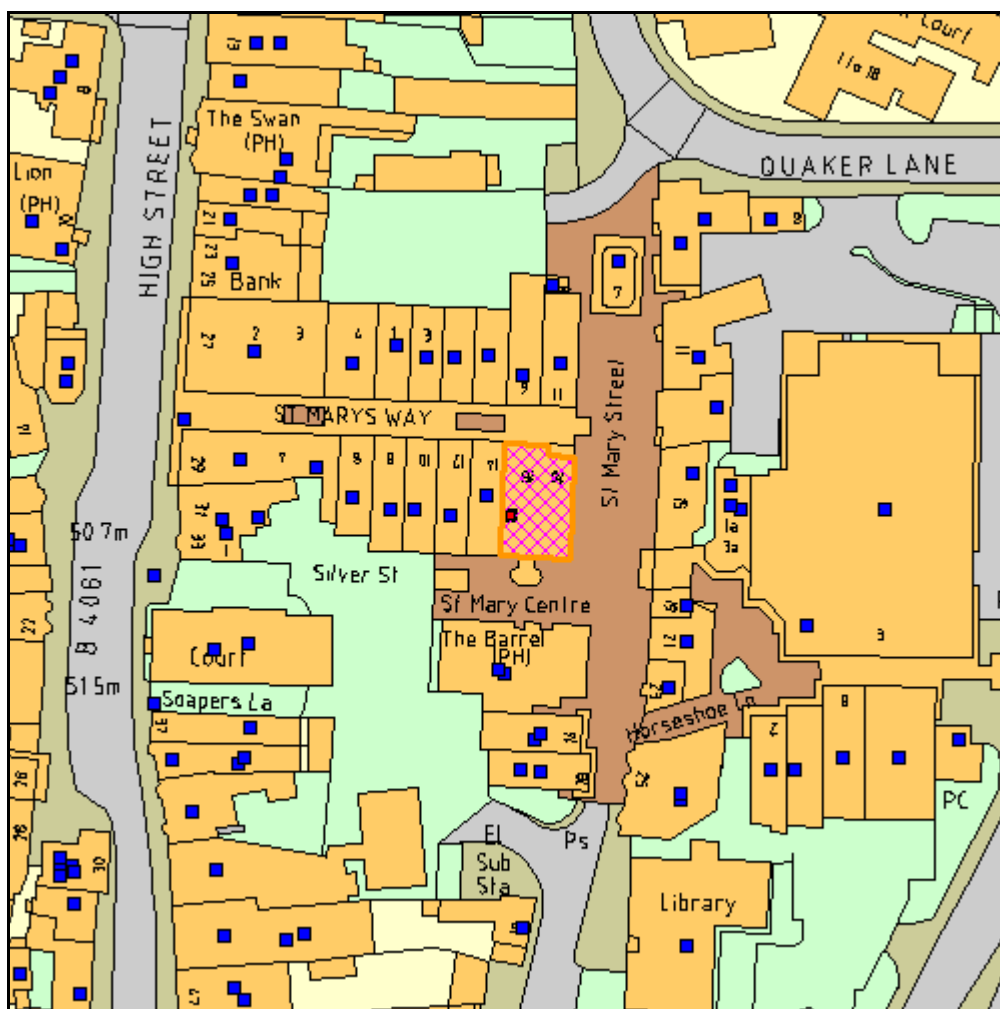
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways: the application has been determined within a timely manner.

Case Officer: Thomas Smith

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 41/20 - 9th October 2020

App No.:	PT18/3073/ADV	Applicant:	AS Watson (Health And BeautyUK) Ltd
Site:	Savers 16 - 18 St Marys Way Thornbury Bristol South Gloucestershire BS35 2BH	Date Reg:	13th July 2018
Proposal:	Display of 5no. non-illuminated fascia signs, 1no. non-illuminated hanging sign and 1no. window vinyl (part- retrospective).	Parish:	Thornbury Town Council
Map Ref:	363730 190026	Ward:	Thornbury North
Application Category:	Minor	Target Date:	6th September 2018



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PT18/3073/ADV

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Under the current scheme of delegation it is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 The application seeks advertisement consent for the display of 5no. non-illuminated fascia signs, 1no. non-illuminated hanging sign and 1no. window vinyl.
- 1.2 The application relates to Savers, no's. 16-18 St Marys Way, Thornbury. The site is located within the Thornbury Conservation Area, and within the setting of the Grade II listed Almshouse of 15-17 St Mary Street.
- 1.3 It should be noted that the application originally sought consent for the display of 9no. non-illuminated fascia signs, 3no. illuminated fascia signs, 1no hanging sign and a number of window vinyls. However revised plans were received by the Local Planning Authority on 2nd October 2020. The revisions were made in light of officer recommendations, with the changes primarily comprising the removal of internally illuminated signage and its replacement with non-illuminated flat cut letters, together with the removal of window vinyls to the side elevation of the building.
- 1.4 A large proportion of the signage as shown on original plans is currently in situ. Whilst some elements have been removed in the revised set of plans, certain elements which are presently displayed remain. As such, the application is partially retrospective in nature.

2. POLICY CONTEXT

2.1 National Guidance

- i. National Planning Policy Framework February 2019
- ii. The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP17	Heritage Assets and the Historic Environment
PSP21	Environmental Pollution and Impacts

- 2.3 Supplementary Planning Guidance
Shopfronts and Advertisements Design Guidance SPD (Adopted) 2012
Thornbury Conservation Area Advice Note (Adopted) 2004

3. **RELEVANT PLANNING HISTORY**

3.1 **PT18/3074/F**

Installation of new shopfront (retrospective).

Approved: 19.10.2018

3.2 **PT09/5752/ADV**

Display of 5 no. fascia signs and 1 no. hanging sign (Retrospective).

Approved: 21.12.2009

3.3 **PT05/2020/F**

Alterations to existing shop front to facilitate division to form two premises.

Approved: 09.08.2005

3.4 **P99/1608**

Installation of new entrance to facilitate sublet of part of premises.

Approved: 01.06.1999

4. **CONSULTATION RESPONSES**

4.1 Thornbury Town Council

Objection – this type of shop frontage is totally out of character with the local area.

4.2 Other Consultees

Conservation Officer (Original Comments)

- Shopfronts and Advertisements Design Guidance SPD makes specific reference to new signage that is to be located on historic buildings or in historic areas such as conservation areas. States that illuminated fascias will not normally be acceptable and excessive signage that dominates the building or streetscene will not be acceptable.
- Proposal seeks to introduce 3no. internally illuminated lights. This form of lighting discouraged in Conservation Area and externally illuminated signage should be considered.
- Application of the vinyl screens to the windows would have a deadening impact on the appearance of the building. The vinyls will also carry

further signage that would result in an overall level that could be considered to be excessive and dominating.

- Modern nature of building acknowledged, however proposals would have wider unacceptable impacts on centre as a whole.
- Although the quality of the signage elsewhere within the centre is noted, this unit is a prominent one within the St Mary Centre and one that also directly addresses a listed building.
- Would therefore suggest that the “savers” name be externally illuminated and should ideally be a simple sign written name painted directly onto the existing fascia; the vinyls screens are removed in their entirety from the scheme; and the hanging sign is reduced in scale.
- However at present, by reason of design and scale, proposed level of signage would be harmful to the character of the area. Proposals would therefore fail to either preserve or enhance the character or appearance of the Thornbury Conservation Area. Proposals would also detract from the setting of a Grade II listed building.
- Overall harm considered to be “less than substantial” in the context of the Framework (para.134). Although this same paragraph allows for any such harm to be weighed against a proposal’s public benefits, the Framework is clear that when considering the impact of a proposal on a heritage asset, great weight should be given to the asset’s conservation (para.132). Refusal is therefore recommended unless the scheme is revised as suggested.

Conservation Officer (Following submission of revised plans)

No objection

Sustainable Transport

No objection

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 This application seeks advertisement consent for the display of 5no. non-illuminated fascia signs, 1no. non-illuminated hanging sign and 1no. window vinyl.

5.2 Principle of Development

Guidance within the National Planning Policy Framework states that advertisements should only be controlled in the interests of amenity, public safety and cumulative impact. Design and design quality is assessed in terms of visual amenity and cumulative impact using policy CS1 of the Core Strategy. Consideration of the impact on the Thornbury Conservation Area and the significance and setting of nearby listed buildings will also be made against the provisions of policies CS9 of the Core Strategy and PSP17 of the Policies, Sites and Places Plan.

- 5.3 Public safety is assessed using policy PSP11 of the Policies, Sites and Places Plan, to ensure that the signage is not detrimental to highway safety or presents a traffic hazard. Further guidance in the NPPF states that development should only be refused on transport grounds where the impact is considered to be 'severe'.
- 5.4 Design, Visual Amenity, Heritage and Cumulative Impact
Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF.
- 5.5 In terms of heritage based policy, policy PSP17 of the Policies, Sites and Places Plan and policy CS9 of the Core Strategy relate to conservation, and seek to protect the character and appearance of conservation areas and the significance and setting of heritage assets such as listed buildings.
- 5.6 The conservation officer reviewed the initial proposals, and found the internally illuminated signage and window vinyls to have an unacceptable impact on the character and appearance of the conservation area as a whole. Due to their positioning to the side of the building, the window vinyls were also found to have a degrading impact on the setting of a nearby listed building. This was on the basis that internally illuminated signage is uncharacteristic of the conservation area and is actively discouraged, with the window vinyls found to be excessive and dominant. The proposals were therefore found to be contrary to policies CS9 and PSP17.
- 5.7 The scheme was subsequently amended, with the internally illuminated signage as well as the majority of window vinyls removed from the scheme. The level of signage now proposed has been significantly reduced, with the most inappropriate and harmful elements removed from the scheme. The remaining signage is considered to be acceptable in design terms, and would not have a significantly harmful impact on the character and appearance of the Thornbury Conservation Area or the significance and setting of the adjacent listed building. The amended proposal is therefore found to accord with policies CS1, CS9 and PSP17.
- 5.8 However given that the majority of signage as shown on original plans is already present at the premises, a condition will be attached to any consent requiring the removal of any signage and other advertisements not shown on approved (revised) plans within 3 months of the granting of advertisement consent.
- 5.9 Public Safety
Given the scale and nature of the proposal, it is not considered that the advertisement proposal would have any impact on pedestrian safety. Furthermore, the site is not visible from the vehicular highway, and as such

would not represent a distraction to any passing motorists. The proposal would therefore have no impact on public safety.

6. RECOMMENDATION

6.1 It is recommended that advertisement consent be **granted**.

CONDITIONS

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

Proposed Elevations (Drawing no. A210 I)
(Received by Local Authority 2nd October 2020)

Reason

In the interests of clarity and proper planning.

2. With the exception of any signage shown on the approved elevations plan A210 I (as received on 2nd October 2020), any signage or other advertisement currently displayed on the building shall be removed in its entirety within 3 months of the date of this decision.

Reason

To preserve the character and appearance of the Thornbury Conservation Area and the significance and setting of adjacent listed buildings, to accord with Policy CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

Case Officer: Patrick Jackson

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.

