

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. 02/20

Date to Members: 10/01/2020

Member's Deadline: 16/01/2020 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

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

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

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

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

a) Referring Member:

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

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

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

Date:

To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 10 January 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/12274/F	Approve with Conditions	Riverview Church Road Severn Beach South Gloucestershire BS35 4PW	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
2	P19/15630/F	Approve with Conditions	32 Hillview Road Pucklechurch South Gloucestershire BS16 9RQ	Boyd Valley	Pucklechurch Parish Council
3	P19/15651/RVC	Approve with Conditions	The Chalet Thornbury Hill Alveston South Gloucestershire BS35 3LG	Severn Vale	Alveston Parish Council
4	P19/16736/F	Approve with Conditions	75 Sutherland Avenue Downend South Gloucestershire BS16 6QP	Frenchay And Downend	Downend And Bromley Heath Parish Council
5	P19/17144/F	Approve with Conditions	1 Burley Grove Mangotsfield South Gloucestershire BS16 5QB	Staple Hill And Mangotsfield	None
6	P19/17410/F	Approve with Conditions	495 Filton Avenue Horfield South Gloucestershire BS7 0LR	Filton	Filton Town Council
7	PK18/4150/F	Approve with Conditions	Grove Farm Coxgrove Hill Pucklechurch South Gloucestershire BS16 9NL	Boyd Valley	Pucklechurch Parish Council
8	PK18/4971/RVC	Approve with Conditions	Land East Of Trinity Lane St Johns Way Chipping Sodbury South Gloucestershire BS37 6BX	Chipping Sodbury And Cotswold Edge	Sodbury Town Council

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	P19/12274/F	Applicant:	Mrs Bethany Humphries
Site:	Riverview Church Road Severn Beach Bristol South Gloucestershire BS35 4PW	Date Reg:	23rd September 2019
Proposal:	Change of Use from a dwelling (Class C3) to 7no. bedroom HMO (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	Parish:	Piling And Severn Beach Parish Council
Map Ref:	354192 184836	Ward:	Piling And Severn Beach
Application Category:	Minor	Target Date:	14th November 2019



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

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following objections from local residents and from a local councillor contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The applicant seeks full planning permission for the change of use from a dwelling (Class C3) to a 7no. bed HMO (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application relates to Riverview, Church Road, Severn Beach. The site lies within the settlement boundary of Severn Beach and within Flood Zone 3.
- 1.3 An HMO (house in multiple occupation) is a residential property where 'common areas' exist and are shared by more than one household. Planning permission is not required when converting a residential property into an HMO that would be shared by up to 6 unrelated individuals. It is noted that the property already operates as such and this planning permission is being sought to convert a further room into an additional bedroom.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment

PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP28	Rural Economy
PSP39	Residential Conversions, Subdivision, and HMOs
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

Affordable Housing SPD (Adopted) Sept.2008.

Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide

SPD – (Adopted) March 2015

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

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-------------|--|
| 3.1 | PT14/1630/F | Erection of first floor side extension to provide additional living accommodation. |
| | Approved | 18.6.14 |
| 3.2 | P99/1431 | Erection of first floor side extension |
| | Approved | 28.4.99 |
| 3.3 | P96/2762 | Erection of single storey side extension |
| | Approved | 20.1.97 |

4. CONSULTATION RESPONSES

- 4.1 Pilning and Severn Beach Parish Council
No comment

Statutory / External Consultees

- 4.2 Sustainable Transport
No objection subject to a condition

Other Representations

4.3 Local Residents

Comments have been received from 8 local residents. The points raised are summarised as:

- Query suitability of an HMO in this location
- Loss of value to property resulting from this development
- Limited parking on Church Road this development would significantly impact on current situation
- Back garden already limited
- Potential noise, rubbish and anti-social behaviour
- Potential financial gain of owners
- Potential for precedence to be set

- Potential for up to 11 people or more to live there

In addition Cllr Ian Roberts has commented:

- Not suitable location for this development

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks full planning for the change of use of a dwelling to a 7no. bed HMO.
- 5.2 Principle of Development
The application stands to be assessed against the above listed policies and all material considerations. It must be noted that the property is already in use as a 6 bed HMO. The impact of the 1 extra bedroom in this proposal stands to be assessed.
- 5.3 Both local and national planning policy are supportive of development within existing settlement boundaries provided the resulting impact would not have a negative effect on residential amenity, transport or highway safety.
- 5.4 The proposal to intensify the use of this large residential dwelling is consistent with policy and is therefore acceptable in principle, subject to the consideration below.
- 5.5 Change of use from residential dwelling to HMO.
Policy PSP39 deals with residential conversions, sub-divisions and houses in multiple occupation. Such development is acceptable provided it would not have a negative impact on the character and amenities of the area; and not prejudice the amenity of neighbours; and provide adequate amenity space; and refuse storage and servicing; and provide parking in accordance with the Council's parking standards.
- 5.6 Working through the above list, the application site is located within a built up area of Severn Beach and close to employment areas of Severnside and Avonmouth. It is acknowledged that HMOs are not prevalent in the area but it must be recognised that planning permission is not required for the change of use from a single residential unit to a small HMO (i.e up to 6) and therefore there may be others in the area that are not known to planning. The fact that this property is already in use as an HMO is a material consideration in this assessment. Officers can find no records of any complaints of noise for this site and no external changes are proposed. The proposal would therefore not have an adverse impact on the character and amenities of the area and would not prejudice the amenity of neighbours.
- 5.7 A comment has been received stating that there would be insufficient amenity space to serve the HMO. Policy PSP39 does not specify the amount of amenity space which should be made available at an HMO. Using Policy PSP43 as a reference and appropriate comparison, this adopted policy states that a 1 bed flat should have 5 square metres of residential amenity space. Using this calculation, 7 x 1 bed flats would require 35 square metres of

amenity space. The good sized garden to the rear of Riverview easily complies with this level of space.

- 5.8 The property benefits from a good size driveway plus additional space to the side of the main house. Adequate space is provided for the on-site storage of refuse and the increase use of one room as a bedroom would not interfere with current refuse collection arrangements.
- 5.9 Moving on to parking which has been raised as a concern by a number of residents. Policy PSP16 states that the parking standard of an HMO is 0.5 car spaces for each bedroom. An HMO of this size should provide 4 car parking spaces and 7 cycle spaces.
- 5.10 Although the garage is below the SGC standard 6m x 3m size and not big enough to accommodate a medium sized car, there is enough space on the front garden / forecourt area to accommodate the 4 spaces.
- 5.11 Officers conclude that the acceptable options for this application either 3 outside spaces (independently accessed, i.e. not tandem) plus the garage counting as half a space plus a separate store for 7 cycles, or 4 outside spaces and the garage used for the 7 cycles. It is reasonable that this be conditioned and details be submitted to the LPA prior to first occupation.
- 5.12 Design and Visual Amenity
No changes are proposed to the external appearance of the property.
- 5.13 Flooding
The application is for the introduction of one extra bedroom in this existing HMO. The site is located within Flood Zone 3, but in an area protected by flood defences. It is acknowledged that the application would result in additional occupants, which in the event of a flood could mean additional risk for the Emergency Services workers. Advice from the Environment Agency states that where new residential units are created in Flood Zone 3 the Exception Test must be applied to demonstrate how the development would provide wider benefits to the community, remain safe and where appropriate reduce flood risk overall. Given that this application is to increase the existing HMO from 6 beds to 7 beds the benefit would result in one more housing unit and being a two-storey property there would be the opportunity for occupants to find higher refuge in the event of a flood. The proposal is therefore considered to be acceptable and can be supported.
- 5.14 Other matters
Comments have been made regarding the potential for the development to devalue nearby properties. This is not a planning matter and as such cannot be considered here.

Comments have been made that the development is for the financial benefit of the owners. This is not a planning matter and as such cannot be considered here.

Comments have been made that a precedent will be set for similar schemes in the area. Officers would respond by saying each planning application is considered on its own unique and individual merits.

5.15 Impact on Equalities

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

5.16 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that the application is **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: **Anne Joseph**
Tel. No. **01454 863788**

CONDITIONS

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

Reason

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

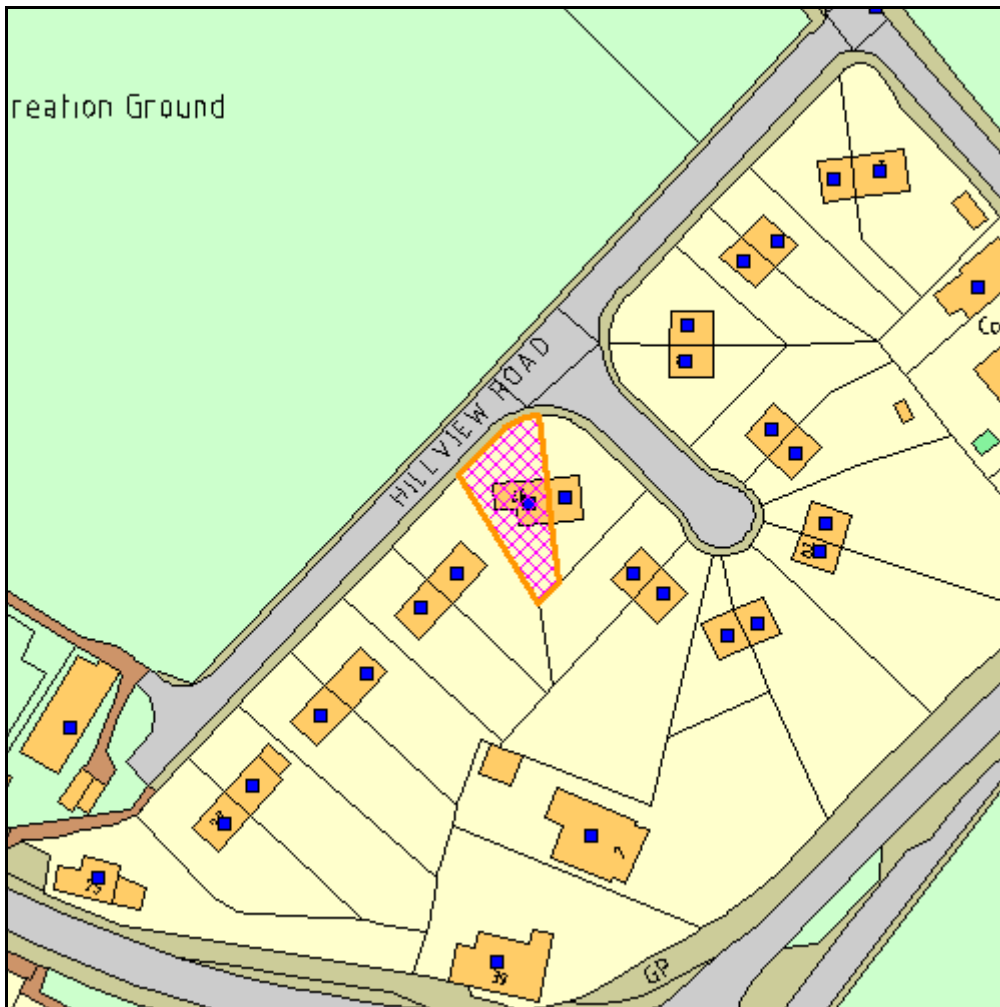
2. The development shall not be brought into use until 4 car parking spaces (or 3 plus the garage) and 7 covered and secure cycle parking spaces have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

In the interest of highway safety, to promote sustainable transport choices and to accord with Policies PSP11 and 16 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	P19/15630/F	Applicant:	Mr And Mrs Ali Young
Site:	32 Hillview Road Pucklechurch Bristol South Gloucestershire BS16 9RQ	Date Reg:	29th October 2019
Proposal:	Erection of two storey side extension to form additional living accommodation.	Parish:	Pucklechurch Parish Council
Map Ref:	370164 176444	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	23rd December 2019



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

REASON FOR APPEARING ON CIRCULATED SCHEDULE

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

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a two storey side extension and single storey rear extension to form additional living accommodation at no. 32 Hill View Road, Pucklechurch.
- 1.2 The application site comprises a semi-detached property on a corner plot. The dwelling is characterised by clay tiled hipped roof, a bay window at ground floor and a render finish. The property is set within a moderately sized plot. An existing single storey side extension already existing on the site which provides living accommodation.

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

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

PSP8	Residential Amenity
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages, Including Extensions and New Dwellings

- 2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history exists for the site.

4. CONSULTATION RESPONSES

4.1 Pucklechurch Parish Council have objected to the application with reasons concerning the level of on-site parking provision.

4.2 Sustainable Transport – No Objection.

Other Representations

4.3 Local Residents – None received.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application seeks permission for the erection of a two storey side extension. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 of the Core Strategy and Policy PSP38 of the Policies, Sites and Places Plan seek 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.

5.3 The proposed two storey side extension would be set back from the principle elevation at first floor level and lowered from the original ridge line with a hipped roof, creating a subservient addition when viewed in relation to the host property. The eaves and first floor windows would form a continuation from the existing and with materials set to match, respect would be provided to the original character. As such, the proposed extensions would comply with Policy CS1 of the Core Strategy 2013 and Policy PSP38 of the Policies, Sites and Places Plan 2017.

5.4 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan 2017 explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

5.5 Given the scale and location of the proposed extensions, it is not considered that the development would have any unacceptable impacts upon the neighbouring properties. It is however noted that the window positioned at first floor level on the flank wall could increase the perceived level of overlooking to the neighbours garden – it is therefore reasonable to condition this window to be fully obscure glazed and non-opening 1.7m above finished floor level. The level of private amenity space will remain as existing. The development is therefore compliant with policies PSP8 and PSP38 of the Policies, Sites and Places Plan 2017.

5.6 Transport

Under the Residential Parking Standard SPD 2013 and Policy PSP16 of the Policies, Sites and Places Plan 2017, a minimum of two parking spaces should be provided within the site boundary for a 3 bed dwelling. The same standard applies for a 4 bed dwelling. Therefore there is no net increase in the parking standard requirement and the proposal would be compliant with council policies.

5.7 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.

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Thomas Smith
Tel. No. 01454 865785

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the use or occupation of the extension hereby permitted, and at all times thereafter, the proposed first floor window on the side 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 PSP8 and PSP38 of the Policies, Sites and Places Plan 2017, and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	P19/15651/RVC	Applicant:	Mrs Paddon
Site:	The Chalet Thornbury Hill Alveston Bristol South Gloucestershire BS35 3LG	Date Reg:	29th October 2019
Proposal:	Variation of condition 2 attached to planning permission P19/1925/F amended by application P19/12577/NMA to substitute plans 04, 05, 06, 07, and 08 to facilitate an extension to the proposed terrace. Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 No. dwelling with associated works.	Parish:	Alveston Parish Council
Map Ref:	363584 188590	Ward:	Severn Vale
Application Category:	Minor	Target Date:	20th December 2019



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

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following an objection comment from Thornbury Town Council contrary to Officer recommendation.

1. THE PROPOSAL

1.1 This planning application is made under Section 73 (“s73”) of the Town and Country Planning Act 1990 (as amended) (“the Act”). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission. In this instance, the applicant seeks to vary condition 2 of original application P19/1925/F (as amended slightly by non-material planning application P19/12577/NMA).

1.2 Planning application P19/1925/F granted permission for the Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 No. dwelling with associated works.

1.3 The application relates to the Chalet, Thornbury Hill. The site is located off Thornbury Hill in Alveston, outside a settlement boundary, in the open countryside and within the Bristol/Bath Green Belt.

1.4 This proposal is to substitute the following plans approved on 17.10.19:
Proposed site plan – 04
Proposed ground floor plan – 05
Proposed first floor plan – 06
Proposed elevations – 07
Proposed sections – 08

For the following plans received on 25.10.19:
Proposed site plan – 04
Proposed ground floor plan - 05
Proposed first floor plans - 06
Proposed elevations – 07
Proposed sections – 08

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework February 2019
National Planning Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4A Presumption in Favour of Sustainable Development

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

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.
 South Gloucestershire Design Checklist (Adopted) 2007)
 South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013
 Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
 SPD – (Adopted) March 2015
 SPD: Development in the Green Belt (Adopted) 2007
 South Gloucestershire Council Waste Collection: guidance for new
 developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

This application site has been subject to a number of planning application as follows:

- | | | | |
|-----|---------------|--|----------|
| 3.1 | P19/12577/NMA | Non material amendment to planning permission P19/1925/F to modify fenestration, reduce the size of master bedroom sliding door, minor reduction in height of roofline, change in the exterior material on extension and minor internal alterations.
No objection | 10.10.19 |
| 3.2 | P19/1925/F | Erection of single storey side extension and alterations to roofline to facilitate conversion of outbuilding to form 1 No. dwelling with associated works.
Approved | 28.6.19 |
| 3.3 | PT16/6548/F | Demolition of 2no. storage buildings and erection of 1no. replacement storage building (sui generis). | |

- | | | |
|-----|----------------------------|---|
| | Approved | 3.3.17 |
| 3.4 | PT16/6938/NMA
Objection | Non Material Amendment attached to planning permission PT16/1881/F to add 2 no. openable windows to the North elevation
23.1.17 |
| 3.5 | PT16/1881/F
Approved | Erection of single storey extensions and alterations to facilitate conversion of 2no. barns to form 1no. dwelling with associated works.
16.6.16 |

4. CONSULTATION RESPONSES

- 4.1 Thornbury Town Council
Objection:
Inappropriate development in location which is in the green belt. Council is concerned about extra traffic and difficult access
- 4.2 Alveston Parish Council
No objection

Internal Consultees

- 4.2 Landscape
No comment.
- 4.3 Drainage
No objection:
- 4.4 Sustainable Transport
No objection
- 4.5 Highway Structures
No objection.

Other Representations

- 4.6 Local Residents
No objection

5. ANALYSIS OF PROPOSAL

5.1 The applicant seeks to vary condition 2 relating to approved plans.

5.2 Principle of Development

Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.

5.3 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly.

5.4 If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused.

5.5 In assessing this application it is necessary to assess whether the relevant condition, or any variations satisfy the requirements of planning conditions as set out in the National Planning Policy Framework (NPPF). The NPPF requires all planning conditions to pass three tests – that conditions should be:

- i. Necessary to make the development acceptable
- ii. Directly related to the development
- iii. Fairly and reasonably related in scale and kind

5.6 Analysis of the proposal

The application seeks to substitute approved plans listed under Condition 2 attached to the original planning permission P19/1925/F (small amendments were made under P19/12577/NMA).

The full condition and the reason for its attachment were as follows:

The development shall proceed in accordance with the following plans:

As received by the Council on 20.2.19:

Existing site plan - 01

Existing plans and elevations - 02

As received by the Council on 16.4.19:

Proposed site plan - 04

Proposed ground floor plan - 05

Proposed first floor plan - 06

Proposed elevations - 07

Proposed sections - 08

As received by the Council on 18.4.19:

Location plan – 00

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP7 and PSP40 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

5.7 The purpose of the condition was to ensure the scheme was built according to the submitted plans given the location of the site within the Green Belt. During the course of discussions leading up to the approved planning application, the overall size of the development had been negotiated down to what was considered an acceptable level. This proposal would mean that there would be

a slight increase in the volume of the built form resulting from the extension of the first floor terrace area.

5.8 It is acknowledged that the principle of development on this site has been established and the degree of change proposed under this current application relates to the increase in the floorarea of the terrace above the single storey side extension and the introduction of an external staircase to access the roof terrace from ground level.

5.9 The impact on Green Belt, appearance, on-site parking levels and impact on residential amenity must be assessed.

5.10 Green Belt

Approved plans show the first floor terrace is located immediately above the side extension to the main building which hosts a ground floor bedroom. This single storey addition is stepped in from the front elevation and under approved plans the terrace followed the footprint made by the extension. This current scheme, however, proposes a slight increase to the terrace whereby it would follow on from the front building line, and extend over a void at ground floor level. An external staircase would be inserted here to access the terrace from below.

5.11 It is acknowledged that there would be a slight increase in the overall volume of built form resulting from this proposal but on balance this would be negligible in terms of Green Belt policy. In a similar way the introduction of an external staircase would not have a negative impact or cause harm to the Green Belt over and above the previous assessment. There are therefore no objections to the proposal with regards to Green Belt policy.

5.12 Design and Visual Appearance

Changes proposed under this scheme would not significantly alter the design or appearance of the dwelling previously approved and as such the proposal is acceptable in visual terms.

5.13 On-site parking

Proposed parking provision would remain the same as approved and as such there can be no objection to the scheme.

5.14 Residential amenity

The proposed change would not have an adverse impact on residential amenity.

5.15 Conclusion

Given the above assessment, there is no objection to this variation of condition application, subject to the re-imposition of appropriate conditions relating to the removal of permitted development rights and works to be carried out in accordance with the previous arboricultural report.

5.16 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector

Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities

- 5.17 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.
- 5.18 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.
- 5.19 Balance
It is considered that alterations to the approved plans as proposed under this scheme would not result in unacceptable issues and as such the substitution of plans can be supported.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that the application be **APPROVED** subject to the conditions written on the decision notice.

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

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

Reason

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

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

As received by the Council on 20.2.19:

Existing site plan - 01

Existing plans and elevations - 02

As received by the Council on 25.10.19:

Location plan - 00

Proposed site plan - 04

Proposed ground floor plan - 05

Proposed first floor plans - 06

Proposed elevations - 07

Proposed sections - 08

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy CS1 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP7 and PSP40 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

3. Notwithstanding the provisions of Schedule 2 of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) no development as specified in Part 1 (Classes A, B, D and E), other than such development or operations indicated on the plans hereby approved, shall be carried out without the prior written consent of the Local Planning Authority.

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; Policy PSP7 and PSP40 of the South Gloucestershire Policies Sites and Places Plan (Adopted) 2017 and the National Planning Policy Framework.

4. The works shall be carried out in accordance with the submitted Tenderleaf Arboricultural report and BS:5837:2012.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	P19/16736/F	Applicant:	Ms G Weymouth J Edwards Associates Ltd
Site:	75 Sutherland Avenue Downend Bristol South Gloucestershire BS16 6QP	Date Reg:	15th November 2019
Proposal:	Demolition of existing garage and erection of 1 no. semi-detached dwelling (resubmission of PK18/4596/F).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	365363 177222	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	8th January 2020



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

REASON FOR REPORTING TO CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule due comments received from members of the public which are contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 This application seeks consent for the erection of one semi-detached 3-bed dwelling within Downend. An existing garage on the site will be demolished to facilitate the proposal. The dwelling is of a design to match No. 75 Sutherland Avenue to which it is attached, with a pitched asymmetrical roof and brick detailing.
- 1.2 A previous application (PK18/4596/F) was refused due to poor design and insufficient cycle storage. This application seeks to overcome the previous refusal. The design has been amended to take better account of the surroundings and to provide access to the bike storage.
- 1.3 There are no other land use designations that affect the development of this site.

2. POLICY CONTEXT

1.1 National Guidance

National Planning Policy Framework February 2019
National Planning Policy Guidance

1.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1	High Quality Design
CS4a	Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS29	Communities of the East Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP20	Flood Risk, Surface Water and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 PRE19/0503
 New build 3 bedroom house on side of existing 4 bedroom house using underused current space.
 Completed 16.7.2019
- 3.2 PK18/4596/F
 Demolition of existing garage and erection of 1 no. semi-detached dwelling and associated works.
 Refusal 30.1.2019

Reason(s):

1. The proposal would result in a severe loss of light and an overbearing and overshadowing impact to the occupiers of No. 75 Sutherland Avenue. Also, insufficient functional external amenity space is provided for the proposed dwelling. The living conditions of the occupiers of No. 75 Sutherland Avenue and the proposed dwelling would be severely impacted as a result. These issues are indicative of the cramped and contrived nature of the development which fails to reach the highest possible design standards expected. The proposal therefore is contrary to Policies CS1, CS4a and CS16 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013; Policies PSP8, PSP38 and PSP43 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017, and the provisions of the National Planning Policy Framework.
2. The proposed development, if permitted, would not provide appropriate, safe, accessible, convenient, or attractive access to the cycle storage provided. The proposal is therefore considered contrary to Policy CS1 and Policy CS8 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and Policies PSP11, PSP16 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

- 3.3 P99/4015
 Erection of first floor side extension

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
 No objection
- 4.2 Other Consultees
- Highway Structures
 No objection

Lead Local Flood Authority
1x informative recommended

Sustainable Transport
2x conditions relating to parking and the new dropped kerbs proposed

Other Representations

4.3 Local Residents

4x local residents have objected. Their comments are summarised as follows –

- Overdevelopment
- Adverse impact upon the living conditions at No. 75 Sutherland Avenue
- Inadequate private amenity space
- Insufficient parking
- Inconsiderate parking
- Former footpath adjacent northeast site boundary, leading to playing fields, has been included within red line
- Could be used as a HMO

5. ANALYSIS OF PROPOSAL

5.1 This application seeks consent to erect a semi-detached dwelling to the northeast of No. 75 Sutherland Avenue. It seeks to overcome a previous refusal on the site.

5.2 Principle of Development

New dwellings within existing residential curtilage are acceptable in principle as they are supported by policy PSP38. This is subject to an assessment of design, amenity, and transport. The design standard for the district is established by policy CS1 and PSP1. Together these policies require the 'highest possible' standards of design and site planning.

5.3 Design

The previous proposal did not fail in terms of its design quality and this is again not considered to be a matter of dispute. The proposal would relate well to the existing built form of the streetscene and represents an appropriate form of extension.

5.4 Residential Amenity

Development should not prejudice the amenities of nearby occupiers or lead to less than satisfactory living conditions for occupiers of the site itself. This was the main issue with the previous proposal.

5.5 After development both dwellings would now have reasonable sized gardens and an objection is no longer raised with regards the effect upon No. 75 due to the revisions proposed. Neither is it considered that the proposal would adversely affect the amenity offered to other neighbours.

5.6 Transport

For minor development, transport considerations relate mostly to the provision of adequate off-street parking. Parking requirements are calculated on the number of bedrooms in a property. It is indicated that both properties would have three bedrooms.

5.7 For three-bedroomed properties, two off-street parking spaces should be provided. There is sufficient space within the front gardens of both houses for two parking spaces to be provided, although these would take up most of the space available.

5.8 Provided two parking spaces are provided there is no objection on transport grounds. A condition can be applied to secure their provision. However, the Highway Officers request for a condition requiring the dropped kerbs to be approved and completed in accordance with the Council's standards of construction is considered inappropriate given such matters would be considered under the dropped kerb regime.

5.9 In addition, concerns over bike storage have now been overcome with the inclusion of a side gate.

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.

5.12 Other Matters

Representations were received stating that the side garden of the host dwelling has taken public amenity land into residential use. No evidence is provided to support this claim, as such this holds little weight in the assessment of this application.

5.13 It has been alleged that the new property could be used as a HMO, like No. 75. The GDPO grants deemed planning permission for development consisting of a change of use of a building from a use falling within Class C3 (dwellinghouses) to Class C4 (houses in multiple occupation (*use of a dwellinghouse by not more than 6x residents*)) within the meaning of Class C4 of the Schedule to the Town and Country Planning (Use Classes) Order 1987. Therefore, express planning permission is only required if the house in multiple occupation has more than 6x residents. Furthermore, it is not considered reasonable to restrict the use of the new property given there is no evidence to support a concentration of such uses. Finally, as outlined above, there is no technical

evidence that the proposal will cause highway or user danger and Officers are unconvinced that the proposal would unduly exacerbate the existing situation.

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 It is recommended that planning permission is GRANTED.

Contact Officer: Helen Braine
Tel. No. 01454 863133

CONDITIONS

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

Reason

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

2. The off-street parking facilities (for all vehicles, including cycles) shown on the site plan hereby approved shall be provided before the building is first occupied, and thereafter satisfactorily retained for that purpose. The said parking area shall be surfaced with permeable bound surface material.

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.

3. The development shall be implemented strictly in accordance with the following plans:

Received 13.11.2019:

Existing Elevations (018-070-01 A)

Proposed Drainage Plan (018-070-03 A)

Proposed Plans and Elevations (018-070-02 B)

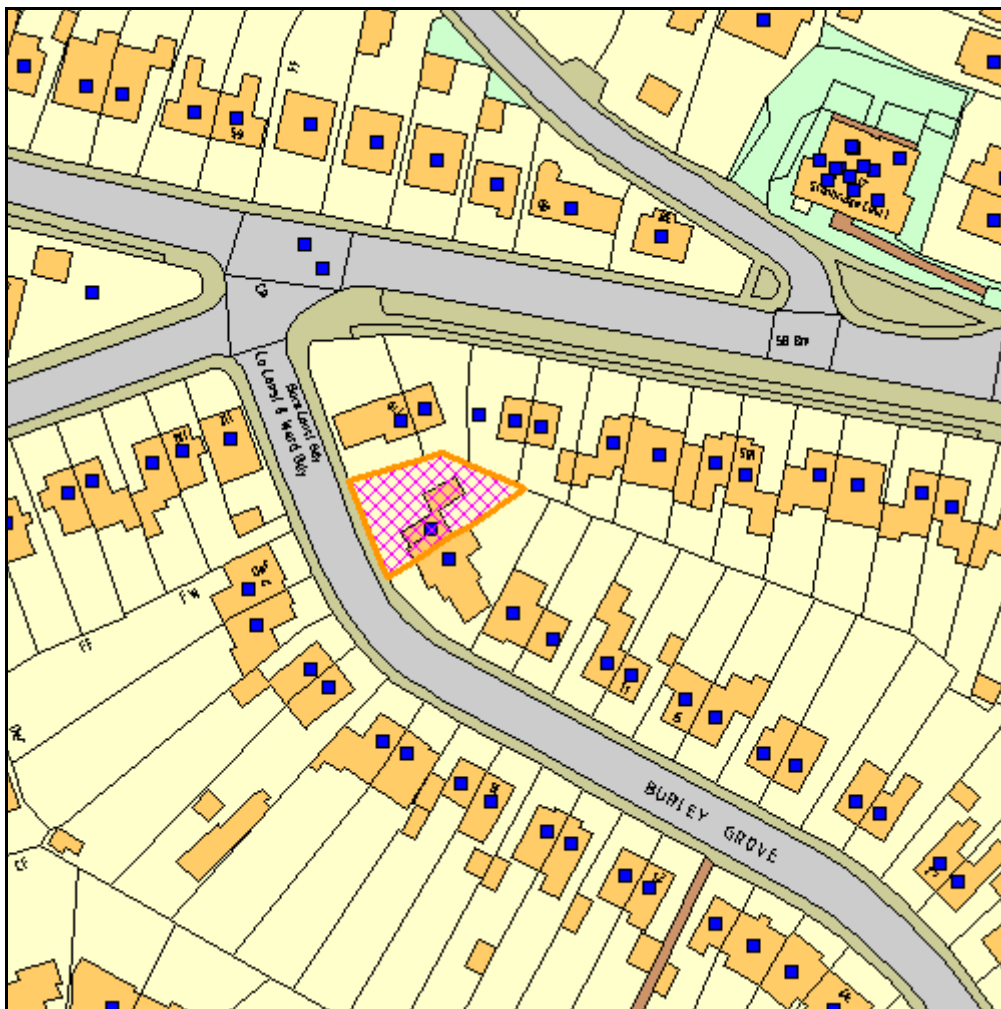
The Location Plan (018-070-045 C)

Reason

For the avoidance of doubt.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	P19/17144/F	Applicant:	Mr Bunce
Site:	1 Burley Grove Mangotsfield Bristol South Gloucestershire BS16 5QB	Date Reg:	22nd November 2019
Proposal:	Erection of a two storey side extension to form additional living accommodation.	Parish:	None
Map Ref:	365727 176649	Ward:	Staple Hill And Mangotsfield
Application Category:	Householder	Target Date:	16th January 2020



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

This planning application will be added to the Circulated Schedule because the proposal has received 3No objections from Local Residents.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a two storey side extension and the demolishing of a single garage, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 1 Burley Grove, Mangotsfield and the dwelling is a two storey pebble dashed property located in an area of residential development within eastern fringe of the Bristol Urban Area. The immediate surrounding area is strongly characterised by two storey semi-detached pairs which are all of a similar design.
- 1.3 A previous scheme for the erection of a two storey and rear extension to form 1no. attached dwelling was refused in July 2019 (ref PK18/2663/F). Furthermore, a previous scheme for a two storey rear extension as well as the introduction of 1no. dwelling was also proposed at the site (ref PK17/5830/F). A split decision was issued to grant the two storey rear extension but refuse the 1 No dwelling on this application; this was due to design concerns.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
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 Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards SPS (Adopted) 2013

- 2.4 Further Information
Technical Advice Note: Assessing Residential Amenity (June 2016)

3. RELEVANT PLANNING HISTORY

- 3.1 PK18/2663/F – Erection of two storey and rear extension to form 1no. attached dwelling and associated works. Refused 04/07/19.

*Refusal Reasons: Create a cramped form of development;
The proposed appears incongruous and an overly prominent addition;
Causes visual harm to the visual amenity of the streetscene and character of the immediate area;
Fails to meet the high standards of design and site planning;
Unacceptable overlooking to Nos 175 and 175a Northcote Road; and
Loss of light and outlook impacts to the occupiers of Nos 177 & 179 Northcote Road, as well as harmful to their residential amenity.*

- 3.2 PK17/5830/F – Erection of two storey rear extension to form additional living accommodation. Erection of 1no detached dwelling and associated works. Split Decision 02/03/18 – Part Refusal in relation to detached dwelling; Part Approval in relation to Two Storey Rear Extension.

*Refusal Reasons: Cramped and contrived form of development to the surrounding area;
Poor design and cramped form of development would create poor living conditions for future occupants;
Inadequate provision of private amenity space for the existing and proposed dwellings;
Create a ‘hemmed in feel’; and
Fails to secure a high quality standard of design or a good standard of amenity for future occupants.*

4. CONSULTATION RESPONSES

- 4.1 Downend and Bromley Heath Parish Council
No Objection

- 4.2 Other Consultees
Sustainable Transport (Transportation DC)
General Comments:

- (a) that the proposed location of the bin store be re-located back into the site to avoid any visibility issues to exiting vehicles;
- (b) that any boundary walls or vegetation to the frontage of the site must be kept to a maximum height of 0.9m and that all parking areas are to have a permeable boundary surface; and
- (c) that the applicant is required to contact the Development Implementations Team at South Gloucestershire Council prior to commencement of any work, to gain permission for the alterations to the existing dropped kerb.

Other Representations

4.3 Local Residents

Objection Comments include:

1. Misleading information/incorrect drawings submitted;
2. Loss of light to neighbouring properties;
3. Noticeable reduction in private amenity space;
4. Oversized proposed extension;
5. Overlooking impact to neighbouring dwellings;
6. Proposed slope of the roof to the approved single storey rear extension;
7. Insufficient internal facilities – 1 bathroom to 5No bedrooms;
8. Lack of description with regards to the demolition of the existing garage;
9. Proposed parking too close to existing bus stop; and
10. The impact of the 3No proposed parking spaces, particularly as Burley Grove is a bus route and it is also close to the junction of Burley Grove/Salisbury Road/Peache Road.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

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

5.2 In general, Paragraph 14 of the NPPF states that proposals that accord with the development plan should be approved without delay and therefore supports residential development within the established settlement boundaries. CS5 of the Core Strategy encourages new residential development in settlement boundaries and urban areas, and CS29 of the Core Strategy encourages new provision of housing in the East Fringe of Bristol Urban area.

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

5.4 Since the original application was submitted in November 2019, a revised combined plan was then submitted in December 2019 to illustrate the changes made to the original design, following the comments made.

5.5 The proposal is for planning permission to erect a two storey side extension to the existing dwelling. This would provide a continuous 'wrap around' extension with the previously proposed two storey rear extension in 2017 (PK17/5830/F).

- Consequently the main issues to deliberate are the impact on the character of the area and the host dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.6 To the ground floor, the property has an existing lounge and kitchen area, and therefore the extra ground floor area proposed will permit an improved living space, developing the dwelling into a modern family unit. Together, this proposed two storey side extension and approved two storey rear extension will include a new lounge, dining room, study, utility, WC and improved kitchen area to the ground floor. The existing main entrance door will be downgraded to an internal door connecting the proposed side extension to the existing dwelling and the removal of the original lounge window will be replaced by a new front door. To the first floor, bedroom 2 will become part of the new extension overall, and with the original remaining bedroom 3 and bathroom, 2No further bedrooms will be created.
- 5.7 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. The two storey side elevation would have an overall width of 3.3 metres, and a maximum depth of 10.7 metres. It would have a hipped gable roof and would have a maximum 4.8 metres to the eaves.
- 5.8 The side extension would introduce new windows and a patio door to the rear elevation whilst 1no new entrance door will be added to the front elevation. The existing entrance door and 2no windows will be omitted from the existing side elevation. The proposed windows to the front elevation will replicate the size of the existing windows, ensuring a balance in the fenestration, and to that of the neighbouring property. The extension has been proposed through its design to complement the existing dwelling in the choice of materials and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching the materials and components throughout.
- 5.9 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 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. Such compliance with Neighbour/Residential Amenity is also given consideration with this application.
- 5.10 The host dwelling is surrounded by adjacent dwellings to the side and rear. The proposed side extension would be located near to the rear of properties along Northcote Road. Concerns from local residents have been raised throughout

the consultation period in that the proposed side extension would create an overbearing presence and some overlooking impacts. The Amenity and Living Conditions TAN sets out window-to-window distances which seek to ensure that levels of privacy are protected. For 2 storey dwellings, a distance of at least 20 metres should be provided back-to-back. However, and in this instance, the relationship will be marginally angular due to the existing relationship of the dwellings, and therefore the back-to-back distance would be less than the guideline suggests - Nos.175a Northcote Road (approx. 11 meters) and No.175 Northcote Road (approx. 17 meters).

- 5.11 The rear elevations of properties to the north would face directly towards the proposed side elevation. The Amenity and Living Conditions TAN sets out the window-to-wall test. This aims to ensure that sufficient natural light and outlook is retained. This states that a distance of 12 metres should be maintained. For this proposal, the distance from the rear of Nos.179 Northcote Road (approx. 11 meters) and 177 Northcote Road (approx. 14 meters) to the side of the proposed side extension would be very marginally below this guideline.
- 5.12 However, consideration must be given to the existing extension approved under application PK17/5830/F. This permission granted consent for a first floor window on the rear elevation which would overlook the properties along Northcote Road. Whilst an additional first floor window is proposed in the rear elevation of the extension, on balance, the additional level of overlooking is not considered to be materially different from that previously approved. Whilst your officer has sympathies with the neighbours, it is not considered that a refusal reason could be substantiated at appeal. On balance, the additional impact on overlooking for neighbouring dwellings is deemed to be acceptable. A condition will be attached to ensure that no additional windows are inserted into the first floor of the side elevation of the extension hereby approved.
- 5.13 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The property has an existing single garage which will be demolished and large area of hardstanding for parking cars. The entire extension will have a total of 5 bedrooms. As such, it would require 3 parking spaces in line with PSP16.
- 5.14 Plans show 3 off-street car parking spaces and a bin store to be provided to the front of the site. The parking proposal has been carefully assessed and it has been concluded that there will be sufficient parking space available. However, it has been recommended that the proposed location of the bin store be re-located back into the site to avoid any visibility issues of exiting parked vehicles. Also that any boundary walls or vegetation to the front of the site must be kept to a maximum height of 0.9m and that all parking areas are to have a permeable boundary surface. Finally, that the applicant contact the Development Implementations Team at South Gloucestershire Council prior to commencement of any work, to gain permission for the alterations to the existing dropped kerb.

5.15 Private Amenity Space

Moving on to private amenity space, PSP43 sets out standards which are based on the number of bedrooms at a property. The proposed extension would benefit from 5No bedrooms and as such, should have at least 70m² of private amenity space. The existing dwelling has 3No bedrooms, and as such should have at least 60m² of private amenity space. The proposal demonstrates that these standards are to be maintained, and as the dwelling still benefits from an existing large amount of private amenity space, the existing garden should still benefit from private amenity space of sufficient size and shape, to meet the needs of the occupants.

5.16 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.

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

5.18 Other Matters

An adjacent neighbour raised concerns that following the erection of the single storey rear extension, that there would be an impact with regards to any future maintenance due to the slope of the roof. This extension was previously approved under PK17/5830/F and these drainage matters would be considered under building regulations and do not form a material consideration as part of this planning application.

5.29 Concerns were also raised with regards to the insufficient facilities proposed in respect of the potential number of people who could be living in a house of this size. Whilst these comments are understood, this issue does not form a material consideration as part of this planning application.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED**.

Contact Officer: Helen Turner
Tel. No. 01454 866048

CONDITIONS

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

Reason

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

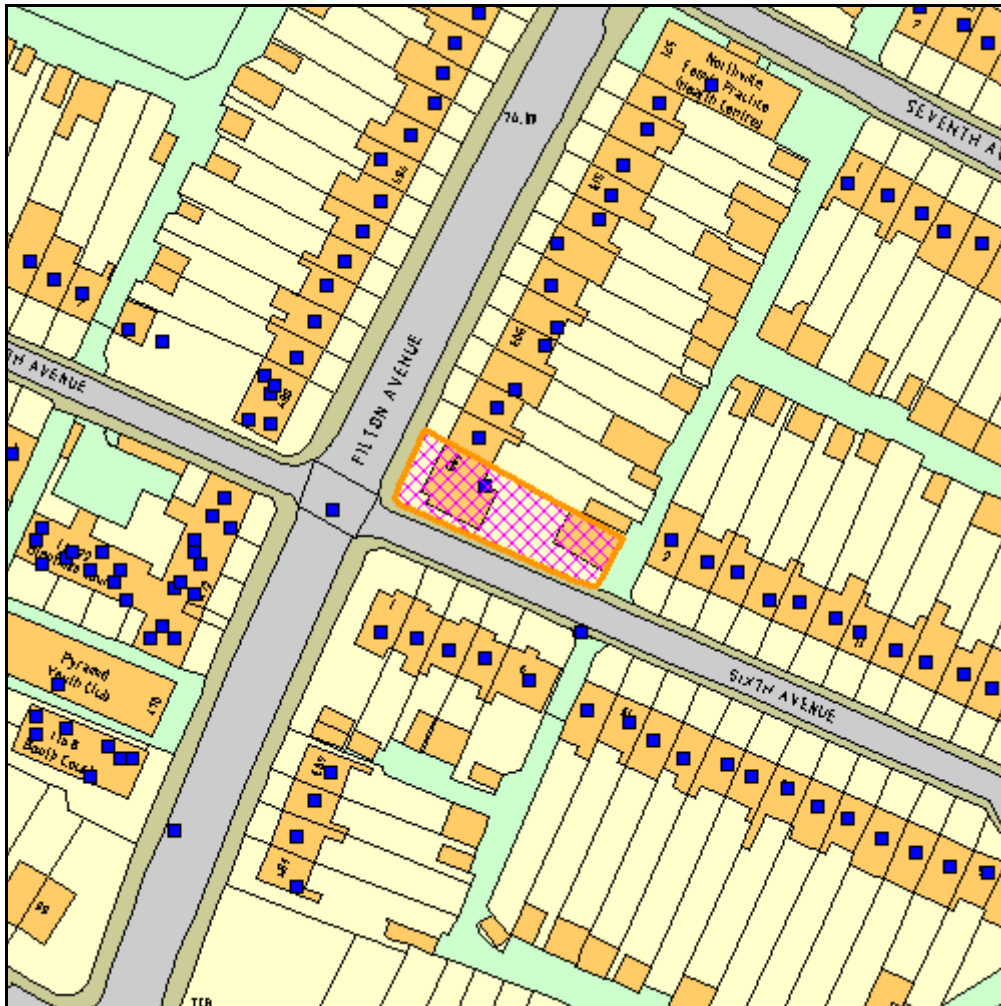
2. No windows other than those shown on the plans hereby approved shall be inserted at any time in the side elevation of the extension hereby approved.

Reason

To ensure the satisfactory external appearance of the development in the interests of visual amenity and to protect the residential amenity of the neighbouring occupiers and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	P19/17410/F	Applicant:	Bright Star Living Ltd
Site:	495 Filton Avenue Horfield Bristol South Gloucestershire BS7 0LR	Date Reg:	25th November 2019
Proposal:	Change of use from residential dwelling (Class C3) to a house in multiple occupation (HMO) for up to 8no. people (Sui Generis) as defined in the Town and Country Planning (use classes) Order 1987 (as amended).	Parish:	Filton Town Council
Map Ref:	360487 178072	Ward:	Filton
Application Category:	Minor	Target Date:	16th January 2020



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 100023410, 2008. **N.T.S.** **P19/17410/F**

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application has been referred to the circulated schedule because there has been an objection from the town council which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 This proposal seeks full planning permission to change the use of the dwelling from class C3 Residential use to an 8 bed house in multiple occupation (HMO).
- 1.2 As this conversion will create a HMO with 7 or more residents then the change of use does not benefit from being done under permitted development (C3 to C4) and therefore full planning permission is required.
- 1.3 The application site is a 5 bedroom end of terrace dwelling located on Filton Avenue, which contains a mixture of residential and commercial premises, though the immediate vicinity to the dwelling can be regarded as primarily an established and mature residential location. The site is located within the North Fringe of Bristol Urban Area.
- 1.4 The proposal does not consist of major exterior alterations but does include the installation of additional parking and bin/cycle storage. The first floor internal layout remains the same, with the ground floor layout changing to accommodate 3 additional bedrooms and additional bathroom facilities.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework February 2019
National Planning Practice Guidance

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in favour of sustainable development
CS5	Location of Development
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity

PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) August 2007
 Residential Parking Standard SPD (Adopted) December 2013

3. **RELEVANT PLANNING HISTORY**

- 3.1 PT00/1223/F – Erection of single storey side/rear extension. Approved (with cond) 31/05/2000
- 3.2 PT04/1201/F – Erection of single storey rear/side extension. Approved (with cond) 06/05/2004
- 3.3 PT10/003/F - Conversion of garage/office to form residential annex ancillary to main dwelling. Approved (with cond) 04/02/2010
- 3.4 PT10/1120/NMA – reposition window from rear elevation to side. No Objection. 03/06/2010
- 3.5 P19/10240/F – Demolition of existing garage and erection of 1no. annexe ancillary to main dwelling. Refused 01/10/2019

4. **CONSULTATION RESPONSES**

- 4.1 Filton Parish Council
 Objects to the proposal on the grounds that there will be increased congestion, concerns over parking and concerns that the HMO will be detrimental to the local community and pedestrian safety.
- 4.2 Sustainable Transport
 Satisfied with the level of parking provision but raised issue with proposed parking spaces to the side (too small) and the location of the gate for the movement of bins and cycles. But recommend no transport objection subject to these issues being addressed.
- Amendments were sought from the applicant's agent to remedy the transport concerns. Confirmation was sought from the Highway Authority that the amendments were satisfactory in nature.*
- 4.3 Police – community safety
 No objection - design complies appropriately with the crime prevention through environmental design principles.
- 4.4 Local residents
 2 comments received objecting to the proposal. These comments are summarised as follows:

Parking

- Not enough parking available in the area to accommodate 1 car per person
- Installing drop kerbs to facilitate extra spaces will reduce on street parking

Other matters

- Area needs more family homes, not HMOs
- HMO Tenants not concerned about the environment around them: many streets messy and bins overflowing
- HMO tenants give nothing back to the community

4.5 Economic Development

No comments received

5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to convert the dwelling from class C3 (residential) to an 8 bed HMO with associated parking provision.

5.2 Principle of Development

This application stands to be assessed against the above policies and all material considerations. HMO conversions of 6 bedrooms and under do not require planning permission, this application seeks to add an additional 2 bedrooms therefore requiring planning permission. It is therefore reasonable to assess the impact of these additional rooms being added.

5.3 Both local and national policy are supportive of development within existing urban areas providing that the resulting impact would not have a negative impact on residential amenity, transport or highway safety.

5.4 PSP39 of the South Gloucestershire Policies Sites and Places Plan covers HMOs and permits them in principle, provided they would not impact the character and amenities of the area they are located, would not prejudice the amenity of neighbours, would provide adequate private amenity space, refuse storage and provide parking in accordance with parking standards. The principle of development is acceptable subject to the following consideration.

5.5 Transportation consideration

Concerns were raised that there would be insufficient parking available at the dwelling. These concerns were with respect to the overall level of provision and the loss of on street parking to facilitate a dropped kerb. The development will see the provision of 3 off street spaces and a double garage. This provision conforms to South Gloucestershire Policy in relation to parking standards, namely PSP16 which requires 4 spaces for an 8 bed HMO. This provision is supported by the highway authority who raise no objection to it, subject to the two spaces at the side being of sufficient width and the access gate being moved to the side fence to allow easy ingress/egress of bins and cycles. Amendments to the plans were sought in order to remedy this issue raised. In order to ensure compliance, a condition will be attached to the decision that the development shall not be occupied until such access and car and parking have

- been completed as agreed. This is in the interests of highway safety and to conform to PSP11 and PSP16.
- 5.6 PSP16 requires 8 secure cycle spaces to be provided. This is indicated on the plans but to ensure full compliance and satisfactory provision, a condition requiring details of cycle parking (and bin storage) to be provided and agreed upon in writing prior to first occupation.
- 5.7 It should also be noted that in its current situation as a C3 dwelling house with 5 bedrooms it would require 3 spaces under PSP16 which would not be available anyway, making it substandard in view of the current minimum parking requirements. Furthermore, the site is located right next to multiple bus routes, is within close proximity of a train station and provides adequate cycle parking, subject to conditions being met.
- 5.8 Residential Amenity
PSP8 of the PSP Plan permits development where it does not prejudice the residential amenity of both the occupiers of the development or of neighbouring dwellings through creating unacceptable conditions. These include loss of privacy, overlooking, and overbearing/dominant impacts.
- 5.9 The proposal does not see the exterior of the dwelling changed and as such there isn't scope for the development to create issues such as loss of privacy, overlooking or overbearing impacts.
- Private Amenity Space
- 5.10 With regard to private amenity space, PSP39 does not make specific reference to private amenity space provision. However using PSP43 as a reference, a 1 bed flat should provide at least 5 Sq metres of private amenity space. 8 x 5 Sq metres in theory means at least 40 Sq metres is needed, which the garden (less the parking spaces and area for the cycle/bin stores) adequately provides with plenty to spare.
- 5.11 The garden area offers at least 80 Sq metres and provides adequate space to accommodate a communal area, washing lines etc. The proposal can therefore be considered to provide a sufficient level of private amenity space.
- 5.12 Design and Visual Amenity
Other than the internal changes to the dwelling and the provision of additional off street parking there are no material changes to the external footprint or design of the dwelling apart from the installation of shiplap fencing to enclose the off street parking.
- 5.13 The internal alterations do not require planning permission, nor does the conversion of a dwelling to a 6 bed HMO. The upstairs layout consisting of 5 bedrooms and a bathroom remains the same, whilst downstairs one of the lounges and the front dining room and study will be converted to create the 3 additional rooms. Additional bathrooms facilities and communal facilities also to be created.

5.14 As such there are no design and visual amenity objections to this proposed change of use.

5.15 Other matters

Other matters were raised during the consultation for this proposal. The concern that the area needs more family homes is a concern that is acknowledged, but this application is for a change of use from C3 to a HMO and as such the proposal must be assessed on that basis on its own merits. The area is an established residential area with varying needs for accommodation to suit the needs of people living there. Tenants of HMOs not giving anything back to the community is also not a material planning consideration.

5.16 Concerns were raised over how HMO residents are liable to leave the streets a mess due to overflowing bins. This concern is noted however this is a management issue and falls under the remit of whoever manages the property. In order to ensure satisfactory communal bin storage the decision has a condition attached to it requiring details to be provided and agreed upon in writing by the Planning Authority prior to first occupation.

HMO License

5.17 The applicant will be reminded through an informative on the decision notice that this proposal is deemed acceptable in planning terms but will still require the relevant HMO license to be obtained.

Impact on Equalities

5.18 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.

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

Planning Balance

5.20 This application seeks to convert a 5 bed dwelling to an 8 bed HMO. As planning permission is not required to convert a C3 dwelling to a C4 HMO with 6 or less bedrooms this proposal only assess the impact of the additional 2 bedrooms. It is the officer's view that there are no reasons that offer enough weight to refuse planning permission to change the use of the dwelling.

5.21 Concerns over parking are noted, but the proposal complies with PSP16 and subject to the conditions being met, is not objected to by the highway authority.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 It is recommended that permission is **granted** subject to the stated conditions.

Contact Officer: Alex Hemming
Tel. No. 01454 866456

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 first occupation of the development hereby approved, details of secure cycle and bin storage shall be submitted and agreed upon in writing by the Planning Authority and carried out in accordance with approved details prior to occupation and retained thereafter.

Reason

To ensure the proposal complies in full with the cycle parking requirements of policy PSP16 of the South Gloucestershire Policies Sites and Places Plan. To ensure the proposal complies in full with policy PSP39 of the South Gloucestershire Policies Sites and Places Plan.

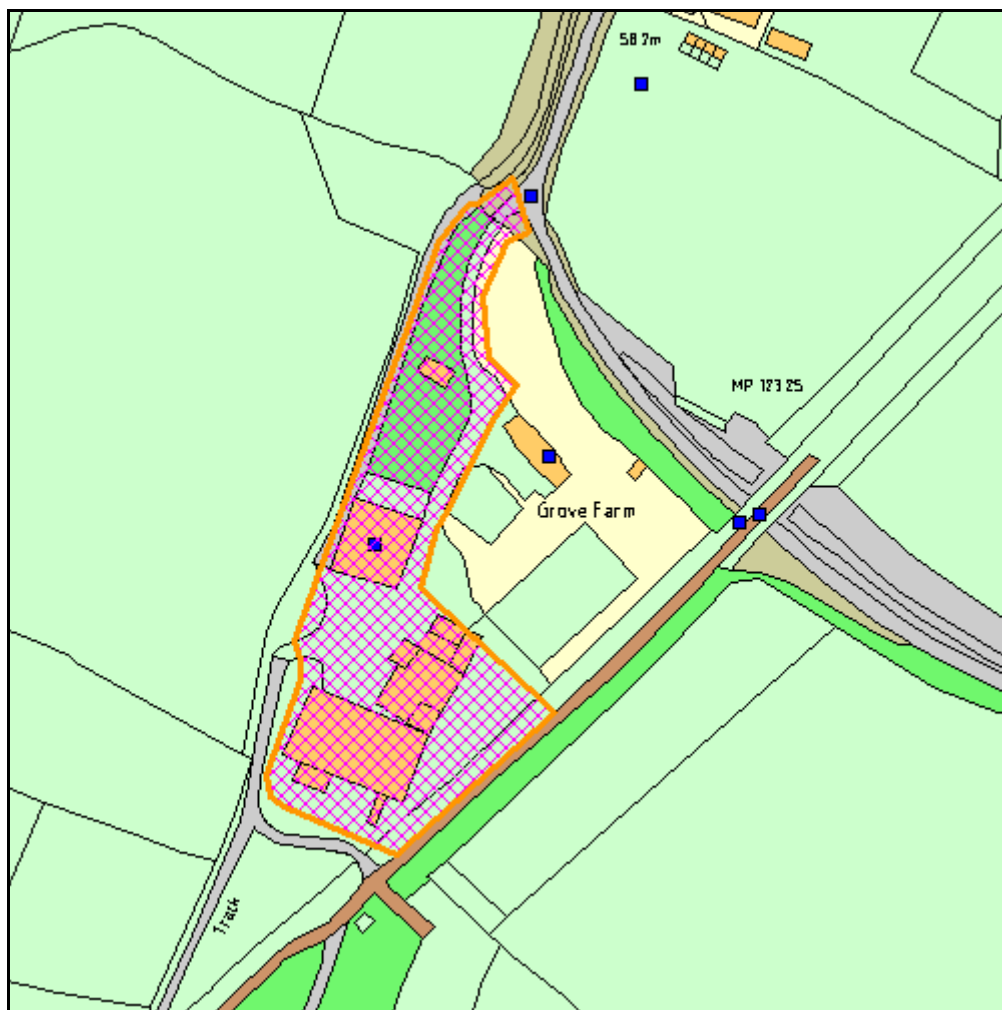
3. The development shall not be occupied until the access and car parking arrangements have been completed in accordance with submitted details as shown on drawing 3774.PL.03 (D) - Proposed floor plans and site plan.

Reason

In the interests of highway safety and to accord with policies PSP 11 and 16 of the South Gloucestershire Policies, Sites and Places Plan.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	PK18/4150/F	Applicant:	Prestige Development (Bristol) Ltd
Site:	Grove Farm Coxgrove Hill Pucklechurch Bristol South Gloucestershire BS16 9NL	Date Reg:	13th September 2018
Proposal:	Erection of 11 no. detached dwellings with altered access and associated works.	Parish:	Pucklechurch Parish Council
Map Ref:	368322 177367	Ward:	Boyd Valley
Application Category:	Major	Target Date:	7th December 2018



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

1. INTRODUCTION

This major application is to be determined through the Circulated Schedule due to the receipt of Parish Council comments contrary to the officer's recommendation.

2. PROPOSAL

2.1 The current application originally sought permission for the erection of 11 detached dwellings, with associated access, parking and drainage. However, due to officer negotiation a number of changes to the scheme have been achieved, as follows:

- Reduction in the number of proposed dwellings from 11 to 9
- Increase in the width of the buffer to the Dramway Site of Nature Conservation (SNCI)
- Provision of a pedestrian link to the Bristol to Bath Railway Path
- Amendments to design of dwellings
- Amendments to boundary treatments
- Relocation of plot one away from mature tree
- Natural stone wall

2.2 The existing vehicular access from Coxgrove Hill to the existing dwelling (outside the red line) would be widened and a new private driveway (4.8m wide) through the site would be constructed, to serve the new dwellings as well as the existing dwelling at Grove Farm. A pedestrian link footpath at the southern end of the site would provide access to the Bristol to Bath Cycle Path, (Dramway). The dwellings would be a mixture of two and 2.5 storeys in height, finished in a mixture of brick, reconstituted stone and render. Each dwelling would be provided with on plot parking.

2.3 In support of the application, the following reports have been submitted:

- Planning Supporting Statement
- Ecological Assessment
- Heritage Impact Statement
- Building for Life Assessment
- Design and Access Statement
- Archaeological Desk based Assessment and Site Evaluation report
- Arboricultural Impact Report
- Vehicle tracking report

3. POLICY CONTEXT

South Gloucestershire Local Plan Core Strategy (Adopted Dec 2013)

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS6 Infrastructure and Developer Contributions

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS18 Affordable Housing
CS24 Green Infrastructure, sport and recreation standards
CS29 Communities of the East Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP8 Residential Amenity
PSP10 Active Travel Routes
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP 17 Managing the Environment and Heritage
PSP19 Wider Biodiversity
PSP20 Flood Risk
PSP21 Environmental Pollution and Impacts
PSP30 Horse Related Development
PSP43 Private Amenity Space Standards
PSP 44 Open Space, Sport and Recreation

Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) August 2007
Residential Parking Standard SPD (Adopted) December 2013
Waste Collection: Guidance for New Development SPD (Adopted) January 2015
CIL Charging Schedule and the CIL and S106 SPD (Adopted) March 2015
Emersons Green East development brief (Adopted October 2006)

National Guidance

National Planning Policy Framework
National Planning Policy Guidance

RELEVANT PLANNING HISTORY

Adjacent to the site:

PK19/2575/F Erection of 398 dwellings and associated works. Current application not yet determined.

PK04/1965/O Urban extension on 99 hectares of land comprising of Residential development of up to 2550 dwellings; up to 100,000m² of B1, B2, B8 and C employment floorspace. Up to 2,450 m² of small scale A1, A2, A3, A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavillion (Class D1) and health centre.

Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined.
Approved 14th June 2013.

Development Control East Committee on 15th February 2013 approved the Detailed Masterplan associated with outline planning permission PK04/1965/O at Emersons Green East.

P19/09100/RVC_Development as above for PK04/1965/O, with Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application.
Permission granted October 2019.

Application site:

PK17/3654/F – Demolition of existing stables and erection of new stable block. Planning permission granted 8th November 2017. This lies immediately to the north of the current application site.

PK17/5683/F- Erection of 11 detached dwellings, with access, parking, hard/soft landscaping works, drainage and associated works. Refused 26.3.18 for the following reasons:

1. The proposed development does not form part of a comprehensive plan in the form of an illustrative masterplan document agreed with the Council for the development of the whole of the 'Safeguarded Land' at Emersons Green. The proposal would therefore prejudice the outcome of the plan process by pre-determining decisions about the scale and location of new development within Emersons Green East which ought to be properly taken in the context of an approved masterplan for the area. The proposal has the potential to predetermine and prejudice future sustainable development at EGE and therefore undermine the sustainability of the committed housing site as identified in Policy CS29 of the adopted South Gloucestershire Local Plan: Core Strategy, which seeks to deliver major new development at EGE in a way that ensures the new development integrates effectively with the existing communities. Further, the adopted Emersons Green East Development Brief SPD requires a single illustrative masterplan document covering the site in its entirety to ensure that development is planned on a comprehensive basis, designed and phased to ensure maximum practical integration between the different uses and provision of ancillary facilities and supporting infrastructure. The proposal is therefore contrary to Policies CS29 and CS15 of the adopted South Gloucestershire Local Plan: Core Strategy, and the adopted EGE Development Brief SPD.
2. The proposal has failed to demonstrate that an appropriate, safe, accessible, convenient and attractive access can be provided, contrary to PSP11 and NPPF paragraph 32.

3. The information submitted provides insufficient information detailing how carbon emissions will be reduced, how energy will be conserved, and how at least 20% of residual energy demand will be generated via renewable and/or low carbon energy sources. The application therefore does not comply with the requirements of Policy PSP6 and paragraphs 17 and 96 of the NPPF.
4. Having regard to the considerable archaeological potential of the site, in the absence of the minimum requirement of an archaeological desk based assessment, there is insufficient archaeological information with which to determine whether the application is in accordance with Policy PSP 17, which requires development proposals to protect or where appropriate, enhance or better reveal the significance of a heritage asset and its setting.
5. In the absence of a Section 106 legal agreement to secure the following:
 - On-site public open space and/or a contribution towards off-site Public open space
 - Affordable housing of a suitable tenure mix and unit types
 - Highway workthe proposal fails to provide sufficient mitigation to address the impact of the development and is contrary to policies CS1, CS6, CS8, CS18, and CS24 of the South Gloucestershire Local Plan Core Strategy adopted 2013, the Affordable Housing and Extra Care SPD 2014.
6. The proposed development, due to the loss of mature trees and the lack of clarity regarding the extent of this, together with the proximity of built development to the Dramway railway path, a leisure route, fails to preserve the quality, amenity, distinctiveness and special character of the landscape and its natural beauty. The proposed development fails to conserve and enhance the character, quality, distinctiveness and amenity of the landscape and would have an adverse impact on visual amenity. The proposed removal of mature trees in the northern part of the site fails to safeguard and enhance features of landscape value. The development would therefore be contrary to Policies CS1, CS9 of the South Gloucestershire Local Plan Core Strategy adopted 2013 and Policies PSP2 and PSP3 of the Policies, Sites and Places Plan, adopted Nov 2017.
7. The proposed development, by reason of its close proximity to the adjacent large new stable block, which would be likely through normal use to give rise locally to odours and flies and noise often during early mornings, significantly adversely affect residential amenity of the proposed dwellings. The development would therefore be contrary to Policies PSP8 and PSP21 of the Policies, Sites and Places Plan, adopted Nov 2017.
8. The proposal, by reason of its form, character, design and layout does not represent the high quality of design required by Local Plan Core Strategy Policy CS1 which states that development will only be permitted where the highest possible standards of design and site planning are achieved. It would therefore have a detrimental effect on the character and visual amenity of the area. The proposal is therefore contrary to policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013, and the South Gloucestershire

- Design Checklist SPD (adopted) and the Emersons Green East Development Brief. In addition, as the proposal constitutes poor design, it is contrary to the NPPF which requires that good design is a key aspect to sustainable development.
9. The proposed dwellings will be largely car reliant with limited opportunity for future residents to gain access to community facilities through sustainable modes of travel in particular walking and cycling and public transport. The proposal is therefore contrary to paragraphs 32, 34, 61 of the NPPF, Policies CS1 of the Core Strategy and Policy PSP11 of the Policies Sites and Places DPD.
 10. The proposed development by reason of its layout and form, in particular its proximity to the boundary with the Dramway footpath, would have an intrusive and adverse impact upon the character of the landscape which makes an important contribution to the setting and significance of the Scheduled Ancient Monument – Brandy Bottom Colliery. By failing to preserve the setting of the designated heritage asset and in turn its significance, the proposed scheme is considered to have a serious adverse effect upon the designated heritage asset which is not outweighed by the public benefits of the proposal and under paragraph 14 of the NPPF permission should be refused. The proposal is also contrary to policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013, and PSP17 of the Policies Sites and Places DPD.
 11. The proposal, by reason of the absence of a green buffer to the adjacent Dramway Site of Nature Conservation Interest (SNCI), fails to demonstrate how harm to the SNCI from the proximity of built development has been avoided or mitigated. Further, the proposal includes inadequate compensatory habitat for the loss of broadleaf woodland resulting from the proposal. The proposal is therefore contrary to Policies PSP19 and PSP3 of the Policies Sites and Places DPD.
 12. The proposed development, by reason of the design and layout, would fail to provide an acceptable level of residential amenity for existing occupants of Grove farm and future occupants in terms of privacy. This unacceptable impact would be contrary to Policy PSP8 of the Policies Sites and Places DPD.

4. CONSULTATION RESPONSES

Pucklechurch Town Council

PPC maintains its objection to this development for all the same reasons that were submitted for the previous application (Reference No PK17/5683/F). This application assumes that the site will be serviced by the facilities and infrastructure proposed to be constructed as part of the Emersons Green East development. However, until such time as these are constructed the site is not serviced by them and so the proposal should be assessed by the setting and facilities that currently exist. In particular the application specifies that the proposed houses would be served by the existing access from Coxgrove Hill but does not make reference to the fact that for the most part this a single-track lane with few passing places the level of traffic generated by these 11 properties has not been addressed and will far exceed the level of traffic

currently associated with the site's equestrian use - the occupants of the proposed housing would necessarily be reliant on car travel.

It is not clear how the style, design and density of housing will complement the EGE development nor whether the best use of the land available is being made in terms of the numbers of dwellings per hectare and identified housing need: none appear to be offered as affordable homes. Councillors would also like to draw SGC's officers' attention to comments made with regard to the previously approved planning permission (PK17/3654/F) where the site is identified as an "area of archaeological significance, with remains relating to 18th and 19th century industrial exploitation of the nearby coalfield and an extensive Romano-British settlement site to the west, along with prehistoric through medieval field systems" and requests that a programme of archaeological work should be applied to any consent.

Councillors would also like to draw attention to comments submitted by the Environment Agency with regard to PK17/007/SCO for Lyde Green Farm which covers an area of land that sits to the north of this proposal as it is not clear whether they would also apply to this site. "The site is within Flood Zone 1, at low flood risk, and the ideal flood zone to develop. However, the site is within an inundation zone of a raised reservoir, which is operated by Bristol Water and is designated as 'High Risk'. A high-risk reservoir is one where in the event of an uncontrolled release of water, human life could be endangered. We advise the applicant to contact Bristol Water to obtain any further information about the reservoir and to discuss potential mitigation options for a worst-case reach scenario. The approach to mitigation should be outlined within a Flood Risk Assessment. South Gloucestershire Council's Emergency Planning Team will also need to be consulted on the proposals."

This application appears to be accompanied by no design and access statement, no arboricultural or ecological report and significantly does not specify how it will mitigate or resolve the significant issues raised by Historic England and SGC's Conservation/Archaeological officers with reference to the significant harm the development of this site in this location will do to the SAM which is Brandy Bottom Colliery.

Historic England

The proposed development lies adjacent to the scheduled monument of Brandy Bottom Colliery (National Heritage List for England No.1019400), a heritage asset of the highest significance, (National Planning Policy Framework (NPPF) paragraph 194b). The proposed development has the potential to impact on the significance of the monument.

The Brandy Bottom Colliery site contains the remains of a complete 19th century steam powered colliery. It is very unusual for a site of this period to survive in such a complete form, and the undisturbed buried remains of engine bases, boiler settings and additional features will be present and represent considerable potential for the study of the coal mining industry in this area.

The site is currently being conserved by a local Trust, with a view to making the site accessible to the local community.

The applicant has provided an Archaeological Desk-Based Assessment (DBA) which includes an Impact Statement. This was submitted by e-mail by the applicant on 4th January 2019, uploaded to the planning website 7th January 2019. The DBA assesses the impact of the development on the surrounding heritage assets, including Brandy Bottom. In general we agree with the assessment but feel that how setting is experienced and how that contributes to significance was not fully explored.

The colliery originally lay within a rural landscape and its location influenced the location of the Dramway and later railway (now a public footpath and cycleway). The site is now experienced via this foot and cycle path. As you approach the site you come upon it through a green corridor with glimpses of open rural land beyond. Closer to the site there are later quarry/ landfill and farm developments but these are partially screened by vegetation and also lie within the rural landscape.

This rural setting around the site was retained until the recent Lyde Green Development to the west was approved. The proposed development site contributed to that rural setting and would have provided a buffer between the Lyde Green development and the monument. By building housing in this location this will bring the developed residential edge of the Lyde Green development closer to the monument, further eroding the monuments setting.

This loss of the rural setting causes harm to the significance of the monument, this harm is less than substantial. However any harm to a highly designated heritage asset is still harm (NPPF paragraph 193). It is for the Local Authority to decide if the public benefits of this proposal outweigh any harm to the heritage asset (NPPF paragraph 196). If this proposal is approved we would seek CIL contributions for the Avon Industrial Buildings Trust to allow them to fund further conservation and feasibility work to provide a secure future for the monument.

We also note that the farm lies over the known route of a Roman Road. You should seek the advice of your Archaeological Advisor on the impacts of this development on that undesignated heritage asset (NPPF paragraph 197).

The DBA fulfils NPPF requirements under Paragraph 189 and provides the right level of information for this development proposal.

Historic England has no objection to the application on heritage grounds. We consider that the issues outlined in our advice need to be considered in order for the application to meet the requirements of paragraphs 193,196 and 197 of the NPPF.

Wessex Water

Foul Drainage: There are no public foul sewers in close proximity to the site. The applicant has indicated a private treatment plant. **Surface water Drainage:** There are no SW sewers in close proximity to the site. The applicant has indicated SW flows to soakaways. Surface water flows to be disposed of in accordance with Suds Hierarchy and NPPF Guidelines. The surface water strategy and discharge rate is subject to approval by the Lead Local Flood Authority. Elements of the surface water system can be offered for adoption and the developer should contact the local development team as early as possible to agree proposals for any Section 104 adoptions. Surface Water connections to the public foul sewer network will not be permitted. Land drainage run-

off shall not be permitted to discharge either directly or indirectly to the public sewerage system.

Water Infrastructure: Bristol Water are the statutory undertaker for water supply in this area.

Health and Safety Executive (HSE)

HSE's Advice: Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

As the proposed development is within the Consultation Distance of a major hazard pipeline you should consider contacting the pipeline operator before deciding the case. There are two particular reasons for this:

The operator may have a legal interest (easement, wayleave etc.) in the vicinity of the pipeline. This may restrict certain developments within a certain proximity of the pipeline. The standards to which the pipeline is designed and operated may restrict occupied buildings or major traffic routes within a certain proximity of the pipeline. Consequently there may be a need for the operator to modify the pipeline, or its operation, if the development proceeds. HSE's advice is based on the situation as currently exists, our advice in this case will not be altered by the outcome of any consultation you may have with the pipeline operator.

SGC Conservation Officer

Whilst there has been a degree of betterment as a result of the repositioning of the houses on the eastern side of the site away from the cycle path, there will still be a sense of encroachment of urban built form into the rural corridor alongside the path. The introduction of 1.8m high close board hedges and the proximity of plots 10 and 11 with their enclosed rear gardens will have an urbanising effect in an area that should really be protected as part of the open landscape buffer extending from the adjacent EGE development parcel northwards. Although seen against a backdrop of expansive areas of housing, these plots will draw the residential uses much closer to the recreation route. The agricultural structure will be removed and replaced with a smaller footprint buildings which would be an improvement, but the new dwellings (based on the limited level data submitted) will be approximately 3m taller at the ridge and will have an overtly residential as opposed to an agrarian character. The active nature of residential dwellings and their gardens compared to that of an agricultural building will result in a noticeable change to the environment alongside the Dramway and could potentially result in it being seen as intrusive encroachment. I would, therefore, repeat my concerns over the impact of this on the wider setting of the scheduled monument of Brandy Bottom Colliery and the less than substantial harm that would result from such development. The omission of plots 10 and 11 would create a layout similar to that seen elsewhere along the eastern edge of EGE, pull development away from the Dramway and remove the need for domestic close board fencing on this boundary, thereby mitigating harm through design. Should the application be determined as currently presented, it will be for you to consider whether the public benefits are sufficient to outweigh the harm in this particular instance and I would concur with Historic England that a S106 or CIL contribution towards to the restoration of the scheduled monument could be considered as part of the heritage gain that could also mitigate against said harm.

SGC Ecologist

Further to my previous comments for application PK17/5683/F dated 12/02/2018, only one recommendation has been addressed through the revised site plan and this is the incorporation of a semi-natural habitat buffer to protect the Shortwood Farm to Lyde Green Farm SNCI. However, without an accompanying landscape scheme there is insufficient information to determine whether the planting is suitable to ensure the development will not have a negative impact on the SNCI and its features (neutral grassland). There does not appear to be any compensatory habitat for the loss of the semi-improved grassland included and there does not appear to be any compensatory woodland habitat included in the revised site layout.

SGC Highway Officer

Planning history of the site includes application PK17/3654/F which confirms the lawful use of the site as an equestrian use with some stables to serve a DIY livery use on site. The exact number of horses to be kept on site are not known but the proposal for new stable block associated with application PK17/3654/F included 4 individual stables within a block in addition to tack room and hay store.

A more recent planning application Pk17/5683/F (for 11no. houses on same site) was refused partly on transportation including access issue and on travel sustainability. In support of this current application alongside the plans, the planning statement /'Design and Access' Statement, the applicant has submitted a revised scheme layout and additional information with this.

The proposal would numerically increase the level of traffic movements to and from this site compared to the extant (lawful DIY Livery) use of the site and the nature of traffic movement would also change too. Whilst there are some concerns over the likely traffic movements from this site from the proposed use, we are aware of other influencing factors which are appropriate for considering in this case.

Relevant for consideration in this case is the fact that the application site forms part of the allocated major new housing and employment development at Emersons Green East as set out in Policy CS29 of the adopted South Gloucestershire Local Plan Core Strategy and this application site sits adjoining to parcels of land [sections] within Emerson Green development site which have already been developed or under construction now. We are aware that SGC has a strategy for promoting TROs on the adjoining highway network in the longer term. Against this background then, I am satisfied given the small scale of the proposal, the increased in traffic resulting from this development would not be a significant and as such it would not impact road safety on Coxgrove Hill/Roman Road in the interim period.

In terms of site access, it is proposed to utilise the existing entrance which currently serves the existing farm house and the Grove Farm Stables (livery business use). Plans submitted show visibility splays of 2.4m by 43m which is commensurate to 30mph. Provision of this such visibility splays would require trimming/cutting back some vegetation or the overhanging branches on both either side of site entrance and along some length of the approach road but I am satisfied that this could be achieved in the context of highway land boundary.

To improve accessibility to the site by walking and cycling to and from the site, we note that the applicant is proposing to provide footpath links to the adjoining public footpath and railway path. The officer is with the view that provision of such links if created would help walking and cycling to the wider area as well as to the adjoining Lyde Green development. The links via the PROW to Lyde Green development also makes facilities such as schools and shops possible without use of a car. As such, we are in support of this proposal in principal.

The internal layout of the site layout has been modified to facilitate turning area for refuse, emergency and delivery vehicles. The roads within the site have been tracked for both fire tender and refuse vehicles to ensure compliance. All properties on site are shown having access to two parking spaces and some properties have garage too. Plans as submitted include provision for visitors' parking on site. Overall, the internal road layout within the site is considered acceptable and the number of parking spaces proposed meet the Council's parking standard.

Subject to the applicant's clarification /amendment of plans (with a revise plan to be submitted for written approval by the Council) confirming that a minimum 2m wide footpath link can be provided between the site and the existing public right of way and Railway Path to the south then, we do not wish to raise highway objection to this proposal.

Note: the applicant has confirmed in his submission that he is prepared to make contribution towards upgrade of the existing Public Right of Way between the site and Railway Path. Subject to planning, it is recommended that any contribution for this purpose to be secured under an appropriate legal agreement.

Their revised plans (December 2019) are satisfactory and I am satisfied that the site can be connected to the PROW and railway path.

Subject to planning, if the council is minded to approve this then, we recommend imposing planning condition to following effects,

- 1) Provide footpath connection from the site onto the PROW as shown on the submitted and approved plan and maintain it satisfactory thereafter and
- 2) Provide and maintain car parking and turning area on site all prior to occupation of any dwelling on site.

SGC Drainage (Lead Local Flood Authority)

Drainage and Flood Risk Management Team (Engineering Group - Street Care) has no objection in principle to this application subject to the following two conditions:

1. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority. Such details should include a detailed development layout showing surface water and SUDS proposals and it should be noted that no public surface water sewer is available.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan:

South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework.

2. Prior to the commencement of the development hereby approved, details of the new sewage Package Treatment Plant (located 10 metres away from any watercourse and structures including the public highway) shall be submitted to and approved in writing by the local planning authority. Such details shall include the method of irrigation for the effluent overflow. A percolation test for discharge to a soakaway is necessary.

Reason: No public foul sewers are readily available, to ensure a satisfactory means of drainage and pollution control in order to comply with South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 Policy PSP21; and South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS9.

SGC Crime Prevention Officer

Paragraphs 91, 95 and 127 of the National Planning Policy Framework July 2018 require crime and disorder and fear of crime to be considered in the design stage of a development. Other paragraphs such as 8, 104, 106, 110, 117, and 127 also require the creation of safe environments within the context of the appropriate section.

1. Plots 2-7, and 10 have identified parking areas in front of garages, whilst accepting that the vehicles should be parked in the garage, reality seems to indicate that they will be parked in front. Because these areas are between buildings this creates an area which is likely to be in the dark, depending upon the levels and positioning of the street lighting. Evidence suggests that this is an area vulnerable to crime, theft, damage, and potentially personal safety. It would be advantageous to either provide additional light in the area and/or ensure that the buildings have habitable rooms overlooking the area.

2. Plots 8 and 9 have an exposed gable end wall onto the public footpath. It is important to avoid the creation of windowless elevations and blank walls adjacent to space to which the public have access. This type of elevation, commonly at the end of a terrace, tends to attract graffiti and inappropriate loitering. Where possible, provide at least one window from a habitable room, which can be at first floor level, to give views over the public area.

With secure cycle storage in garden sheds, it is recommended that the minimum standard for security is a shed complies with the Secured By design guidelines.

SGC Housing Enabling

Housing Enabling made comments on the originally submitted scheme for 11 dwellings. However since the application was revised to 9 dwellings, and due to the application site area, there is no requirement to provide affordable housing on the site, having regard to Policy CS18.

SGC Archaeologist

No further work will be necessary on this site and there is no need for a condition. The archaeological evaluation determined that the site was negative (despite the high potential) and I do not see the need for a watching brief or further intrusive work.

SGC Public Rights of Way Officer

PSP 10 and the NPPF requires priority being given to pedestrian and cycle movements. The proposed development appears to be close to the line of footpath LPU/36 that runs along the entire western and southern boundary of the site. I have concerns regarding the planting of the hawthorn hedge close to the line of the path for future maintenance purposes. The hedge planting distance from the prow to ensure easy maintenance and no obstruction by overgrowing hedgerow and the bin collection point location being in a position to directly obstruct the entrance to the northern end of the public footpath LPU/36. I note that the public footpath is now shown on the plans. I request that the hedging planting be at least 2 metres from the line of the path and that the line of the footpath is protected from any adverse effect on its utility, amenity or functionality.

I also note that the developer is proposing new links to the public routes to the south and to the west to encourage sustainable transport methods. This is supported. I would like to raise an objection on the above grounds but provided the points are clarified and resolved would be prepared to lift this objection.

SGC Environmental Protection Contamination Officer

Any existing buildings on site shall be assessed for asbestos materials prior to demolition. Any asbestos must be removed in full consultation with the Health & Safety Executive and safely disposed of providing a full audit trail of waste disposal.

The historic use of the site for agricultural purposes and of adjacent land as a landfill site and a colliery may have caused contamination which could give rise to unacceptable risks to the proposed development. The following conditions should therefore be included in any approval.

- A) Desk Study - Previous historic uses(s) of the site and land adjacent to the site may have given rise to contamination. Prior to commencement, an investigation (commensurate with the nature and scale of the proposed development) shall be carried out by a suitably competent person into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.
- B) Intrusive Investigation - Where potential contaminants are identified under (A), prior to the commencement of development (excepting necessary demolition works), an investigation shall be carried out by a suitably competent person to ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks (Remediation Strategy). The resulting Remediation Strategy shall include a schedule of how the works will be verified (Verification Strategy). Thereafter the development shall proceed in accordance with any agreed mitigation measures. (Note (A) and (B) may be combined if appropriate).

- C) Verification Strategy - Prior to occupation, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- D) If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing with the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Note: An appropriate investigation is likely to include the following:

- i) A comprehensive desk study to identify all potential sources of contamination both arising on-site and migrating onto site from relevant adjacent sources.
- i) A comprehensive ground investigation including sampling, to quantify the extent and nature of contamination.
- ii) An appropriate risk assessment to determine the scale and nature of the risks to human health, groundwater, ecosystems and buildings arising from the contamination. This will normally be presented in the form of a conceptual model.
- iii) A report detailing the remediation options including the final proposals for mitigating any identified risks to the proposed development.
- iv) All works should be carried out with reference to the most relevant, appropriate and up to date guidance.

Additional Information

The applicant should be made aware that remediation of a landfill site located immediately to the north west of this proposed development to enable it to be developed for residential purposes. Whilst potential nuisance issues from the waste processing activities will be controlled as much as possible there may be some odour, dust or noise issues associated with the works on this site. For these reasons, it has been made a requirement that dwellings constructed under the adjacent consented site will not be occupied within 100m of the waste processing works until all the waste processing activities have been completed. The site boundary for this proposed development at Grove Farm falls within 100m of the landfill site.

Environmental Protection Officer – Odour

Since my colleague recommended refusal of the application in October 2018 due to noise and odour concerns, the Stables are now fully built and the plans for the houses have been amended. Following a visit to the site Environmental Health are satisfied the noise and odour concerns will be mitigated if the housing development is built as now proposed.

SGC POS Officer

A request was originally made for a Section 106 contribution to offsite POS, in accordance with Policy CS24 of the Core Strategy. However as the proposal has been reduced from 11 to 9 dwellings, this no longer applies.

Local residents

Two letters of support has been received, on the grounds that the proposal makes good use of a site with a large amount of unsightly redundant buildings. It is much needed housing and is well located to the new housing development at Lyde Green East and connects well to the cycle path and footpath which link to Pucklechurch and Emerson's Green.

One letter of objection has been received, on the grounds that the proximity of the dwellings to the Dramway recreational route would detract from the rural character of the walk. Further the increased traffic on Coxgrove Hill would be to the detriment of cyclists and walkers.

5. ANALYSIS

Principle of Development

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Para. 14 of the NPPF states that decision takers should approve development proposals that accord with the development plan without delay. The South Gloucestershire Local Plan: Core Strategy was adopted by the council on 11th December 2013. By virtue of Section 38(6) of the Planning and Compulsory Purchase Act, the starting point for determining any planning decision will now be the Core Strategy, as it forms part of the adopted Development Plan and is generally compliant with the National Planning Policy Framework 2012 (NPPF).

The Policies, Sites & Places Plan was adopted on 10th Nov. 2017 and now forms part of the Development Plan having superseded The South Gloucestershire Local Plan. In accordance with para.187 of the NPPF, Core Strategy Policy CS4A states that; when considering proposals for sustainable development, the Council will take a positive approach and will work pro-actively with applicants to find solutions, so that sustainable development can be approved wherever possible. NPPF Para.187 states that Local Planning Authorities should look for solutions rather than problems and decision-takers at every level should seek to approve applications for sustainable development.

It is noted that the NPPF puts considerable emphasis on delivering sustainable development and not acting as an impediment to sustainable growth, whilst also seeking to ensure a high quality of design and good standard of amenity for all existing and future occupants of land and buildings. The NPPF encourages efficient use of land and paragraph 47 requires the need to 'boost significantly the supply of housing'. Core Strategy Policy CS16 seeks efficient use of land for housing. It states that: 'Housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied, particularly in and around town centres and other locations where there is good pedestrian access to frequent public transport services.'

The application site forms part of the allocated major new housing and employment development at Emersons Green East as set out in Policy CS29 of the adopted South Gloucestershire Local Plan Core Strategy. This policy requires the delivery of the housing in a way that ensures that the new development integrates effectively with existing communities and in accordance the Strategy for Development, Housing Policy (CS15) and the adopted Emersons Green.

It is noted that Policy CS29 also requires development proposals in the east fringe to recognise, protect and enhance the heritage assets of the area, including the distinctive industrial heritage. Brandy Bottom Colliery, a Scheduled Ancient Monument lies close to the application site and is discussed under 'Heritage' below. Further the policy requires enhancement of the railway path and protection of the open green hillsides including the Pucklechurch Ridge. This area- denoted as Significant Green Infrastructure in the Green Belt- adjoins the Dramway cycle path which adjoins the eastern boundary of the application site.

The adopted EGE SPD noted above defines development core objectives for the EGE allocated site and is a guide for development control decisions. The approved Concept Statement Plan shows a line of new landscaping along the eastern boundary of the current application site. The Framework Plan – which provides an indicative layout, assumes the current application site to be retained as its existing use, and the Evaluation of Existing Vegetation Plan shows the trees in the northern and eastern parts of the site to be 'vegetation of key importance'. The Primary walking and cycling routes within EGE' plan shows a key route for pedestrians running from the Dramway along the south western boundary of the current application site.

The previous application on this site which was refused planning permission for 11 dwellings (PK17/5683/F) noted that the SPD makes it clear that an illustrative masterplan document should be prepared on behalf of the developers and be approved after the grant of any outline application planning permission. There is currently no planning permissions covering the current application site, nor any approved indicative masterplan/framework plan for any part of the Safeguarded area. One of the reasons for refusal of the previous application at Grove related to the principle of granting of planning permission being contrary to the SPD, which requires site planning on a comprehensive basis, which, in the event that the various applicants are not prepared to co-operate in submitting a single outline application, the various applicants will need to have agreed with SGC a single illustrative masterplan document covering the site in its entirety. (SPD para 18.3-18-). Circumstances have however changed since the previous application was refused. In February 2018 a full application for 398 dwellings on a large part of the 'Safeguarded Land' was submitted, an although not yet currently determined it does cover the majority of the Safeguarded Land at EGE and the application includes a Framework Masterplan which shows how the safeguarded land could indicatively be brought forward as part of a comprehensive development. The indicative Framework Masterplan shows the Grove Farm site being developed with vehicular access of Coxgrove Hill and the mature trees at the north of the site being retained, in accordance with the current proposal.

Whilst it is fully acknowledged that this Framework Masterplan has no status, and the application for 398 dwellings does not have planning permission, it is considered by officers that the Framework masterplan provides a clear indication that the layout and access to the current application at Grove Farm, is the most logical and reasonable

assumption as to how the site could be developed. It is considered therefore that the principle of granting of planning permission on the current application site is in accordance with the SPD, which requires site planning on a comprehensive basis.

Transport

The Council's Highway Engineer has confirmed that the established use of the site is as an equestrian livery yard and residential dwelling (which will be retained). The adjacent fields have since been developed as part of a major new residential neighbourhood (Lyde Green east (LGE) and applicant states that the business became unviable. Planning history of the site includes application PK17/3654/F which confirms the lawful use of the site as an equestrian use with some stables to serve a DIY livery use on site. The exact number of horses to be kept on site are not known but the proposal for new stable block associated with application PK17/3654/F included 4 individual stables within a block in addition to tack room and hay store.

A more recent planning application Pk17/5683/F (for 11no. houses on same site) was refused partly on transportation including access issue and on travel sustainability. In support of this current application alongside the plans, the planning statement /'Design and Access' Statement, the applicant has submitted a revised scheme layout and additional information with this.

The Council's transport engineer has advised that proposal would numerically increase the level of traffic movements to and from this site compared to the extant (lawful DIY Livery) use of the site and the nature of traffic movement would also change too. Whilst there are some concerns over the likely traffic movements from this site from the proposed use, there are other influencing factors which are appropriate for considering in this case. It is relevant that the application site forms part of the allocated major new housing and employment development at Emersons Green East as set out in Policy CS29 of the adopted South Gloucestershire Local Plan Core Strategy and this application site sits adjoining to parcels of land within Emerson Green development site which have already been developed or under construction now. There is a strategy for promoting TROs on the adjoining highway network in the longer term for traffic restrictions. Against this background then, the Council's transport engineer is satisfied given the small scale of the proposal, that the increased in traffic resulting from this development would not be significant and as such it would not impact road safety on Coxgrove Hill/Roman Road, even prior to the installation of any adjacent TROs.

The Transport Statement for the 380 houses on the adjacent site provides an analysis of the capacity of Lyde Green Road/Westerleigh Road junction using an agreed 2023 Baseline figure in terms of Max RFC (ratio to Flow Capacity) and Max Queue during the AM and PM peak hours. The junction modelling indicates that there is capacity at present for a significant amount of increased vehicular traffic without exceeding the critical ratio to flow capacity (raising the score in excess of 1.0). Any increases associated with nine houses at Grove Farm would be considered minimal in this context.

The business and dwelling are accessed via the existing vehicular access from Roman Road. In terms of site access, it is proposed to utilise the existing entrance which currently serves the existing farm house and the Grove Farm Stables (livery

business use). Plans submitted show visibility splays of 2.4m by 43m which is commensurate to 30mph. Provision of this such visibility splays would require trimming/cutting back some vegetation or the overhanging branches on both either side of site entrance and along some length of the approach road but it is considered that this could be achieved in the context of highway land boundary. In terms of highway safety, it is considered that there is good visibility on exiting the site and no significant record of accidents relating to vehicles entering or leaving the site. The proposal will only result in a minimal increase in traffic movements when taking into account the lawful use. The proposal will not therefore adversely impact highway safety on Roman Road/Coxgrove Hill nor onto Westerleigh Road.

One of the reasons for refusal of the previous application related to the absence of deliverable sustainable links to the ongoing strategic new development at Lyde Green. The current application has however clarified the how these links can be enhanced and accessed from the application site, and crucially that a new formal link to the Bristol and Bath railway Path can be delivered on land within the applicants control. There are a number of Public Rights of Way (PROW) located in and around the application site. LPU/36 to the west is runs directly along the boundary of the site linking Roman Road with the Lyde Green residential area to the south, west and north. Roman Road and Coxgrove Hill is also designated as an Active Travel Route under PSP10 (Sustrans Route 17) with the junction of the two transport routes located close to the application site. This links Lyde Green to the villages to the east and is directly accessible form the site.

The local centre, parks, primary and ultimately secondary schools can be accessed in the adjoining Lyde Green Neighbourhood using the existing PROW network.

Directly to the south-east, is the Bristol and Bath Cycle Path (Sustrans Route 410), the cycleway provided on the Dismantled Railway running parallel to the south eastern boundary of the site linking the area with Yate and the cities of Bath and Bristol.

The previous application on the site was also refused because development at Emersons Green East had not progressed to the stage where vehicles, pedestrian and cyclists would be able to link to the new facilities at EGE and would rely solely on vehicular access via Coxgrove Hill – a country lane.

Development at EGE has now progressed to the stage that the Access Road 1B and Access Road 5 are likely to be linked to Coxgrove Hill before any occupation of the proposed houses at Grove Farm takes place. This will ensure that there is a realistic prospect that occupants would be able to access the site by driving either via the new access routes through EGE, via Pucklechurch (Coxgrove Hill) or from the A432 where there is identified junction capacity to cope with the modest amount of daily vehicle movements that nine houses would be likely to generate compared with the existing livery stable use at the Stables.

Furthermore, the development proposes that the site will be able to provide direct pedestrian links to PROWs LPU34 and LPU36 which link to adjoining EGE and to the wider Emersons Green District centre (to the west) where good public transport facilities are available.

Furthermore, the site links directly to the Bristol and Bath Cycle Path (A PSP10 Active Travel Route) which adjoins the southern boundary of the site and to the Coxgrove Hill/Roman Road (also a PSP10 active Travel Route).

The application has been amended to ensure that continuous pedestrian and cycle links are secured to the network on land which is outside the application site (edged blue on the site plans) but where the applicant has a legal right of way. A condition is proposed to ensure that these links are made prior to occupation of the dwellings to ensure that sustainable patterns of travel can be achieved.

In terms of the detailed layout, the access road would be 4.8m wide, approximately 150m long with no footway. The site has been designed with a traffic calmed shared surface and with pedestrian links to the Public Right of Way to the west and the cycle path/recreational walking route to the south-east to ensure that pedestrian can walk to and from the homes in safety. The turning area shown on the plan have been tracked to show that the site design can accommodate the turning of larger size service vehicles. This will ensure that larger vehicles such as refuse collection lorries will not have to reverse the length of the access road.

It is noted that the applicant is proposing to keep the access as a private road, it is nonetheless essential that adequate provision is made in respect of this access road. The access drive has therefore been designed to adoptable standards to ensure that refuse collection operators can enter the site, manoeuvre in either of the two turning areas provided and leave the site safely and in a forward gear.

In terms of car parking, each house has been allocated off-street car parking (2 or 3 spaces per dwelling and 2 no. visitor car parking spaces) to meet the SGC standard. Dedicated cycle storage is provided for each dwelling in the garage or rear garden area.

The circumstances of the site now (with the pending completion of the Emerson Green East development) are considered to address the previous refusal reason that the required transport infrastructure is not in place to ensure that sustainable patterns of travel can be achieved.

To conclude, in transport terms, the Highway Authority considers that the revised plans (December 2019) satisfactorily confirm that that the site can be connected to the PROW and railway path. 1) Provide a 2m wide footpath connection from the site onto the PROW as shown on the submitted and approved plan and maintain it satisfactory thereafter and 2) Provide and maintain car parking and turning area on site all prior to occupation of any dwelling on site.

Ecology

An ecological assessment has been submitted in support of the application. In terms of designated sites, the south eastern site boundary is adjacent to the Shortwood Farm to Lyde Green Farm (Dramway – Bristol to bath Cycle path) Site of nature Conservation (SNCI), which is designated for its diverse neutral grassland and scrub flora. In terms of habitats, the site itself includes recently felled broadleaf woodland, semi natural broadleaved woodland, a hedgerow including a woody species, all of which are classified as Priority Habitats under Section 41 Natural Environment and Rural Communities (NERC) Act 2006.

In terms of protected species, the ecological report included bat surveys, great crested newts surveys, dormouse, nesting birds, reptiles, badgers and hedgehogs. The Council's ecologist concluded that there are adequate surveys and precautionary

measures in place to ensure that no protected or priority species are harmed as a result of the development.

However there was an objection from the Council's Ecologist when the application was originally submitted due to the lack of an accompanying landscape scheme to determine whether the planting is suitable to ensure the development will not have a negative impact on the SNCI and its features (neutral grassland), in accordance with PSP 19. Since these comments, the application has been revised to increase the width of the buffer to the boundary of the SNCI, (which is not the same as the boundary to the cycle path itself) and it is now between 6.5m and 11m in width. When the application was originally submitted it was 5m only, and the previously refused application had a buffer of just 1m. This has been achieved by reducing the number of dwellings proposed from 11 to 9. Officers consider that the proposed buffer width is now an acceptable and reasonable width, having regard to the fact that there are existing large farm buildings which partly encroached into this area. Furthermore, a detailed planting plan has now been submitted, and proposes compensatory habitat provision for the loss of broadleaved woodland in the north east of the site in accordance with PSP3, and includes wood piles and small pools to provide drinking & foraging for bats as well as new native tree planting, native hedge planting and bird boxes to be installed. Subject to a condition to ensure that this scheme is implemented, to include areas of neutral grassland, the proposed development is acceptable in terms of ecology.

Landscape, Visual Amenity and trees.

The site is located between Lyde Green and Pucklechurch. There is a footpath along the western boundary and the Bristol Bath Railway path along the eastern boundary. The fields to the south west, west and north have planning permission to be developed as a major new residential area – the Lyde Green development.

The existing site, although containing large agricultural buildings, has a number of mature trees which soften views of it from the surrounding area, including the Dramway and the Green Belt to the south West.

One of the reasons for refusal for the previous application on this site included the lack of a tree survey and concern over the impact on the group of trees in the northern part of the site, which are noted in the Emersons Green SPD to be key vegetation in the allocated site and should be retained. Furthermore there was an objection concerning the approved Landscape Framework and Development Framework Plan for the Emersons Green East development which shows a wide belt of new planting within the new development at its boundary with the Dramway, and the approved Framework Plan which shows indicative principles for the 'Safeguarded Land', and provides for a continuation of the principle of the landscape buffer, albeit slightly narrower. Grove Farm site was not included in this 'indicative principles area', but only because it was denoted as existing development. It is considered reasonable to expect the principle of a landscape buffer to continue in the current application site from the cycle path. To accord with the principles of the approved parameter plans for the development to the east of the site, any dwellings should be offset from the Dramway cycle path by a minimum of fifteen meters to provide space for hedge and tree planting, in addition to any rear garden amenity space. The revised scheme, as noted in the ecology section above, do include a widened buffer now, and when this is added to the existing part of the SNCI between the site boundary and the cycle

path itself, results in a width of between 11m and 16m of existing and proposed landscape buffer.

The rear gardens would be bound by a new 1.8, high natural dry stone wall, which would provide a more appropriate e boundary to the buffer than the fence originally proposed. In addition, the proposed new planting would soften the views into the site from the Dramway.

In addition, the proposed planting scheme includes new native hedge planting around the remaining boundaries of the site, as well as new tree and shrub planting. It is considered that this will further soften and screen the site when viewed from the recreational route, in accordance with Policy CS1, clause 6- soft landscape proposals need to form an integral part of the design for the site and seek to make a net contribution to tree cover and prioritise biodiversity objectives.

The Council's Tree Officer has considered the submitted Arboricultural Impact Report (which did not accompany the previously refused scheme). Since the application was originally submitted, the revised plans now have relocated plot 1 completely out of the root protection area of the adjacent mature tree, which forms part of the important group at the site entrance. There are a few poor quality trees smothered in bramble and shown as G22 to be removed all other trees retained.

The Tree Officer has confirmed that the trees lining the entrance will be protected by cellular confinement system and will be crown lifted to 4m to give clearance. The works and protection methods are considered acceptable. Following demolition the tree protective fencing will be moved back and temporary ground protection will be utilised to protect the roots from compaction. Provided that a condition is imposed to ensure that all works are in accordance with the tree report and tree retention plan, there are no objections to this application.

Heritage

The previous application on this site was also refused on heritage grounds. The current application includes a Heritage Impact Statement. The application site lies immediately north of the scheduled remains of the Brandy Bottom Colliery, a designated heritage asset of the highest significance. The colliery site contains the remains of a complete 19th century steam powered colliery, with standing structures including the stone and brick chimney and engine houses being visible from the cycle/footpath that runs alongside the site, following the line of the historic Dramway. As well as containing a number of rare survivals of building types, the colliery is one of only a few sites remaining in this area which represent a once widespread industry. It is presently undergoing conservation.

Historic England have stated in their consultation response that the monument is now experienced via this foot and cycle path. As you approach the monument you come upon it through a green corridor with glimpses of open rural land beyond. Closer to the monument there are later quarry/ landfill and farm developments but these are partially screened by vegetation and also lie within the rural landscape. This rural setting around the monument was retained until the recent Lyde Green Development to the west was approved. The farm to the north of the monument contributed to that rural setting and would have provided a buffer between the Lyde Green development and the monument. By building housing in this location this will bring the developed

edge of the Lyde Green development closer to the monument, further eroding the monument's setting. Historic England consider that this loss of the rural setting causes harm to the significance of the monument, this harm is less than substantial. However any harm to a highly designated heritage asset is still harm (NPPF paragraph 193). It is for the Local Authority to decide if the public benefits of this proposal outweigh any harm to the heritage asset (NPPF paragraph 196) and it is noted that unlike the previous application on this site Historic England do not object to the application.

The Council's Conservation Officer acknowledged the improvement that the originally submitted scheme conferred compared with the refused scheme, but still had concerns over the urbanising effect on the wider setting of Brandy Bottom Colliery, and it was suggested that the two south eastern plots be removed from the layout. Since these comments, the scheme has been amended to remove one of these plots, and the buffer area between the Dramway and the garden boundaries has been increased, and the close boarded fence amended to a dry natural stone wall.

Although there is limited direct inter-visibility with the standing remains of the scheduled site, the proposed dwellings would be experienced as additions by those using the Dramway, and by those passing, or visiting, the historic colliery remains via the loop footpath. Such intrusion would, in the opinion of the Council's Conservation Officer, be harmful to the setting and significance of the monument, contrary to policy PSP17 of the adopted Local Plan PSP, and policies CS1 and CS9 of the adopted Core Strategy. In accordance with para 134 of the NPPF, this harm should be weighed against the public benefits of the scheme, taking into account the great weight that is afforded to the protection of designated heritage assets and their settings. The Planning Officer has considered the significant changes to the scheme, as outlined above since the refused application, which have mitigated to some extent the less than substantial harm; in addition, the applicant has agreed to a contribution towards restoration of Brandy Bottom Colliery as requested by Historic England and the Council's Conservation Officer, which is further mitigation. In addition have taken into account the contribution this site will make to housing provision in the next five years, and the fact that the site is part of a wider allocation for new housing, and these factors are considered of overriding public interest that overcome this less than substantial harm, taking into account the great weight that is afforded to the protection of designated heritage assets and their settings.

Urban Design

The previous application was also refused on the grounds that the form, character, design and layout did not represent the high quality of design required by Local Plan Core Strategy Policy CS1. The revised application has been submitted with a Design and Access Statement which provides an analysis of the surrounding context.

The Layout

The site layout represents a 'cul de sac' for vehicles. The approach from the north and a new junction with Coxgrove Hill/Roman Road is by means of by private drive. With the previous scheme there were concerns that the site would be isolated and have few connections to the wider area. Notwithstanding this, the site has good cycling and pedestrian links to the local network with a strategic PROW and cycle path being linked directly to the site (as detailed in the *Transport* section of this

report). The revised scheme includes several public and private links to adjoining footpaths and the strategic cycle routes.

The proposed housing layout has been revised to address concerns identified during the course of PK17/3654/F. The main access road into the site will remain a shared surface with pedestrians using the footpath on the western side. This design is considered more akin to a rural development rather than a road with footways.

With the previous scheme, the alignment of the private drive meant that on approach from Coxgrove Hill, the flank elevation of Plot 1 would have been the first view of the development, which was considered a weak site entrance. The current scheme has been amended so that plot 1 now faces towards the driveway and the parking is situated to the rear of this house which significantly improves the entrance to the site.

A further change includes the reduction of the number of houses on the site from 11 to 9. As a result the site appears more spacious than the previous proposal.

At the southern end of the development, the pedestrian footpath link provides a second access, this has been widened since the previous proposal and would help to increase the connectivity of the site. 'Building for Life 12' question 2 recommends the creation of new places within a development where people can meet each other. SGC Core Strategy policy CS1 (para5) asks that developments should create new public realm to "...provide opportunities for social interaction and play..." There is no open space set aside that might serve as a communal / social focus for residents however there are significant amounts of open spaces to the south (part of Lyde Green) and the Brandy Bottom Colliery.

The extent of the buffer between the site and the Dramway has been widened and a 1.8 metre high stone wall is now proposed instead of a close boarded fence. This boundary to the south east of the site also takes an irregular route which gives the site a softer less suburban edge.

The parking arrangement previously created some awkward relationships. This layout has been amended and spaces are between dwellings with visitor parking better located.

The scheme is now considered to adhere to reflect the principles of the 'Edge' Zones as detailed in the approved Design Code for the wider Emersons Green Site (even though there is no specific requirement to do so). The 'Edge' zones are generally lower density areas adjacent to areas of open space comprising a looser built form. The scheme has a looser built form reflecting the elongated and linear shape of the site and proximity to the SNCI and Scheduled Ancient Monument.

The larger detached units along this southern edge provide a presence at the end of the access road and good surveillance onto the public open space to the south of the site (which is part of the landscaped open space to the Taylor Wimpey phases of Emersons Green East).

Allocated car parking has been provided at 2 spaces for each dwelling. This includes a garage for larger market properties. Cycles are accommodated in the

rear of garages or in garden stores with 2 spaces per house. 2 no. visitors car spaces are located around the site.

Refuse and recycling bins are to be accommodated in rear gardens, within easy dragging distance of a collection point on collection day.

It is anticipated that the main roads within the site will be built to adoptable standards therefore allowing these to be adopted by SGC Highways should this agreement be made. A management company will be set up to maintain all the communal areas within the site, including landscaping, open space, private shared drives and visitor car parking spaces.

Scale / Character

The proposal is for two/ two and a half-storey development, consistent with the surrounding properties in this part of Lyde Green. Single storey garages are proposed. It is considered that character has been created through the consistent use of a limited palette of materials, with a comprehensive planting scheme now submitted. Houses are predominantly 2 storeys to reflect the context and to ensure that the proposed buildings will not dominate the views from the rural area outside the site.

Detailed Design

SGC Core Strategy policy CS17 requires the creation of mixed and balanced communities. This promotes a range of size and scale of house-types within all development sites. In this development, there would be three different house types proposed whereas previously all the houses were the same. Whilst the variation between the houses is limited the houses are of considered a sufficient quality. The simple rectangular forms of the houses satisfactory as an approach, in principle, and the pitched roofs of the car ports which previously appeared incongruous have been removed. Compared to the previous scheme the design relates better to the adjacent new housing development of Emersons Green East. The form of the dwellings are traditional however, there are more contemporary elements. Detailing such as the small dormer windows on the rear elevations are similar to those on the adjacent wider Lyde Green development and there are also dormers on Grove Farm.

Plot 1: 3 bedrooms. Two storeys with dormer window detail. Constructed from recon stone walls with brick details. Red double roman tiles. Stone boundary walls.

Plot 2, 4, 6 and 9: 4 bedroom houses. Two storeys with double chimneys. Render elevations with brick features, Gabled porches. Black stonewald roof tiles. Rear balconies.

Plots 3 and 5:
4 bedroom house. Two storeys with double chimneys. Constructed from recon stone and brick. Black roof tiles. Zinc cladding. Flat roof porches. Natural stone boundary walls.

Plots 7, and 8:

4 bedroom house: Two storeys with chimneys. Constructed from recon stone and brick. Black roof tiles. Zinc cladding. Flat roof porches. Rear balconies. Natural stone boundary walls.

The materials proposed form a more simple palette than previously proposed. The proposed materials include reconstituted stone, brick with a mixture of Breckland Red and Breckland Black roof tiles. These are similar to the materials found in the adjacent development. Zinc cladding is also proposed on the front elevations, whilst not common in the area adds some additional visual interest.

The overall the design of the houses are a significant improvement on the previous proposals and respond far better to the context and the surrounding developments. The houses are considered to be in compliance with Local Plan Core Strategy Policy CS1 which states that development will only be permitted where the highest possible standards of design and site planning are achieved.

Public Rights of Way

The development is bound by the Dramway Railway Path to the east and Public footpath LPU 36/10 to the immediate west and south. This development would be close to the footpath LPU36/10 that runs close to the western boundary of the site.

The application proposal seeks to link the proposed houses directly to LPU 36/10 (through gates in rear gardens of plots 1-6) and to link the open space at the north of the site to the PROW. Revised plans clarify that the proposed new hedge would be within the rear gardens and would not encroach on the PROW, which was a concern of the Council's PROW officer. The Council's public rights of way officer has stated that if that path were to be retained on its existing route then the surface needs improving and the path furniture along its length adjacent to the development improved for accessibility purposes, in line with the least restrictive access principle specified in the British Standard.

The applicant has provided landownership information to demonstrate that a right of way exists over land outside the application site but adjoining the west and southern boundaries. The proposed layout plans have been amended to clearly indicate the route of the footpath and the additional land to which the right of way applies is shown in blue, albeit it is acknowledged that the definitive map shows a slightly different alignment to the path on the ground. This will ensure that links to the pedestrian and cycle routes can be achieved as the blue land links with the existing bell mouth adjacent to the Dramway.

All active travel routes are safeguarded within Local Plan PSP 10 and their amenity and utility as well as safety must be taken into account, and proposals for new development will be expected to incorporate existing rights of way for the most part along their existing routes and/or reflect pedestrian desire lines. It is considered that the revised scheme complies with this, subject to the condition securing the footpath improvements already referred to.

Environmental Protection

Refusal reason 7 of the previous application related to concerns in respect of odours, flies and noise from the adjacent stable block. The re-submitted scheme proposes an altered layout which locates the closest house and garden further from the stable block. There would now be part of the turning heard and a parking area separating plot 9 from the stable. SGC Environmental Health have now confirmed that there is no objection to the revised scheme, so this reason for refusal is overcome.

Noise

In parts of Emersons Green/Lyde Green there is significant noise from the M4 motorway to the north of the site. Although the current application site is some distance from the M4, the EPO has stated that a noise report should accompany the application in order to ascertain whether any mitigation measures would be necessary. Given that the site is 678m from the motorway and the Council has allowed residential development in much closer proximity to the motorway (within 50m) it is considered that the lack of a noise survey would not be a reason to refuse planning permission.

Contaminated Land

The historic use of the site for agricultural purposes and adjacent land as a landfill site and a colliery may have caused contamination which could give rise to unacceptable risks to the proposed development. The Council's EPO has suggested conditions (as set out in the consultation section of this report) and subject to the imposition of this condition, the proposal is acceptable in terms of contamination, and Policy PSP 21.

Public Open Space

The application was previously refused due to the lack of financial contribution towards open space, however, the development now falls below the threshold and a contribution is no longer sought.

Drainage

The Lead Local Flood Authority have stated that there is no objection to the proposal subject to a condition requiring surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory – and evidence of this would be required), for flood prevention; pollution control and environmental protection be submitted and approved by the Local Planning Authority. In addition, a condition regarding foul drainage would be required in view of the lack of public foul sewers in the vicinity.

Further to comments from the Drainage team further information on the drainage of the site has been submitted and this includes results of percolation tests, details of the treatment plant and filtration system, and the omission of significant lengths of culverts on the site. The scheme also includes permeable paving and soakaways.

With regard to EA comments received in respect of the adjacent Scoping Opinion on the Safeguarded Land, and as picked up by Pucklechurch Parish Council, officers have confirmed with the Council's Emergency Planning team that the current

application site does *not* fall within the inundation zone of the raised reservoir operated by Bristol Water.

There are therefore no drainage objections to the scheme subject to the submission of further details through conditions.

Archaeology

The previous application was not supported by an archaeological assessment and was refused for this reason. This current application does however include an Archaeological Evaluation Report, an Archaeological Desk-Based Assessment and Heritage Impact Assessment.

The Desk-assessment considers that the chief area of interest in the site is due to its close proximity to the Roman Road, however it concludes that potential of the site is low due to previous development which is likely to have had an impact and the fact that a findings of the watching brief at the adjacent site, Grove Farm stables, were negative.

The Archaeological Evaluation report presents the findings of investigative works on the site. No significant archaeological features or deposits are observed in any of the trenches that were excavated. The submitted information has been reviewed by the Council's Archaeologist who has raised no objection to the application, and requires no further information. The proposal is therefore considered to be in accordance with Policy PSP 17.

Residential Amenity

One of the previous reasons for refusal was due to a new dwelling having habitable room windows only some 17m from habitable room windows in the existing Grove Farm dwelling house, therefore resulting in a significant loss of privacy to the existing dwellings, and an inadequate level of privacy for the new dwellings, contrary to Policy PSP8. In order to comply with Policy PSP8 it needs to be ensured that the privacy of the existing residential property, Grove Farm, is retained. The key changes in this respect are to ensure that plot 1 is sited with a blank gable end facing Grove Farm. Plot 2 has been rotated to face away from Grove Farm House which is approximately 20m from plot 2. The proposed dwellings are also sited a reasonable distance from the existing house to ensure that there would be no overbearing impact or loss of sunlight/daylight.

The proposed layout has been amended from the previous submission as well as changes being made during the processing of the planning application in order to ensure that there is an acceptable relationship between the new dwellings.

Policy PSP43 sets out private amenity space standards, and for a 4 bedroomed dwelling such as those proposed, the requirement is 70 sqm of functional amenity space. All of properties have amenity space of sufficient amenity space to meet the standards. Some of the gardens are on the slightly smaller than this standard however, they all back onto areas of openness which will give them a more spacious feel.

The comments of the Crime Prevention Officer are noted, and it is considered that planning conditions can be imposed to require additional habitable windows on the

side elevation of plots 7 and 8, in order to overlook the footpath between them. In addition, a condition to require lighting to the driveways.

On site Renewable and Low Carbon Energy

The previous application was refused due to the absence of an Energy Strategy. Clauses 1 and 2 of PSP Policy 6 applies to all development proposals (as does CS1 (8)) and therefore a sustainable energy statement has been submitted with the current application. This sets out, a series of measures, including installation of photovoltaic solar panels will be installed to the south facing sloped roof to assist in the reduction of carbon dioxide emissions by at least 20%, in line with the standard guidelines and methodology. Subject to a condition requiring the implementation of the strategy, and its verification, the proposal is considered Policy compliant.

Pucklechurch Parish Council Comments

Officers have considered the Parish Council objections. It is noted that there are concerns that the assumption is that the site will be serviced by the facilities and infrastructure proposed to be constructed as part of the Emersons Green East development. Since the previous application was refused however there has been further significant progress in the delivery of the adjacent strategic major site, with infrastructure and other development much closer to the application site, as detailed in the Transport section of this report.

In relation to the concern over the existing access from Coxgrove Hill and traffic generation, together with sustainable modes of travel, this also is dealt with under the Transport section of this report.

The report also details (under Urban Design) how the style, design and density of housing will complement the adjacent EGE development. It is considered that the site is appropriate for relatively lower density, due to its location adjacent to the Green Belt and Scheduled Ancient Monument and SNCI. The amount of development does not trigger affordable housing, however officers can confirm that the reduction in numbers that brought it below the threshold was at officers request, due to the site constraints.

In relation to the site being assumed to be an "area of archaeological significance, with remains relating to 18th and 19th century industrial exploitation of the nearby coalfield and an extensive Romano-British settlement site to the west, along with prehistoric through medieval field systems" the Councils archaeologist has confirmed that the archaeological information submitted with the application demonstrates that no further investigation is required.

The report Drainage section deals with the issue raised by the PC in relation to the high-risk reservoir. Furthermore, unlike the previously refused application, this application does in fact include a design and access statement, aboricultural and ecological report as well as heritage assessment.

Conclusion and the Planning Balance

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the NPPF. They should be of a nature or scale to be of benefit to the public at large

and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

The starting point for the decision maker is the adopted development plan, and as the Council is able to demonstrate a five-year supply of deliverable housing sites, therefore the relevant policies for the supply and location of housing are valid: the site is allocated for housing and other mixed use development in any event. When considering the public benefits of the scheme these include the provision of 9 dwellings.

It remains essential that, in applying the advice in paragraph 193 of the NPPF (2019), the approach of the decision maker is consistent with the statutory obligation under Section 66(1): By Section 66(1) of the P(LB&CA)A

1990: "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." Preserving means 'protecting from harm'.

Thus the question should not be addressed as a simple balancing exercise but whether there is justification for overriding the presumption in favour of preservation.' Only when harm has been minimised should the unavoidable 'residual harm' be weighed against public benefits. For the reasons given in the *Heritage* section of this report, the revised plan mitigate to some extent the less than substantial harm; in addition have taken into account the Council's need for housing and the fact that the site is part of a wider allocation for new housing, and these factors are considered of overriding public interest that overcome this less than substantial harm, taking into account the great weight that is afforded to the protection of designated heritage assets and their settings.

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. Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The local planning authority is statutorily required to apply the Equality Duty to its decision taking.

With regards to the Duty, the development contained within this planning application is considered to have a neutral impact as equality matters have duly been considered in planning policy.

CIL Issues

The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015 and this development, if approved, would be liable to CIL charging.

Planning Obligations

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

- Necessary to make the development acceptable in planning terms;
- Directly related to the development;
- Fairly and reasonably related in scale and kind to the development.

In the case of the Unilateral Undertaking as set out in the heads of terms below, it is considered that they are appropriate mitigation, necessary to make the development acceptable in planning terms, directly related to the development and in scale and kind to the development. As such, all planning obligations set out are considered to pass the CIL Regulation 122 tests.

RECOMMENDATION

That authority be delegated to the Director of Environment and Community Services to grant permission, subject to the conditions set out below and the applicant first voluntarily entering into a Unilateral Undertaking under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

1. Contribution towards maintenance of Brandy Bottom Colliery

Prior to the occupation of the 5th dwelling hereby approved, the applicant shall make a contribution of £10,000 to the Avon Industrial Buildings Trust to allow them to fund further conservation and feasibility work to provide a secure future for the monument.

The reason for the above obligations is to ensure that the enhancements needed to mitigate the impacts of the development on the existing historic environment are met.

Following the Council introducing the CIL tariff that Head of Corporate Finance is authorised to levy the CIL charge.

Should the Unilateral Undertaking not be completed within 6 months of the date of this Circulated Schedule report that delegated authority be given to the Director of Planning, Transport and Strategic Environment to refuse the application if an extension of time to complete the agreement is not sought.

Contact Officer: Helen Ainsley
Tel. No. 01454 863788

CONDITIONS

1. The development hereby permitted shall begin before the expiration of three years from the date of this decision.

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

2. Prior to the commencement of the development hereby approved, protective fencing in accordance with Drawing 190-GF-TPI-NB March 2018 – Assured Trees) shall be erected around the root protection area of existing

trees and hedgerows to be retained adjacent and within the site. Such fencing shown on this drawing shall be erected prior to the use of any machines on the site and prior to any clearance on site, and retained as such throughout the construction period and until the completion of the development hereby approved. All development shall be carried out only in accordance with the Arboricultural Impact Assessment and Arboricultural Method Statement. Thereafter, the trees and hedges shall be retained.

Reason:

To protect the character and appearance of the area and in accordance with Policy PSP2 of the adopted South Gloucestershire PSP, and CS2 of the adopted South Gloucestershire Core Strategy. Prior to commencement is required in order to protect the trees and hedges.

3. All planting, seeding or turfing comprised in the soft landscaping details hereby approved, which shall include additional areas of neutral grassland, shall be carried out no later than the first planting and seeding season following the substantive completion of the development hereby approved, and any trees or plants (retained or planted) which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting seasons with others of a size and species as shall reasonably be specified by the Local Planning Authority.

Reason: To prevent losses or damage and to achieve the earliest possible establishment of the landscape and its retention, and protect the character and appearance of the area, and in accordance with Policy PSP2 of the adopted South Gloucestershire PSP, and CS2 of the adopted South Gloucestershire Core Strategy.

4. Street lighting to the Council's adoptable standards and which prevents light spill over bat commuting/foraging habitat (European Protected Species habitat) shall be provided prior to the first occupation of the relevant dwellings hereby approved.

Reason:

In the interests of the provision of a satisfactory lighting scheme, and to prevent harm to protected species, and in accordance with Policy PSP1 and PSP19 of the adopted South Gloucestershire PSP, and Policies CS9 and CS1 of the adopted South Gloucestershire Core Strategy.

5. Notwithstanding the submitted materials details on the plans hereby approved, sample panels of all proposed brickwork and stonework types shall be erected on site, and samples of render colours shall be submitted to the Local Planning Authority and all approved in writing by the Local Planning Authority prior to construction above slab level of any of the dwellings hereby approved. The approved sample panel shall be kept on site for reference until the brickwork is complete. Development shall be carried out in accordance with the agreed sample. Reason:

To ensure a good quality of external appearance and to accord with Policy PSP1 of the adopted South Gloucestershire PSP, and CS1 of the adopted South Gloucestershire Core Strategy.

- 6 The development shall conform in all aspects with the approved plans and documents shown on the application as listed in the schedule of drawings in the list

below, unless variations are agreed by the Local Planning Authority in order to discharge other conditions attached to this decision.

Site Location Plan 2947 420 location plan
Proposed Site Plan with Drainage 2947 401b site plan drainage (2)
Proposed Site Plan with Drainage 2947 401e site plan
Proposed Site Plan with Drainage 2947 401f site plan k
Proposed Plans and Elevations 2947 403a plot 1 plans and elevations

Proposed Plans and Elevations 2947 405 proposed plans and elevations plots 7 8 and 9
Proposed Plans and Elevations
Pedestrian Link Plan 2947 421 link drawing k
Landscaping Proposals 1289-02 Rev C Hard Landscape Proposals (Cambium)
Landscaping Proposals 1289-01 Rev H Soft Landscape Proposals (Cambium)
Landscape Ecology Plan (Cambium)

Design & Access Statement DESIGN_AND_ACCESS_STATEMENT-6286479 Stokes Morgan Ltd
Building for Life BUILDING_FOR_LIFE_REVIEW-6286476 Stokes Morgan
Drainage Strategy
ARCHAEOLOGICAL_DESK_BASED_ASSESSMENT_AND_HERTITAGE_IMPACT_STATEMENT-6286486
ARCHAEOLOGICAL_EVALUATION_REPORT-6286484 Avon Archaeology
ARBORICULTURAL_IMPACT_ASSESSMENT_AND_METHOD_STATEMENT-6286490 Assured Trees Consultancy
Transport Assessment 190425 1283 GFS Transport Report Stokes Morgan
Ecological Assessment
Sustainability Statement SUSTAINABILITY_STATEMENT-6286482
Reason: For the avoidance of doubt and to ensure that the scheme is implemented in full accordance with the plans submitted and assessed.

6. The development hereby approved shall accord with the mitigation strategy for wildlife as detailed in the Soft Landscaping Plan and Ecology Assessment hereby approved prior to the occupation of either plot 8 or plot 9.

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

7. The strategy to avoid harm to habitats, birds, reptiles (slow-worm), hedgehogs and great crested newts, as detailed on the Ecological Assessment November 2017 (Ethos) shall be carried out in accordance with said statement.

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

8. Prior to the first occupation of the development hereby approved, a Landscape and Ecological Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan should accord with the approved plans and mitigation strategies and include details of the existing habitat to be safeguarded

(hedges, grassland); any new habitat to be created (species-rich grassland, scrub); and its management. It should also include a programme of monitoring of all works for a period of 5 years. All works are to be carried out in accordance with said plan.

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

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

Reason: To protect the wildlife and the ecological interests of the site, in accordance with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and Policy PSP19 of the adopted Policies Sites and Places Plan. Pre- commencement is required in order to ensure that no harm to any badgers arises during construction and because 12 months will have elapsed since the previous badger survey on the site.

10. No development shall commence (with the exception of demolition), until surface water and foul drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted to and approved by the Local Planning Authority. For the avoidance of doubt we would expect to see the following details when discharging this condition:

- A clearly labelled drainage layout plan showing the exact location of any soakaways, new sewage package treatment plant and method of irrigation or discharge of treated effluent
- Confirmation of approval from the Environment Agency for the method of irrigation or discharge of treated effluent
- Evidence is required to confirm that the ground is suitable for soakaways. Percolation / Soakage test results in accordance with BRE Digest 365 and as described in Building Regulations H – Drainage and Waste Disposal
- Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
- Soakaways must be located 5 Metres from any structure including the Public Highway.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system and to ensure that a satisfactory means of drainage is provided, and to accord with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy and Policies Sites and Places Policy PSP20.

11. Prior to the commencement of the development hereby approved, (with the exception of demolition), details of the new sewage Package Treatment Plant (located 10 metres away from any watercourse and structures including the public highway) shall be submitted to and approved in writing by the local planning authority. Such details shall

include the method of irrigation for the effluent overflow. A percolation test for discharge to a soakaway is necessary.

Reason: To ensure that a satisfactory means of foul drainage is provided, and to accord with Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy and Policies Sites and Places Policy PSP20.

12. Driveways in which the external car parking area is provided between two side elevations of dwellings shall be provided with external lighting to illuminate this area and external lighting to BS5489:2013 shall be provided for the private driveways/communal car parking areas.

Reason: In the interests of personal safety and crime prevention and in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy, (adopted Dec 2013).

13. Prior to the occupation of the first dwelling, a travel plan with the aim of providing residents with information regarding reducing the need to travel by car, encouraging healthy commuting and work/non work related journeys shall be submitted to the LPA for their written approval. Such details as approved shall be implemented in phase with the development.

Reason: In the interests of sustainable development and in accordance with Policy CS26 of the South Gloucestershire Local Plan: Core Strategy, (adopted Dec 2013).

14. The bin storage shown on the drawings hereby approved shall be provided before the buildings are first occupied, and thereafter retained for that purpose.

Reason: To ensure appropriate bin storage for the proposed dwellings and to accord with Policy CS1 of the adopted Core Strategy.

15. The development thereby approved shall be built to the fabric / energy efficiency measures set out in the submitted Sustainability Statement and evidence shall be first provided to the Local Planning Authority prior to the occupation of any of the dwellings to demonstrate that the building performance set out in the Energy Statement has been achieved.

Reason: To achieve improved energy conservation and protect environmental resources, in accordance Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy and Policy PSP6 of the adopted Policy Sites and Places Plan.

16. The proposed solar PV systems shall be installed and operational prior to the occupation of the dwellings which will have them installed as per the submitted scheme to achieve a minimum 20% carbon reduction through reduced energy demand.

Reason: To achieve improved energy conservation and protect environmental resources, in accordance Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy and Policy PSP6 of the adopted Policy Sites and Places Plan.

17. Prior to the commencement (with the exception of demolition), of the development hereby approved, a scheme for prevention of pollution during the construction phase should be submitted to and approved in writing by the Local Planning Authority and include details of the following:

1. Site security.
2. Fuel oil storage, bunding, delivery and use.
3. How both minor and major spillage will be dealt with.
4. Containment of silt/soil contaminated run-off.
5. Disposal of contaminated drainage, including water pumped from excavations.
6. Site induction for workforce highlighting pollution prevention and awareness. Measures should be taken to prevent the runoff of any contaminated drainage during the construction phase.

Development shall be carried out in accordance with the agreed details.

Reason: To prevent pollution and in accordance with and Policy CS9 of the adopted South Gloucestershire Local Plan: Core Strategy. Prior to commencement is needed as the condition relates to the construction period.

18. Prior to the first occupation of any of the development hereby approved, details of the surfacing of the 2m wide footpath link from the edge of the turning area on the front of plot 7 and 8, to the Bristol to Bath Railway Path bell mouth, as shown on Drawing 2947/401 rev F shall have been submitted to and approved in writing by the local planning authority, and such details as approved shall be fully implemented prior to the first occupation of either plot 7 or plot 8, and retained as such thereafter.

Reason: To provide adequate pedestrian access to the site, to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

19. Prior to the first occupation of any of the development hereby approved, in relation to public footpath LPU 36/10 which runs to the rear of plots 1-8 and to link the open space at the north of the site, details of the surface enhancement and the path furniture along its length adjacent to the development improved for accessibility purposes, in line with the least restrictive access principle specified in the British Standard shall have been submitted to and approved by the local planning authority. Such details as approved shall be fully implemented prior to the occupation of any of plots 1 to 8 inclusive.

Reason To provide adequate pedestrian access to the site, to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

20. In accordance with the comments of the Crime Prevention Officer, notwithstanding the plans hereby approved, the dwellings on plots 7 and 8 shall be constructed each with a window in the side elevation adjacent to the pedestrian footpath link running between these two plots.

Reason: In the interests of security and in accordance with Policy C1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013, and the NPPF.

21. Prior to the occupation of either plot 9 or plot 8, a representative sample panel of the proposed dry stone walling of at least one metre square to show the stone colour, texture, profile and coursing shall be erected on site and approved in writing by the local planning authority. The dry stone wall shall be completed in its entirety in accordance with the Soft Landscaping plan hereby approved and the development shall be completed strictly in accordance with the approved panel, which shall be retained on site until completion of development, for consistency.

Reason:

To enhance the adjacent Site of Nature Conservation Interest, and in the interests of visual amenity and in accordance with and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017).

22. All access, car parking and turning facilities shall be provided in accordance with the approved plans and prior to the first occupation of the dwellings hereby approved.

Reason To ensure the satisfactory provision of access, turning and parking facilities and in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013 and The South Gloucestershire Council Residential Parking Standards (SPD) Adopted.

23. Previous historic uses(s) of the site and land adjacent to the site may have given rise to contamination.

(A) Desk Study: Prior to commencement of the development hereby approved, an investigation (commensurate with the nature and scale of the proposed development) shall be carried out by a suitably competent person into the previous uses and contaminants likely to affect the development. A report shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development.

B) Intrusive Investigation - Where potential contaminants are identified under (A), prior to the commencement of development (excepting necessary demolition works), an investigation shall be carried out by a suitably competent person to ascertain the extent, nature and risks the contamination may pose to the development in terms of human health, ground water and plant growth. A report shall be submitted prior to commencement of the development for the written approval of the Local Planning Authority setting out the findings (presented in terms of a conceptual model) and identify what mitigation measures are proposed to address unacceptable risks (Remediation Strategy). The resulting Remediation Strategy shall include a schedule of how the works will be verified (Verification Strategy). Thereafter the development shall proceed in accordance with any agreed mitigation measures prior to the occupation of any of the dwellings hereby approved. (Note (A) and (B) may be combined if appropriate).

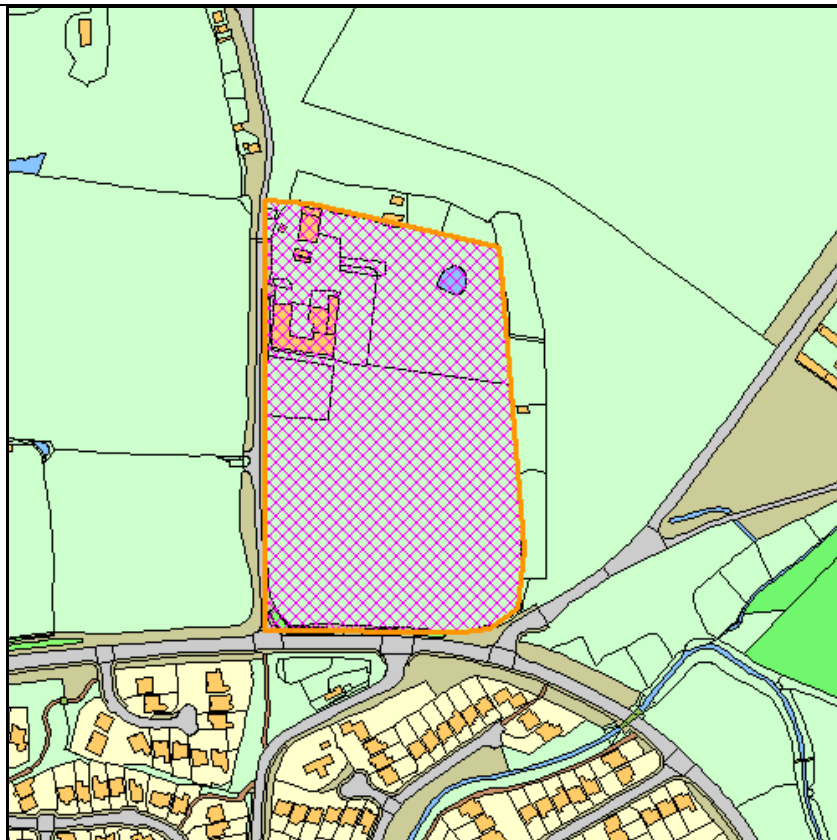
- C) Verification Strategy - Prior to occupation of any of the dwellings hereby approved, where works have been required to mitigate contaminants (under section B) a report verifying that all necessary works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
- D) If unexpected contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing with the Local Planning Authority prior to works recommencing. Thereafter the works shall be implemented in accordance with any further mitigation measures so agreed.

Note: An appropriate investigation is likely to include the following:

- i) A comprehensive desk study to identify all potential sources of contamination both arising on-site and migrating onto site from relevant adjacent sources.
- i) A comprehensive ground investigation including sampling, to quantify the extent and nature of contamination.
- ii) An appropriate risk assessment to determine the scale and nature of the risks to human health, groundwater, ecosystems and buildings arising from the contamination. This will normally be presented in the form of a conceptual model.
- iii) A report detailing the remediation options including the final proposals for mitigating any identified risks to the proposed development.
- iv) All works should be carried out with reference to the most relevant, appropriate and up to date guidance.

CIRCULATED SCHEDULE NO. 02/20 – 10 JANUARY 2020

App No.:	PK18/4971/RVC	Applicant:	Cotswold Homes Ltd
Site:	Land East Of Trinity Lane St Johns Way Chipping Sodbury Bristol South Gloucestershire BS37 6BX	Date Reg:	12th November 2018
Proposal:	Variation of condition 18 attached to planning permission PK17/5109/F to substitute drawings for '630-01-P13-Site Layout Plan'; '630-02-P5-Proposed External Material Layout'; '630-03-P4-Affordable Housing Distribution Plan'; '630-650-Affordable Block 1 (Plots 3-6), 630-600-Affordable Block 2 (Plots 12-15); 630-651-Refuse Store (Plots 3-6)'; '630-70-P4-Affordable Block 3 (Plots 10 & 11)'; '630-10-P4-F Type Plans'; '630-12A-P2-F Type (Handed) Elevations' missing from original approval notice; '630-13A-P3-F V1 Type (Handed) Plans'; '630-14A-P3-F V1 Type (Handed) Elevations'; 630-59A-P2-K V2 Type Elevations (Plots 7 & 8). Revised External Materials Schedule.	Parish:	Sodbury Town Council
Map Ref:	373046 182627	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Major	Target Date:	6th February 2019



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 100023410, 2008. **N.T.S.** **PK18/4971/RVC**

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is referred to the circulated schedule for determination as five public comments of objection have been received.

1. THE PROPOSAL

- 1.1 This planning application is made under Section 73 (“s73”) of the Town and Country Planning Act 1990 (as amended) (“the Act”). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission.
- 1.2 The applicant is seeking to revise the development, by making an amendment to the plans within condition 18 of the authorising permission to introduce the following changes:
- Alteration to site layout following detailed engineering design
 - Alterations to flats to comply with housing association requirements
 - Changes to house types
 - Changes to the external appearance of dwellings
- 1.3 Development of this site has commenced and is well underway. Planning permission was initially granted on 19 July 2018 subject to a number of conditions and a planning obligation. The development is for the erection of 60 dwellings and associated infrastructure works.

2. POLICY CONTEXT

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

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS3	Renewable and Low Carbon Energy Generation
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

CS18	Affordable Housing
CS24	Green Infrastructure, Sport and Recreation Standards
CS30	Yate and Chipping Sodbury
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP37	Internal Space Standards
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK17/5109/F Approved 18/07/2018
 Erection of 60no. dwellings, access, widening of Trinity Lane and ancillary works.

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
 No objection

Internal Consultees

- 4.2 Community Infrastructure (Public Open Space)
 Proposed layout would compromise the tree planting along the eastern boundary of the public open space.
- 4.3 Conservation
 No comment

- 4.4 Ecology
Plans show woodland planting on the banks of the attenuation pond and on top of the attenuation tank; this would not count as green infrastructure
- 4.5 Environmental Protection
No comment; advice provided on construction sites
- 4.6 Housing Enabling
The S106 agreement requires Affordable Homes to be built to the same design standard as the market units and in addition Lifetime Homes standard, Part 2 of Secured by Design, and comply with the RP Design Brief; the previously approved plans stated that all the Affordable units would be built to Lifetime Homes Design however the replacement plans do not indicate this. The applicant is requested to confirm the affordable units will still meet Lifetime Homes Design. The applicant is requested to address the following issues with the wheelchair accommodation prior to the application being determined.
- 4.7 Public Open Space
Impact on public open space should be considered
- 4.8 Public Rights of Way
Request that a route for public right of way is provided through the site
- 4.9 Sustainable Transport
No objection
- 4.10 Waste Engineer
Query over waste collection provision

Statutory / External Consultees

- 4.11 Lead Local Flood Authority
No objection in principle

Other Representations

- 4.12 Local Residents
Five comments of objection from local residents have been received which raise the following matters –
- Affordable housing requirements should have been considered sooner
 - Development is a scar on the local landscape
 - Development should have been refused
 - Development so close to the common should be prevented
 - Expansion of attenuation features impacts on tree planting and landscaping
 - Impact on quality of life of local people
 - Insufficient local infrastructure to support this development
 - Opposed to development and any other development on the north and east side of St Johns Way
 - Tractor yard now on a greenfield site elsewhere
 - Traffic calming will create greater noise and pollution

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks to vary an existing planning permission by substituting plans to facilitate changes to the development as described in the introduction.

Principle of Development

- 5.2 Applications made under s73 of the Act seek permission for the development of land without compliance with conditions subject to which a previous planning permission was granted. With applications made under s73, the Local Planning Authority shall consider only the conditions subject to which planning permission was granted; the principle of development is therefore established.
- 5.3 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those attached to the original decision, or that it should be granted unconditionally, the Authority should grant permission accordingly. If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused. Any refusal would have a right of appeal.

Proposed Alterations

Changes to Layout

- 5.4 Much detailed work has been undertaken to ensure that the site can be satisfactorily drained. This has led to the redesign of the attenuation pond (and underground tanks) in the southeast corner of the site. A number of iterations of the design of this feature have been presented to the Authority. The final design limits the extent of the above ground depression while retaining a landscaping buffer along the eastern boundary (which is noted as being the most sensitive).
- 5.5 While there is a change to the design previously approved, the overall impact of this is limited. Landscaping can still be achieved and the principles of design established on the authorising permission are respected. This element of the amendment is accepted.

Changes to Affordable Housing Units

- 5.6 These changes have been led by the affordable housing provider partnering this development. Affordable housing design needs to meet the requirements of the registered provider in the interests of effective cost management for the benefit of tenants, both now and in the future.
- 5.7 The overall appearance of these units remain acceptable in design terms. As the visual impact is neutral, there is no reason to resist these changes. In fact, there is positive weight that should be attributed to this element of the revision as it would assist in securing the affordable housing provision on the site which is a significant public benefit.

5.8 The standards for the affordable homes are contained in the planning obligation; this is not being amended and the same requirements would apply to the authorising planning permission as would this permission.

Changes to House Types

5.9 As a medium sized housing development, there were a number of house types across the development. Aside from the changes to the affordable homes, this element affects only 4 units. It therefore is not a significant change to the overall development. The proposed units are acceptable in appearance and no objection is raised to this element of the proposal.

Changes to External Appearance

5.10 The materials used on the development have been slightly amended. It is proposed to use a mix of brick, natural stone, and reconstituted stone, three different colours of render, one roofing tile and one roofing slate. The introduction of natural stone is welcomed and the simplification of the roofing material palette is also beneficial. The alterations to the materials are acceptable.

Other Conditions

5.11 The authorising planning permission was granted subject to 18 conditions. As a decision under s73 has the effect of granting an alternative planning permission each of those conditions needs to be reviewed and – if necessary – amended.

	<i>Description</i>	<i>Discussion</i>	<i>Action</i>
1	Time limit	Development has been implemented	Condition not necessary – remove
2	Land contamination	Condition discharged	Condition not necessary – remove
3	Land contamination	Condition discharged	Condition not necessary – remove
4	Land contamination	Confirmation of remedial works	Carry over
5	Unexpected land contamination	Development incomplete	Carry over
6	CEMP: Biodiversity	Condition discharged	Reword as compliance condition
7	SUDS	Condition discharged	Reword as compliance condition
8	Archaeology	Condition discharged	Reword as compliance condition
9	Materials	Information provided	Reword as compliance condition
10	Sample panel	This condition has not been discharged but the build is acceptable.	Condition not necessary – remove
11	Landscaping scheme	Condition discharged	Reword as compliance condition

12	LEMP	Condition discharged	Reword as compliance condition
13	External lighting	Condition discharged	Reword as compliance condition
14	Travel Plan	Condition discharged	Reword as compliance condition
15	Trinity Lane and St John's Way improvements	Compliance condition	Carry over
16	Public Art	Public art contribution was made to the Chipping Sodbury medieval festival	Condition not necessary – remove
17	Hours of working	Compliance condition	Carry over
18	Plans	Amend in accordance with above discussion	Amend in accordance with above discussion

Impact on Equalities

- 5.12 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.
- 5.13 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- 5.14 A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.15 Many of the issues raised cannot be considered as the principle of the development has been established: landscape impact, the proximity to the common, and the impact on amenity of local residents were previously considered and the proposed amendments would have no greater impact; the site is very close to Chipping Sodbury town centre and is a sustainable site for development based on the services within the settlement; traffic calming was secured as a benefit from the development.
- 5.16 The relocation of the tractor yard is beyond the scope of this application.

Planning Balance

- 5.17 A very finely balanced recommendation was made on the authorising planning permission. The details within the current application have been subject to extensive negotiation.
- 5.18 This development has an impact on the landscape; this was weighed against the benefits of the proposal when the authorising planning permission was granted. Nothing contained within this application significantly alters the weight that was applied to the various factors and assessments and an application under s73 cannot review the principle of development. The balance therefore remains that planning permission should be granted.

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that planning permission is GRANTED subject to the conditions listed below.

Contact Officer: Griff Bunce
Tel. No. 01454 863438

CONDITIONS

1. Prior to the first occupation of any dwelling hereby permitted, where under the provisions of conditions 2 and 3 of planning permission PK17/5109/F, remediation works were identified, a report based upon the verification strategy demonstrating how the works have been satisfactorily undertaken shall be submitted to and approved in writing by the local planning authority.

Reason

In the interests of the appropriate control of pollution and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

2. If unexpected land contamination is found after the development is begun, development shall immediately cease upon the part of the site affected. The local planning authority shall be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary an additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing by the local planning authority prior to development recommencing on the affected part of the site. Thereafter the development shall be carried out in accordance with any further mitigation measures so agreed under the provisions of this condition.

Reason

In the interests of the appropriate control of pollution and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

3. The development shall be carried out in strict accordance with the Construction Environmental Management Plan (CEMP: Biodiversity) as submitted to and agreed by the local planning authority under reference DOC18/0327.

Reason

To prevent any harm to biodiversity or ecological interest and to accord with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

4. The development shall be carried out in accordance with the drainage strategy agreed under reference DOC18/0327.

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.

5. The development shall be carried out in strict accordance with the archaeological written scheme of investigation agreed under reference DOC18/0327.

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework. This is required prior to commencement to protect any in situ archaeology.

6. The development shall be completed in accordance with the schedule of external materials, as shown on plan 630-02-P6.

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.

7. The development shall be carried out in accordance with the scheme of landscaping, as agreed under reference DOC18/0327.

Reason

In the interests of visual amenity, the preservation of the landscape context of the site, biodiversity, and to accord with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP2, PSP3, and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

8. The development shall be carried out in accordance with the Landscape and Ecological Management Plan as agreed under reference DOC18/0327.

Reason

In the interests of visual amenity, the preservation of the landscape context of the site, biodiversity, and to accord with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP2, PSP3, and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

9. The development shall be carried out strictly in accordance with the approved scheme of external lighting, as indicated on plan SLD-421-001-B.

Reason

In the interests of visual amenity, the preservation of the landscape context of the site, biodiversity, and to accord with policy CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; policy PSP2, PSP3, and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

10. The development shall be carried out in accordance with the travel plan as agreed under reference DOC18/0327.

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.

11. Prior to the first occupation of any dwelling hereby permitted, Trinity Lane shall be widened and improvements made to St Johns Way, in accordance with the details shown in principle within the Transport Statement, dated October 2017 prepared by Key Transport Consultants.

Reason

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

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

Reason

To protect residential amenity and to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

13. The development shall be carried out in accordance with the following plans:
630-01-P14 Site Layout Plan, 630-02-P6 Proposed External Materials, 630-03-P5 Affordable Housing Plan, 630-09A-P3 Garage Block, 630-10-P4 F Type Plans (Plot 26), 630-31A-P2 B1 Type (handed) Elevations (Plots 33-35), 630-31-P4 B1 Type Plot 37 Elevations, 630-600 Affordable Housing Block 2 (Plots 12-15), 630-650 Affordable Housing Block 1 (Plots 1; 3-6), 630-651 Affordable Housing Refuse Store, 630-70-P4 Affordable Housing Block 3 (Plots 10-11), COTS21820-11N (sheets 1 to 4 inclusive), COTS21820man-F, 6332-14-02-D (sheets 1 and 2 inclusive), 6332-17-E Attenuation Pond, 632-100-C7 External Works, and 102-C4 103-C4 104-C4 Details External Works
(held on file PK18/4971/RVC);

630-05-P1 Single Garage Details, 630-06-P1 Double Garage Details, 630-09B-P1 Garage Block, 630-09C-P1 Garage Block, 630-10A-P2 F Type (handed) Plans (Plots 23; 30), 630-11-P3 F Type Elevations (stonework) (Plot 38), 630-12-P3 F Type Elevations (render) (Plot 26), 630-12A-P2 F Type (handed) Elevations (Plots 23; 30), 630-13A-P2 F V1 Type (handed) Plans (Plot 27; 32), 630-13-P2 F V1 Type Plans (Plot 22), 630-14A-P2 F V1 Type (handed) Elevations (Plots 27; 32), 630-14-P2 F V1 Elevations (stonework) (Plot 22), 630-15-P2 F V1 Type Elevations (render), 630-20-P2 B Type Plans, 630-21-P3 B Type Elevations (stonework), 630-22-P3 B Type Elevations (render), 630-23-P1 B Type V1 Plans, 630-24-P2 B Type V1 Elevations (stonework), 630-25-P2 B Type V1 Elevations (render), 630-30A-P2 B1 Type (handed) Plans (Plots 33-35), 630-30-P3 B1 Type Plans (Plot 37), 630-32-P2 B1* Type Plans (Plot 36), 630-33-P3 B1* Type Elevations (Plot 36), 630-35-P3 B2 Type Plans, 630-36-P3 B2 Type Elevations, 630-40-P2 D* Type Plans, 630-41-P2 D*Type Elevations (stonework), 630-42-P2 D* Type Elevations (render), 630-53-P1 K V1 Type Plans (Plots 16-17), 630-54-P1 K V1 Type Elevations (Plots 16-17), 630-55-P2 K V1 Type Plans (Plots 43-44), 630-56-P2 K V1 Type Elevations (Plots 43-44), 630-59A-P1 KV2 Elevations (Plots 7-8), 630-59-P1 K V2 Type Plan (Plots 7-8), 630-75-P3 Affordable Housing Block 4 (Plots 48-49), 630-85-P3 Affordable Housing Block 6 (Plots 55-56), 630-90-P2 Affordable Housing Block 7 Plans (Plots 57-60), and 630-91-P3 Affordable Housing Block 7 Elevations (Plots 57-60)

(held on file PK17/5109/F).

Reason

For the avoidance of doubt.