

# 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. 30/20

**Date to Members: 24/07/2020**

**Member's Deadline: 30/07/2020 (5.00pm)**

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

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

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

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

## NOTES FOR COUNCILLORS

### – formal arrangements for referral to committee

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

- a) Be made in writing using the attached form by emailing [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk) identifying the application reference and site location
- b) Within 5 working days of the date of this schedule e.g. if the schedule is published on a Friday, comments have to be received by end of the following Thursday (see cover page for the date)
- c) The 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 list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

### **Additional guidance for Members**

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

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:**

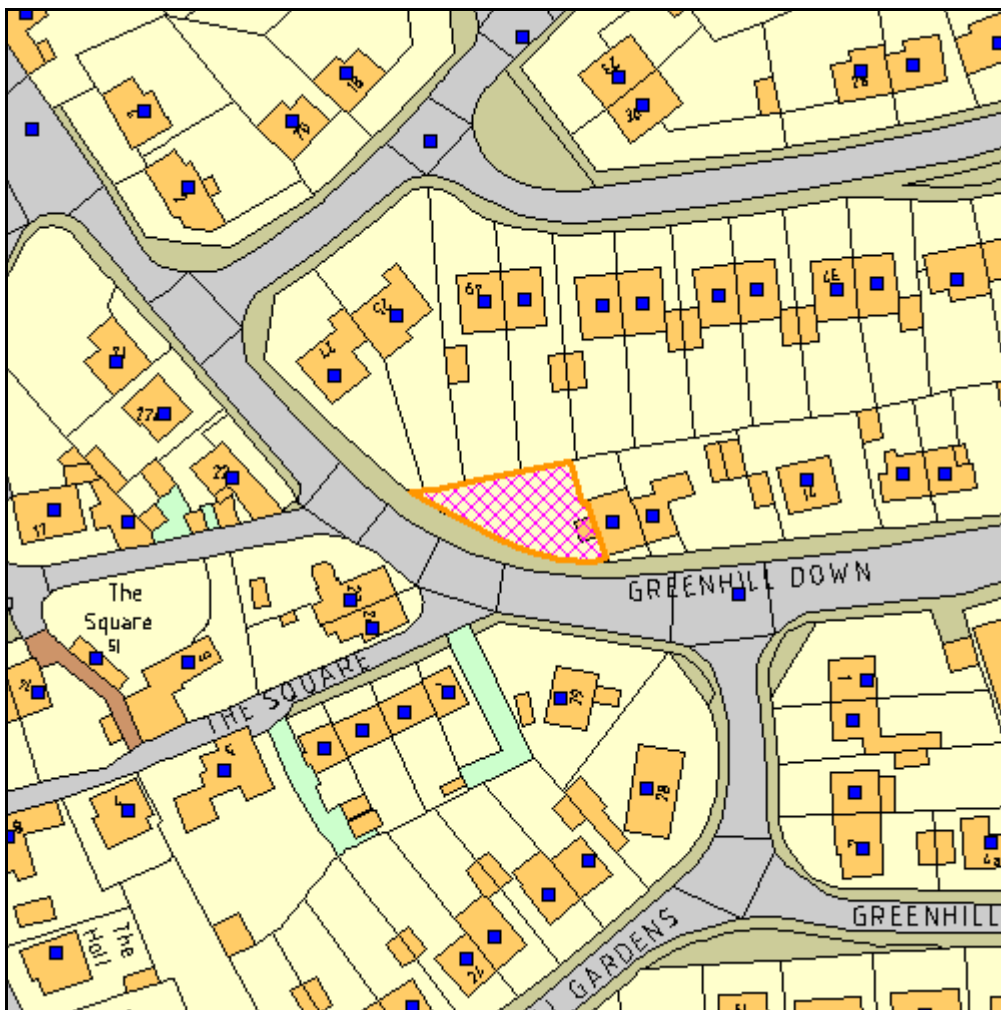
To be emailed to [MemberReferral@southglos.gov.uk](mailto:MemberReferral@southglos.gov.uk)

# CIRCULATED SCHEDULE - 24 July 2020

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/06112/F	Approve with Conditions	Land At 18 Greenhill Down Alveston South Gloucestershire BS35 3PB	Severn Vale	Alveston Parish Council
2	P20/06977/F	Approve with Conditions	55 High Street Thornbury South Gloucestershire BS35 2AP	Thornbury	Thornbury Town Council
3	P20/07629/F	Approve with Conditions	Northville Family Practice 521 Filton Avenue Horfield South Gloucestershire BS7 0LS	Filton	Filton Town Council
4	P20/10847/F	Approve with Conditions	School House The British Yate South Gloucestershire BS37 7LH	Frampton Cotterell	Iron Acton Parish Council

**CIRCULATED SCHEDULE NO. 30/20 - 24th July 2020**

<b>App No.:</b>	P20/06112/F	<b>Applicant:</b>	Mr Lewis and Shipton
<b>Site:</b>	Land At 18 Greenhill Down Alveston South Gloucestershire BS35 3PB	<b>Date Reg:</b>	17th April 2020
<b>Proposal:</b>	Erection of a 1 no. detached dwelling with new access and associated works.	<b>Parish:</b>	Alveston Parish Council
<b>Map Ref:</b>	363073 187997	<b>Ward:</b>	Severn Vale
<b>Application Category:</b>	Minor	<b>Target Date:</b>	11th June 2020



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

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

## **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of 1No detached two storey dwelling with new access, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found on Land at 18 Greenhill Down, Alveston. The 0.03ha site is currently an overgrown, side domestic garden of the adjacent dwelling of 18 Greenhill Down. It is located within an area of the Bristol/Bath Green Belt, and is within the Alveston settlement boundary.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework February 2019  
National Planning Policy Guidance

### **2.2 Development Plans**

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

### **2.3 Supplementary Planning Guidance**

South Gloucestershire Design Checklist (Adopted 2007)  
Residential Parking Standards (Adopted 2013)  
Residential Amenity TAN (Endorsed 2016)  
Development in the Green Belt SPD (Adopted 2007)

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

3.1 None relevant.

### **4. CONSULTATION RESPONSES**

#### 4.1 Alveston Parish Council

Objection over safety fears that the development will prevent clear visibility for oncoming vehicles coming around the corner and vehicles exiting the proposed parking area.

#### 4.2 Other Consultees

Sustainable Transport – Transportation DC

No Objection.

Highway Structures

No comments.

Lead Local Flood Authority

No Objections.

The Archaeology Officer

No comments.

The Listed Building & Conservation Officer

No Objections.

Environmental Protection

No Objections.

#### **Other Representations**

#### 4.3 Local Residents

4No Letters of Objection received:

- Concerns over siting/positioning of proposed dwelling;
- Issues raised over the possible oversized proposed parking area;
- Concerns over issues of the proposed dwelling overlooking existing properties;
- Concerns over the proposed dwelling overshadowing existing properties; and
- Concerns over the proposed dwelling being overbearing existing properties.

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

#### 5.1 Principle of Development

CS5 of the Core Strategy encourages new residential development in settlement boundaries and urban areas (incl within the Green Belt). It suggests that small scale infill development may be permitted within settlement



- boundaries of villages such as Alveston, but it will still need to comply with the provisions in the NPPF, CS34 and PPS7.
- 5.2 Policy PSP38 of the PSP Plan (November 2017) does allow 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.
- 5.3 Policy CS16 explains that housing development is required to make efficient use of land, to conserve resources and maximise the amount of housing supplied. Similarly, Policy CS17 states that the mix of housing should contribute to providing choice in tenure and type, having regard to the existing mix of dwellings in the locality. The density of new development should be informed by the character of the local area and contribute to the high quality design set out in Policy CS1, improving the mix of housing types and providing adequate levels of semi-private communal open space and private outdoor space. Further to this, Policy PSP43 sets out specific private amenity space standards for all new residential units.
- 5.4 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.
- 5.5 The proposal is for planning permission to erect a two storey detached dwelling. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.6 As part of the assessment of this application, significant principle statutory consultee comments were received on the original submitted plans and elevations in April, in terms of the proposed design and positioning of the dwelling and therefore an alternative solutions were sought to these significant issues raised. Various revised plans and elevations have now been submitted, which propose an alternative location of the dwelling within the application boundary, and also various improved design elements accordingly. Furthermore, the concerns raised by Sustainable Transport have also been addressed and their objection removed.
- 5.7 Green Belt  
CS5 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013 states that proposals for development in the Green Belt must comply with the provisions in the National Planning Policy Framework February 2019. The objective is to protect the openness of the Green Belt.

- 5.8 PSP7 of the Policies, Sites and Places Plan demonstrates that inappropriate development can be harmful to the Green Belt and that it would not be acceptable unless very special circumstances can be demonstrated and that they clearly outweigh the harm to the Green Belt.
- 5.9 Under National Planning Policy Framework February 2019, proposals affecting the Green Belt are regarded as inappropriate. However, there are exceptions to this policy including limited infilling in villages. This proposal is therefore in compliance with this exception, paragraph 145 statement (e).
- 5.10 Therefore, it is concluded that the proposal complies with policies of the NPPF and CS5, as it is within the settlement boundaries of the village setting and is also a limited, small scale infill development. The infill proposal would be situated in a built-up urban setting, and therefore would create a limited infill to the village. The proposal becomes an exception to the construction of new dwellings and as such, the proposal therefore complies with appropriate development in the Bristol/Bath Green Belt.
- 5.11 Design and Visual Amenity  
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.12 The proposed dwelling has been proposed through its design to complement the existing surrounding dwellings in its choice of materials and components. In particular, building materials such as render, reconstituted stone, brick and natural stone can be found in immediate area and therefore the proposed dwelling is proposed to be finished with a natural stone façade with stone quoins to the front façade (south elevation) and render to the north east and west elevations.
- 5.13 This proposed dwelling will have an overall width of 13.3 metres and 7.2 metres in depth, narrowing to 5.8 metres on the west elevation. It is proposed to have a gable ended pitched roof in the main, and also with a gable end on part of the rear elevation. The roof will extend to the eaves by 5.4 metres and by 9 metres to the proposed ridge.
- 5.14 There are 4 main windows proposed to the front elevation (south), along with 2 narrow module units to either side of the front entrance door and 2 velux windows to the roof. Further windows and patio doors are proposed to the rear (north) and side (west) elevations. Each of the proposed windows have lintels and will be in white uPVC providing much needed natural light throughout the dwelling.
- 5.15 Furthermore, and in terms of architectural detailing, the front porch has now been re-designed and is of a lean-to style with supports/brackets, and the proposed chimney has also been revised, again, both being more sympathetic to the local style.

5.16 Residential Amenity

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

- 5.17 Concerns have been raised from neighbouring occupiers that the development would appear overbearing, result in overshadowing and loss of privacy from overlooking.

The impact on residential amenity has been assessed in terms of the surrounding neighbouring properties. The dwelling built form is proposed facing onto Greenhill Down, therefore there should be very little loss of light, overshadowing or overbearing impacts to any neighbouring properties, given its form and scale and the relationship with neighbouring properties. In terms of that relationship, the new building has a distance to properties to the rear (to the buildings) of between 27 and 30 metres while to the front that reduces to between 20 and 28 metres. This is quite a usual relationship. In terms of overlooking, there are no windows or doors proposed to the east elevation and therefore there should be little or no overlooking issues onto the adjacent property of No 18 Greenhill Down. While some overlooking of external spaces would occur, neighbouring properties have quite long gardens and as indicated above the distances to the nearest properties (window to window) will ensure that any impact is not significant such as would not justify the refusal of the application.

- 5.18 Although the site is located in a semi-rural residential area, the proposed mass and form should not result in a dominant impact on the existing residential amenity of the neighbouring occupiers, as it shares similarities of the existing pattern of housing form and therefore it relates to the existing characteristics of the immediate area.

- 5.19 As illustrated on the submitted Site Plan, the proposed new dwelling should benefit from a good amount of private amenity space as shown. PSP43 sets out the standards which are based on the number of bedrooms at a property, and as there are 3No bedrooms proposed, then 60m<sup>2</sup> is required and therefore compliance is applicable.

- 5.20 The proposal also demonstrates that the existing adjacent dwelling should also continue to benefit from a good amount of private amenity space, and that it will remain accessible, and that it should continue to be a functional and safe space of sufficient size and shape, continuing to meet the needs of both the current and any future occupants.

- 5.21 In terms of the residential amenity and living standards of future occupants, it is thought that there could be detrimental impacts as the proposed dwelling would be constructed within the existing amenity space of 18 Greenhill Down. Policy

PSP43 sets out the private amenity space standards that are expected. The standards are as follows;

<b>1 bedroom flat</b>	5m2
<b>2+ bedroom flat</b>	5m2 + private shared communal space
<b>1 bedroom house</b>	40m2
<b>2 bedroom house</b>	50m2
<b>3 bedroom house</b>	60m2
<b>4+ bedroom house</b>	70m2

5.22 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposed site plan (ref 20-019-12 Rev B) demonstrates that 2No parking spaces will be provided to the dwelling, fulfilling the South Gloucestershire parking standards.

5.23 An objection has been raised by Alveston Parish Council as concerns have been raised over the safety fears that the development will prevent clear visibility for oncoming vehicles coming around the corner and vehicles exiting the proposed parking area.

5.24 In terms of the safety, the correct visibility from the parking area, has now been provided for the 30mph speed limit on Greenhill Down, 2No electrical car charging points and covered & secure cycle parking have also been provided as part of the revised scheme. There are now no transport objections.

5.25 Other Matters

Overall, 4No Letters of objection have been received by neighbouring properties over the course of the assessment and revisions of the application. Objections received include issues such as the siting of the proposed dwelling; the potential oversized parking area to the proposed dwelling; overlooking issues to the surrounding neighbouring properties; and the potential overshadowing and overbearing issues created from the proposed dwelling.

5.26 All transport issues have now been addressed and officers are now satisfied that any issues that were raised, such as the inadequate visibility splays; the inefficient proposed parking area and the cycle/bin store was relocated to the back garden have now been satisfied. Through the amendments to the off-street parking area, vehicles will now be able to safely enter, park and turn within the site enabling vehicle to enter the highway in a forward gear; the visibility splays are now appropriate and the cycle/bin store has been relocated to the rear garden.

5.27 In terms of the other objections raised, through the process of the application, the siting of the proposed dwelling has been relocated accordingly to provide an appropriate solution to concerns raised, mainly by statutory consultees, as has the oversized off-street parking area (see paragraph 5.26 above). In terms of the overlooking, overshadowing and overbearing concerns, the proposed block plan clearly demonstrates what the distances will be from the surrounding neighbouring properties to different points around the proposed dwelling. Therefore, given the position of the proposed dwelling, its scale and its

orientation, officers are now satisfied that any impact will be minimal. Accordingly, officers are satisfied that the proposed dwelling would not result in any significant impact to the occupants of the neighbouring properties.

#### 5.28 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.

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

### 6. CONCLUSION

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

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

### 7. RECOMMENDATION

7.1 That the application be **APPROVED**.

**Contact Officer: Helen Turner**  
**Tel. No. 01454 864148**

### CONDITIONS

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

Reason

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

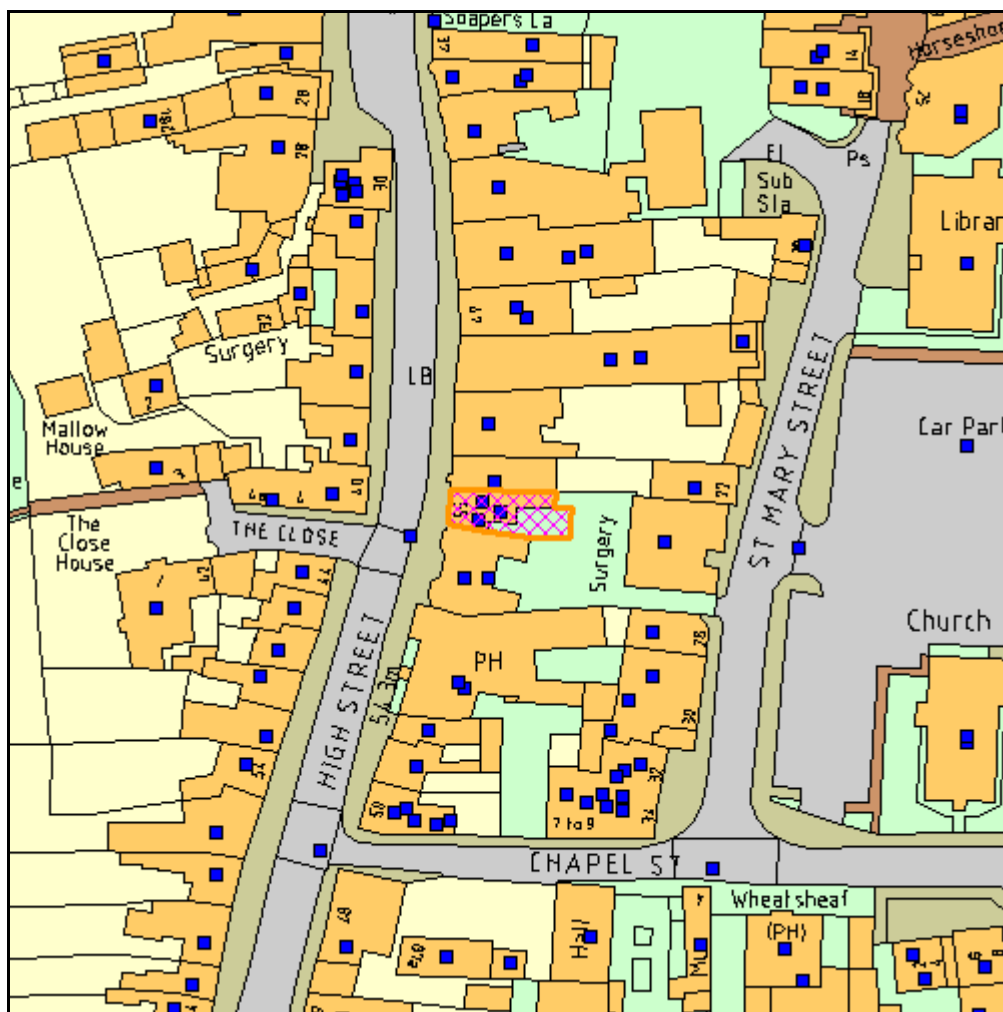
2. The dwelling shall not be occupied until the access, parking (including provision for electric vehicle charging), cycle parking and turning areas have been provided in accordance with the submitted details.

Reason

In the interest of highway safety, to promote sustainable travel and to accord with SGC policies PSP11, 16 and CS8.

**CIRCULATED SCHEDULE NO. 30/20 - 24th July 2020**

<b>App No.:</b>	P20/06977/F	<b>Applicant:</b>	Mr K Pullen Aquatronics UK Ltd
<b>Site:</b>	55 High Street Thornbury South Gloucestershire BS35 2AP	<b>Date Reg:</b>	23rd April 2020
<b>Proposal:</b>	Raising of ridge height by 0.9m and erection of two storey rear extension to form additional office space (Class B1 (a)).	<b>Parish:</b>	Thornbury Town Council
<b>Map Ref:</b>	363678 189913	<b>Ward:</b>	Thornbury
<b>Application Category:</b>	Minor	<b>Target Date:</b>	15th June 2020



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

## **REASON FOR REFERRING TO CIRCULATED SCHEDULE**

This application is referred to the circulated schedule due to comments from the Town Council which are contrary to the Officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the raising of the roofline and erection of a two storey rear extension to form additional office space (Class B1 [a]).
- 1.2 The application site relates to a mid-terrace building located which fronts Thornbury High Street and is within the Thornbury Conservation Area. The property is currently under B1 use as offices and is occupied by Aquatonics UK Ltd.
- 1.3 During the course of the application the proposed raising of the roofline was amended to reduce the impact on the conservation area.

### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS13 Non-Safeguarded Economic Development Sites

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

- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist (Adopted) 2007  
Thornbury Conservation Area Advice Note (March 2004)



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

3.1 No relevant planning history.

### **4. CONSULTATION RESPONSES**

#### **4.1 Thornbury Town Council**

Object- materials and design is out of character in a conservation area.

#### **4.2 Conservation Officer**

Height of the rear extension is proposed to be increased. In regards to harm, it is difficult to assess how visible this would be without a site visit. With no views of the rear, this is the only concern raised.

In regards to the rear elevation, remodelling of the existing roof should be reviewed. However, as these would have no presence within the public realm there are no heritage issues. Defer to case office on matters of design.

Comments following submission of revised plans:

No further comment, defer to case officer.

#### **4.3 Sustainable Transport**

No objection, subject to suggested condition.

#### **4.4 Lead Local Flood Authority**

No objection.

#### **4.5 Highway Structures**

No comment.

### **Other Representations**

#### **4.6 Local Residents**

No comments received.

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

#### **5.1 Principle of Development**

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. Furthermore, Policy CS9 of the Core Strategy seeks to ensure that heritage assets are conserved, respected and enhanced in a manner appropriate to their significance.

#### **5.2 Design and Heritage Impact**

The application site sits on the east side of the High Street, within Thornbury Conservation Area.

- 5.3 Concern was raised by the conservation officer in regards to the proposed raising of the roofline of the existing rear projection above the ridge of the main building. This had the potential to be viewed in the context of, and as a result cause harm to, the historic High Street. However to mitigate any potential harm to the character of the High Street the roofline was amended, levelling the ridge so that it is screened in views from the north, south and west of the building. The gable end would remain on the rear of the building, however the submitted section plan provided indicates that this would not be visible from the High Street and is therefore considered to conserve and respect the heritage asset.
- 5.4 The proposed rear extension would extend to the side and rear of the existing rear gable end projection, and would consist of a mono pitched roof which would not extend any higher than the eaves of the main building; it is therefore considered to be subservient in appearance to the existing dwelling. The overall presence of the resulting rear elevation would be modern in appearance, which is assisted by the metal clad finish of the proposed extension and roof. It is noted that Thornbury Conservation Area is made up of mostly white painted joinery, pastel coloured stucco or roughcast render and clay tiled roofs, however the rear of 55 High Street is viewed within the context of a private parking court which can only be accessed via a narrow lane off of St Marys Street and is entirely screened from the public realm by existing built form. The existing gable end would be rendered to match the existing dwelling and the metal cladding, although not established within the area, is not considered to have any substantially adverse impact to the conservation area given its location. The conservation officer raised no concerns in regard to the heritage impact. That said, to ensure the materials used are of the highest quality, a condition will be included on the decision for these to be agreed in writing by the LPA.
- 5.5 Residential Amenity  
Policy PSP8 of the PSP Plan (November 2017) sets out that development should not prejudice residential amenity through overbearing; loss of light; and loss of privacy of neighbouring occupiers.
- 5.6 The impact of the proposal on the residential amenity currently enjoyed by the occupiers of neighbouring properties has been considered. Due to the location and scale of the proposed extension, it is not considered that its erection would materially harm the residential amenity of any of the adjoining properties.
- 5.7 Sustainable Transport and Parking Provision  
The existing parking provision for two vehicles located at the rear of the property will be unaffected by the proposal. The sustainable transport officer has requested secure undercover cycle storage be provided, however it is considered by the case officer to be unreasonable to enforce implementation of this due to the location and limited space available within the application site. Furthermore, given its town centre location and proximity to a bus stop, offering a Bristol to Thornbury service, the site is considered to be suitably sustainable.
- 5.8 Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is

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

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

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

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

**Contact Officer: James Reynolds**  
**Tel. No. 01454 864712**

## **CONDITIONS**

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

Reason

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

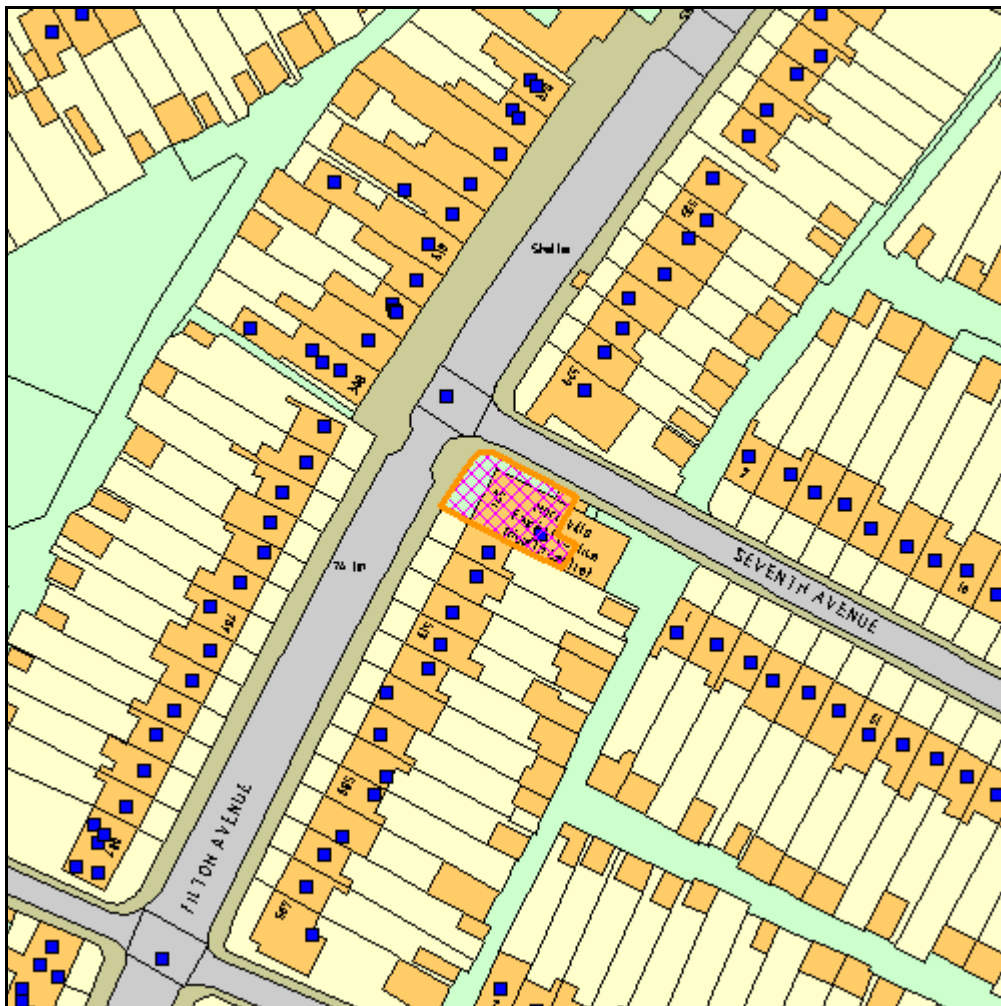
2. Prior to the commencement of development details of the roofing and external facing materials proposed to be used shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance, and to accord with and Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

**CIRCULATED SCHEDULE NO. 30/20 - 24th July 2020**

<b>App No.:</b>	P20/07629/F	<b>Applicant:</b>	MSJ Developments Bristol
<b>Site:</b>	Northville Family Practice 521 Filton Avenue Horfield South Gloucestershire BS7 0LS	<b>Date Reg:</b>	11th May 2020
<b>Proposal:</b>	Installation of 1no. side and 1no. rear dormers to form additional living accommodation for existing HMO (Sui Generis).	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360524 178138	<b>Ward:</b>	Filton
<b>Application Category:</b>	Minor	<b>Target Date:</b>	2nd July 2020



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

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

Three letters of objection have been received, which are contrary to Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 This is a full application for the erection of a hip to gable extension and the provision of a rear dormer window. The application has been amended since submission as the originally submitted application featured a rear dormer window that wrapped round into the wide elevation of the roof slope.
- 1.2 521 Filton Avenue is a former doctor's surgery, which is being converted to a House of Multiple Occupation (HMO). Planning permission was granted for the conversion (P19/12830/F), which split to the building into two seven bedroom HMOs. This application relates to one of these HMOs.
- 1.3 The site is bounded by Filton Avenue to the front with Seventh Avenue running along to the side (northern) boundary. The area is characterised primarily by terraced properties, with a mix of styles of roof extensions.
- 1.4 This application seeks to change the existing hip roof to a gable end, with a window in the side. The proposed dormer would sit in the rear roof slope. It would be approx. 4.8m wide and 2.5m high, with a projection from the roof of 3.6m. It would be set approx. 0.3m from the eaves line and set down approx. 0.2m at the ridge. The proposed dormer would be rendered to match the existing building.

### **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  
  
South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017  
PSP1 Local distinctiveness  
PSP8 Residential amenity  
PSP38 Development within Existing Residential Curtilages
- 2.3 Supplementary Planning Guidance  
South Gloucestershire Design Checklist

### 3. RELEVANT PLANNING HISTORY

- 3.1 P19/12830/F - Change of use from Medical Practice (Class D1) to 2 no. 7 bedroom HMOs (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). – Permitted 31<sup>st</sup> January 2020

### 4. CONSULTATION RESPONSES

- 4.1 Filton Town Council  
No comments received
- 4.2 Other Consultees  
**Sustainable Transport** – No objection

#### Other Representations

- 4.3 Local Residents  
3 letters of objection received, prior to the receipt of revised plans, raising the following points;
- Proposal may be used to increase the number of bedrooms in the HMO (*Officer note: The application is not for an increase and the floor plans show 7 bedrooms, in line with the previous approval. Any increase would require a further application*)
  - No properties in Filton Avenue or Seventh Avenue have been permitted to have a front roof extension (*Officer note: There would be not alteration to the form of the roof*)
  - Side dormer would be out of keeping as no other properties have a side dormer
  - Trees have been felled to accommodate the change to a HMO (*Officer note: These matters would have been considered through the previous application and are not a matter for this application*)
  - Parking issues with an increase of people (*Officer note: The application is not for an increase and the floor plans show 7 bedrooms, in line with the previous approval. Any increase would require a further application*)
  - Out of character with the surrounding area
  - Overlook neighbouring properties
  - Issues regarding impact of construction

### 5. ANALYSIS OF PROPOSAL

- 5.1 Impact on the character of the area  
The application has been amended since submission to remove the proposed side dormer window and replace it with gable end extension. There are examples of side dormer windows along Filton Avenue, including in the properties opposite the site. The provision of a gable end would change the character of the roof, though it is not considered that this would adversely affect the street scene, due to the mix of styles that are apparent in this area.
- 5.2 The proposed rear dormer has been amended so that it would not dominate the rear roof slope. Whilst it would be a large addition to the rear roof slope, the proposed dormer would be set away from the eaves, ridge and edges of the

roof. There are many examples of similar dormer window extensions in this part of Filton Avenue and it is therefore not considered that the proposed development would be harmful to the character of the area.

5.3 The proposed extensions would be rendered to match the existing dwelling. It is therefore considered the proposed extensions would not be harmful to the character of the area.

5.4 Impact on residential amenity

The proposed gable end would face onto Seventh Avenue and there would not be any additional overlooking or overshadowing as a result of this proposal.

5.5 Objections have been raised about the loss of privacy to adjacent neighbours as a result of the rear dormer. It is acknowledged that there may be some increase in the perception of overlooking from the addition of the proposed rear dormer. The angle of overlooking would be quite acute into the rear garden of the adjacent neighbour and therefore it is not likely to result in a significant increase in the level of overlooking to this neighbour that would warrant a reason for refusal. Due to the relationship with other adjacent properties, there would be no significant adverse impacts on their residential amenity.

5.6 Other matters

The previous permission for the conversion to two 7 bed HMOs is currently being implemented. Concerns have been raised about the impact on neighbours from additional construction. Given the small scale of the works proposed by this application, it is not considered that this would cause an additional nuisance nor warrant a condition to restrict working hours.

5.7 The application would not result in an increase in the number of rooms than the previously approved HMO. Any increase would require an additional application that would be considered in the appropriate policy context.

5.8 Consideration of likely impact on Equalities

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

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

## 6. CONCLUSION

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

## 7. RECOMMENDATION

- 7.1 Planning permission should be **GRANTED** in accordance with the conditions set out below.

**Contact Officer: Suzanne D'Arcy**  
**Tel. No. 01454 865065**

## CONDITIONS

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

Reason

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

2. All external walling and roofing materials shall match those of the existing building, in terms of colour, type and appearance.

Reason

In the interested of the appearance of the development and the surrounding area in accordance with CS1 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

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

Drawings numbered BR-101, -102, -104, and -106 Rev 1, received by the Council on 30th April 2020, drawing numbered BR-105 Rev A, received by the Council on 7th May 2020 and drawings numbered BR-201 rev C, -107 Rev C and -210 Rev C, received by the Council on 17th July 2020.

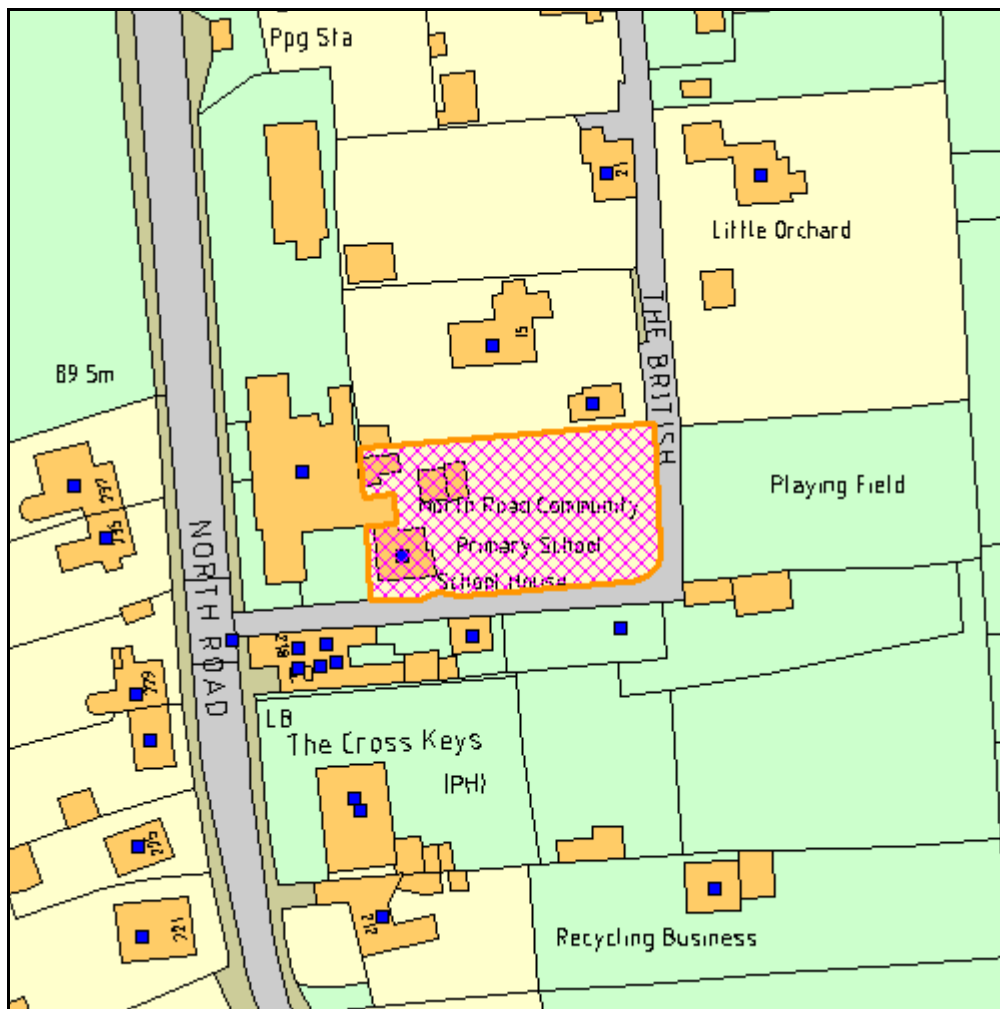
Reason

To define the terms and extent of the permission.



**CIRCULATED SCHEDULE NO. 30/20 - 24th July 2020**

<b>App No.:</b>	P20/10847/F	<b>Applicant:</b>	Mrs L Williams
<b>Site:</b>	School House The British Yate South Gloucestershire BS37 7LH	<b>Date Reg:</b>	25th June 2020
<b>Proposal:</b>	Demolition of existing conservatory, single storey side/front extension and rear lean-to extension. Erection of single storey side/front extension and two storey side and rear extension to provide additional living accommodation. Installation of first floor dormer window to front elevation, 4 no. solar roof panel blocks and 2 no. sections of 2 metre high fencing.	<b>Parish:</b>	Iron Acton Parish Council
<b>Map Ref:</b>	369917 183749	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Householder	<b>Target Date:</b>	17th August 2020



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**N.T.S.**

**P20/10847/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.

## **INTRODUCTION**

This application is referred to the Circulated Schedule, in accordance with the Council Constitution because the applicant is a staff member of the Environment and Community Services Directorate.

### **1. THE PROPOSAL**

1.1 The application seeks full planning permission for a single storey side front extension with the erection of a two storey side and rear extension. This will be facilitated through the demolition of an existing conservatory, single storey side and rear extension. In addition a dormer window is proposed on the front elevation, 4 no. solar panels and lastly 2 no. sections of two metre high fencing.

1.2 In detail:

#### *Single storey side and front extension*

This will broadly replace an existing conservatory located to the front and left of the front elevation. The extension would have a depth and width of approx. 3.4m and height to the top of the broadly flat roof of 3.1 metres (a glass lantern style element sits on the roof – 0.5m)

#### *Two storey side and rear extension*

This more substantial element will be located on the northern side of the building and will adjoin with a gap of approx 0.2m the projecting element of the adjoining school which extends approximately half way across the rear elevation of the host dwelling. The extension therefore extends across the remaining rear elevation with a depth and width of approx. 6.5m. The extension will have a height of approx 7m to the top of the roof. The extension forms a gable. There will large patio style doors and a first floor window on the rear.

#### *Dormer window*

A hipped roof dormer roof extension will be located above the single storey extension on the front elevation (facing to the south)

#### *Solar Panels*

Solar panels are located on the eastern and westerns elevations of the main roof. Two panels are to be added on the northern end.

#### *Fencing*

Two sections of fencing (2m high) are shown. One to the north of the projecting school building. A further fence is shown screening a gate next to a recycling area. Both these elements are permitted development.

1.3 The application site is unusual in so far as it comprises a single dwelling that is attached to a school building reflecting its historic role as a “school house”.

## **2. POLICY CONTEXT**

### **2.1 National Guidance**

National Planning Policy Framework February 2019  
National Planning Policy Guidance

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

CS1 High Quality Design  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development

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

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

### **2.3 Supplementary Planning Guidance**

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

## **3. RELEVANT PLANNING HISTORY**

There is no relevant planning history on the site that relates to this specific application.

## **4. CONSULTATION RESPONSES**

### **4.1 Iron Acton PC**

No comments received

### **4.2 Sustainable Transport**

Initial Comments required the submission of further details to demonstrate that an on-site turning area was possible.

Following the submission of further information no transportation objection is raised subject to conditions to ensure the provision of the parking/turning area and that works accord with the Construction Management Plan.

### **4.3 Other responses**

One letter of objection has been received from a neighbouring occupier. The grounds of objection are as follows:

- Concern that the development will damage the foundations of the school

- Concern the development will impact upon children accessing the playing field to the end of the road and also the school drop off/pick up area

One letter has been received raising the following points:

- The integrity of the foundations must be maintained
- Consideration must be given to the welfare of the children during construction (noise and dust)
- Health and wellbeing in relation to any impact upon pick up and drop off area

A letter from the South Gloucestershire Council Schools Projects Officer as follows:

- No objection in principle to the development
- It would be beneficial to have a wider gap between the side of the rear extension and the gable end of the school “reading room” to allow for future maintenance
- We are keen to ensure that there is no impact upon the foundations of the school

## 5. **ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Policy CS1 of the Core Strategy, PSP8 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 and have regard to the impact upon neighbouring occupiers.

The proposed development is considered acceptable in principle subject to the following considerations.

### 5.2 Design and Visual Amenity

The application site is situated such that within the vicinity there is a wide variety of buildings, in terms of form, scale and appearance. This includes two recently completed detached properties almost opposite the site. The application site itself is closely linked to the school building both in form and originally function (as the school house).

It is considered that the form of the extensions are suitably subservient to the original building. The roof forms aside from the small front extension are appropriate in relation to the form of the original building. The single storey element is flat roofed however the use of the glass lantern arrangement breaks up the roof form. The dormer roof extension is well designed and fully appropriate in form and scale to the original property.

Finishing materials are indicated as render with light coloured paint. It is indicated that this will replace some of the multi-colour spar render which although of its time is considered appropriate to change particularly given the introduction of more modern finishes in the new buildings nearby. It is noted that part of the eastern elevation will be finished in local stone (Yate Grey) and again this is welcome, effectively breaking up the visual mass of the building. It is accepted that a lot of the original features of the building have been removed, for example a building of this type would be expected to have fascia boards and it is welcomed that the submitted drawings show this feature largely restored.

Overall it is considered that the development is acceptable in design and visual terms, indeed certain elements will enhance the appearance of the building.

### 5.3 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 the types of issues that could result in an unacceptable impact.

Given the location and scale of the extensions, it is not considered that any adverse impact to neighbouring occupiers will result, in terms of loss of outlook or privacy. The building that could be affected, No.15 to the rear is off set from the building, at a little distance but also there is intervening quite dense vegetation and this will reduce any impact from the two storey element. To the front it is not considered the development would adversely affect the two new properties on the other side of the road.

In terms of the school the introduction of obscure glazing that is non-opening on the submitted plans (a plans condition is added), shown on the western elevation both at ground and first floor level is welcomed and would eliminate overlooking of the school.

In terms of the occupiers of the dwelling, the proposed development does not result in an unacceptable loss of amenity space, given the large garden area with sufficient space remaining for their needs.

### 5.4 Transport

Policy PSP38 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal has been carefully assessed and has found to be in compliance with this policy. Further information has been sought and received that demonstrated that adequate turning space is to be provided with the existing space enhanced (essential in this narrow road) and parking. A condition will be attached to ensure that works are carried out in accordance with this submission.

## 5.5 Other Matters

Concern has been raised that the development has the potential to disrupt the operation of the school during construction. The applicant has submitted their own detailed Construction Management Plan with the application and this has been viewed and accepted by officers including the sustainable transport team. The full details can be viewed on the Council Website. The plan includes but is not limited to restrictions on working hours, details of vehicles to be used, details of where vehicles are to be parked, dust and noise reduction and the means by which any issues can be raised with the applicant. A condition requiring the development to take place in accordance with these details will be attached to the decision notice.

Concern has also been raised that the development may impact upon the foundations of the school building and affect the ability to maintain the side wall of the school. While this points are noted, such matters would be considered under the Party Wall Act and through the Building Regulations rather than through the planning system. Any adverse impact upon the structure of the neighbouring building caused, would be a legal matter.

## 5.6 Consideration of likely impact on Equalities

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

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

## 7. RECOMMENDATION

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

**Contact Officer: David Stockdale**  
**Tel. No. 01454 866622**

## **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. Approved Plans

This decision relates only to the plans identified below:

Received 22nd June 2020

ELEVATIONS 1  
ELEVATIONS 2  
EXISTING FIRST FLOOR LAYOUT  
EXISTING GROUND FLOOR LAYOUT  
PROPOSED FIRST FLOOR PLAN  
PROPOSED GROUND FLOOR LAYOUT  
PROPOSED SECTIONS 1  
PROPOSED SECTIONS 2  
THE LOCATION PLAN

Received 9th July 2020

REVISED BLOCK PLAN (WITH PARKING)

Reason

For the avoidance of doubt

3. Construction Management Plan

The development shall be carried out fully in accordance with the Construction Management Plan (Appendix 1 - Design and Access Statement received 22nd June 2020)

Reason

In the interest of the amenity of neighbouring occupiers and the wider area, and also in the interests of highway safety. To accord with Policy CS9 of the South Gloucestershire Local Plan Core Strategy 2013 and Policy PSP8 and PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan 2017.

#### 4. Parking and Turning Area

Prior to the commencement of development, the parking provision and enhanced turning space shown on the revised Site Block Plan (Rev 1 C received 9th July 2020) shall be provided.

##### 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.