

# 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. 13/20

**Date to Members: 27/03/2020**

**Member's Deadline: 02/04/2020 (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)

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
15/20	12 O'clock Tuesday 7 <sup>th</sup> April	9am Wednesday 8 <sup>th</sup> April	5pm Thursday 16 <sup>th</sup> April	Friday 17 <sup>th</sup> April
16/20	5pm Wednesday 15 <sup>th</sup> April	9am Friday 17 <sup>th</sup> April	5pm Thursday 23 <sup>rd</sup> April	Friday 24 <sup>th</sup> April

Dates and officer deadlines for Circulated Schedule Easter Bank Holidays 2020

## CIRCULATED SCHEDULE - 27 March 2020

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	<b>P19/12299/F</b>	Approve with Conditions	52 High Street Oldland Common South Gloucestershire BS30 9TL	Oldland	Bitton Parish Council
2	<b>P19/15292/F</b>	Refusal	The Old Chapel 125 High Street Marshfield Chippenham South Gloucestershire SN14 8LU	Boyd Valley	Marshfield Parish Council
3	<b>P19/15298/LB</b>	Refusal	The Old Chapel 125 High Street Marshfield Chippenham South Gloucestershire SN14 8LU	Boyd Valley	Marshfield Parish Council
4	<b>P20/02774/TCA</b>	Approve with Conditions	T271 Former Frenchay Hospital Phase 3A Frenchay South Gloucestershire BS16 1LE	Frenchay And Downend	Winterbourne Parish Council
5	<b>PT18/4319/O</b>	Approve with Conditions	6 Bell Road Coalpit Heath South Gloucestershire BS36 2SA	Frampton Cotterell	Frampton Cotterell Parish Council

**CIRCULATED SCHEDULE NO. 13/20 - 27th March 2020**

<b>App No.:</b>	P19/12299/F	<b>Applicant:</b>	Mr E Player
<b>Site:</b>	52 High Street Oldland Common Bristol South Gloucestershire BS30 9TL	<b>Date Reg:</b>	16th September 2019
<b>Proposal:</b>	Erection of 1 no. dwelling (alternative to PK15/0429/F) and associated works.	<b>Parish:</b>	Bitton Parish Council
<b>Map Ref:</b>	367889 171905	<b>Ward:</b>	Oldland Common
<b>Application Category:</b>	Minor	<b>Target Date:</b>	8th November 2019



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 100023410, 2008. N.T.S. P19/12299/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 CIRCULATED SCHEDULE**

The application is referred to the Circulated Schedule as a representation has been received from Bitton Parish Council which is contrary to the Officer's recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks permission for the erection of 1no. detached dwelling to the rear of no.52 High Street, Oldland Common.
- 1.3 The application site is directly related to a previously approved development of three new dwellings (PK15/0429/F and PK17/0971/RVC). This application falls within the site benefiting from that approval. For the avoidance of doubt, the previously approved development has been implemented and as such remains extant.
1. Essentially, this application seeks to amend the design of the house previously approved on 'plot 1'. This change would not affect the position of the dwellings previously approved or alter the design of the dwellings located on 'plots 2 and 3'

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework March 2012  
National Planning Practice Guidance 2014

#### 2.2 Development Plans

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

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

##### South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017

PSP8 Residential Amenity  
PSP16 Residential Parking Standards  
PSP38 Development within Existing Residential Curtilages,  
Including Extensions and New Dwellings  
PSP43 Private Amenity Space Standards

#### 2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist SPD (Adopted) 2007



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

- 3.1 PK17/0971/RVC Variation of condition 4 no. a and b attached to planning permission PK15/0429/F to enable the access road to be constructed before the coal mining investigation work can be carried out

Approved 17<sup>th</sup> May 2017

- 3.2 PK15/0429/F Erection of 3no. low carbon detached dwellings with access and associated works.

Approved 1<sup>st</sup> May 2015

- 3.3 PK12/1431/EXT Erection of 2 no. semi-detached dwellings and 2 no. double garages with associated works. (Resubmission of PK07/2394/F) (Consent to extend PK08/2796/F).

Approved 22<sup>nd</sup> June 2012

- 3.4 PK08/2796/F Erection of 2 no. semi-detached dwellings and 2 no. double garages with associated works. (Resubmission of PK07/2394/F).

Refused 24<sup>th</sup> November 2008. Appeal Allowed 9<sup>th</sup> June 2009.

- 3.5 PK07/2394/F Erection of 2 no. semi-detached dwellings and 2 no. double garages with attached car ports and associated works.

Refused 12<sup>th</sup> December 2007. Appeal Dismissed 29<sup>th</sup> July 2008.

- 3.6 PK02/0958/F - Erection of two storey rear extension and dormer to side elevation. Erection of new pitched roof to existing attached garage.

Approved 25<sup>th</sup> May 2002

### **4. CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council  
Objection on the following grounds;

- i) over intensification of the site
- ii) out of keeping with the surrounding houses
- iii) transport concerns

- 4.2 Transportation DC

The proposed access is considered acceptable and there are no changes proposed in that regard

Clarification is sought in respect of the parking (as there is a deficiency of parking spaces for a five bed dwelling); and clarification is also sought in respect of turning facilities within the site.

4.3 The Coal Authority

Does not object to the proposed development and has confirmed that the site is not a coal mining risk.

4.4 Lead Local Flood Authority

No objection subject to condition securing SUDs.

**Other Representations**

4.5 Local Residents

No comments received from local residents.

**5. ANALYSIS OF PROPOSAL**

5.1 The planning application seeks consent for the erection of a new dwelling and associated access and parking.

5.2 Principle of Development

The site is located within an area of land that benefits from planning consent for three dwellings (PK15/0429/F and PK17/0971/RVC). That development has been implemented and as such remains extant.

5.3 The application effectively seeks permission to change the design of the dwelling associated with Plot 1 of the approved development. The footprint and position of the dwelling would remain materially the same as currently approved. No changes are proposed to the alignment of the access road to the development or its general layout. In respect of the proposed dwelling, the parking arrangements would also remain unchanged. Accordingly, Officers are satisfied that the principle of residential development on the site is established.

5.4 The issues for consideration are the impact of the changes to the approved dwelling, namely; design and visual impact, the impact on residential amenity, highway safety, and the environment. These issues are considered in detail below.

5.5 Design

The extant planning consent provides three new dwellings. They are designed in a modern style sharing the same design throughout. The proposed dwelling would be a different design, adopting a semi-pitched roof arrangement rather than the mono-pitch/flat roof arrangement under the approved scheme. Notwithstanding this, the proposed dwelling is also modern in terms of its appearance and styling. Whilst it would be different in appearance, it would not detract from the visual appearance of the development.

5.6 The layout of the development would remain unchanged as part of this proposal. The footprint of the dwelling would also remain the same. Whilst the comments made by Bitton Parish Council are noted, the surrounding locality is

made up of a wide range of building types, age and appearance. The effect of the proposed change to 'plot 1' would not materially alter the relationship with the surrounding area that would result from the extant planning consent. Similarly, the density and layout of the development would not materially change as a result of this proposal. Given that the development would take place within an existing residential curtilage it is not considered that a 'Landscaping condition' is necessary as the character the site would remain domestic in nature. Similarly, a materials condition is not necessary as these are set out on the proposed plans and considered to be acceptable.

5.7 Accordingly, officers are satisfied that the design and visual appearance of the development is acceptable.

5.8 Residential Amenity

Again, it is necessary to consider this impact in the context of the extant planning permission. The footprint of the building and its position relative to surrounding properties would not materially alter in comparison to the approved dwelling. Accordingly this impact would be neutral.

5.9 Furthermore there are no 'side widow' that would materially change the 'overlooking' impact of the development of this site. Similarly, the level of private amenity space for the occupants of the dwelling would remain materially the same.

5.10 Accordingly, officers are satisfied that the proposed development is acceptable in residential amenity terms.

5.11 Highway Safety

The principle of providing three dwellings on this site is established and was considered to be acceptable in highway safety terms. This factor is subject to conditions relating to the provision of the access drive, parking and bin collection facilities. This application does not materially alter the provision of those elements. Indeed, the access (including the bin collection area) have been implemented.

5.12 The comments made by the Highway Authority are noted. In particular, matters of clarity are sought in respect of off street parking and turning facilities. In respect of the turning facilities, the access road layout relative driveway positions and parking spaces would not be altered as a result of the proposed change to 'plot 1'. On this basis, it is considered that there would be no material change to the extant planning permission. Indeed the turning area would not change in comparison with the approved layout.

5.13 The amount of parking spaces would not change (they would remain as one space in the garage and one space in the undercroft of the proposed dwelling. This arrangement is materially the same under the extant planning permission. The Highway Authority has questioned the amount of spaces in relation to the new dwelling, which, in effect provides five bed spaces. The issue being that, a five bed dwelling should maintain three parking spaces, where this application proposes two. Comparing this proposal to the extant planning permission shows that the approved dwelling is capable of accommodating five bed

spaces and includes two parking spaces. Clearly, the ratio of rooms to parking is unchanged. On this basis, the impact would be neutral and as such, acceptable. Furthermore, it is necessary to show that the highway safety impact of a development would result in a severe impact in safety terms. Officers are satisfied that this would unlikely be the case as a result of this development proposal.

5.14 The proposed development is acceptable in this regard.

5.15 Drainage

A drainage condition is attached to the extant planning permission. However, in the context of the development of this site for three dwellings (small scale development), drainage matters would be adequately controlled by Building Regulation Legislation, the Lead Local Flood Authority and Statutory undertaker (Wessex Water) enforcement regimes. In planning terms, officers are satisfied that the site can be connected to the existing surface water waste water systems in the locality; or alternative sustainable methods of providing drainage are available. Accordingly the development is acceptable in these terms. In this instance the applicant has indicated that a sustainable drainage system will be provided.

5.16 Land Stability

The Coal Authority has had the benefit of a site specific Coal Mining report that has shown that there are no mining anomalies present. Accordingly the Coal Authority do not object to the proposal and do not require further works to be carried out in this regard. The development is acceptable in that regard.

5.17 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.

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

5.19 Concluding Analysis

The planning application details a change only to the house type on this plot. It does not alter the broader scope of the development associated with this site. Officers have concluded that there would be no material change in respect of the scope and impacts of the extant planning permission when compared to the current proposal. The design of the dwelling is an acceptable alternative. Accordingly, this application is recommended for approval

## **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 (Adopted) January 2006 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

## **7. RECOMMENDATION**

- 7.1 That planning permission is granted subject to the following conditions:

**Contact Officer: Trudy Gallagher**  
**Tel. No. 01454 864735**

### **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 hereby approved shall not be occupied until the off street parking, private access road, in accordance with plan refs 2058-1 rec A (as received by the Local Planning Authority on 10th December 2019) and 2058-5 rev C (as received by the Local Planning Authority on 6th September 2019) has been provided for use. Thereafter the development shall be retained as such.

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 Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017.

6. No windows other than those shown on deawing numbered 2058-6 Rev F shall be inserted at any time at first floor level in the side elevations of the dwelling.

Reason

To protect the privacy and amenity of the occupiers, and to accord with the provisions of the National Planning Policy Framework 2012.

7. The hours of working on site during the period of construction shall be restricted to 08:00 to 18:00 Mondays to Fridays (inclusive), 08:30 to 13:00 Saturdays, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for

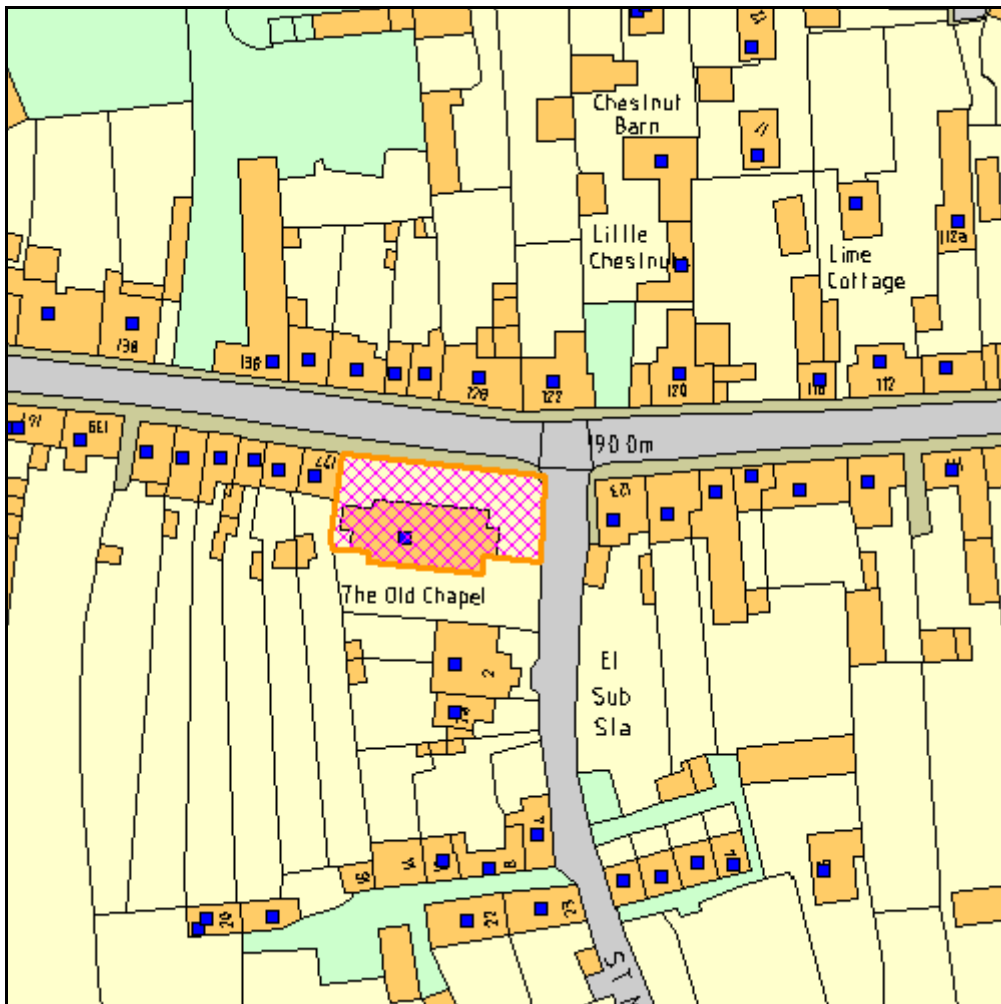
the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

**Reason**

To protect the residential amenity of the neighbouring occupiers during construction and to accord with policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted) November 2017

**CIRCULATED SCHEDULE NO. 13/20 - 27th March 2020**

<b>App No.:</b>	P19/15292/F	<b>Applicant:</b>	Mr And Mrs Ian And Rebecca Price
<b>Site:</b>	The Old Chapel 125 High Street Marshfield Chippenham South Gloucestershire SN14 8LU	<b>Date Reg:</b>	21st November 2019
<b>Proposal:</b>	Alterations to existing west porch roof to form first floor terrace with erection of glass canopy. Installation of glazed outer doors to eastern porch and 4 no. rooflights to the north elevation and 4 no. rooflights to the south elevation.	<b>Parish:</b>	Marshfield Parish Council
<b>Map Ref:</b>	377545 173723	<b>Ward:</b>	Boyd Valley
<b>Application Category:</b>	Householder	<b>Target Date:</b>	13th January 2020



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 100023410, 2008. N.T.S. P19/15292/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 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 full planning permission for
- alterations to the existing west porch roof to form a first floor terrace with a glass canopy,
  - installation of glazed outer doors to eastern porch,
  - 4no. rooflights to the north elevations, and
  - 4no. rooflights to the south elevation.
- 1.2 The application relates to 'The Old Chapel', No. 125 High Street, Marshfield. The property is grade II listed and lies within
- the Marshfield Conservation Area,
  - the Cotswolds AONB, and
  - an area of archaeological interest.
- 1.3 The application should be read in conjunction with P19/15298/LB.

### **2. POLICY CONTEXT**

#### **2.1 National Guidance**

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)  
National Planning Policy Framework Feb 2019  
National Planning Practice Guidance  
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"  
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2<sup>nd</sup> Edition)"

#### **2.2 Development Plans**

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

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
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PSP2	Landscape
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
 Design Checklist SPD  
 Residential Parking Standards SPD  
 Marshfield Conservation Area SPD

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

- 3.1 PK00/1307/LB  
 Change of use of premises from printing workshop/studio (B1) with self-contained flat at first floor to single dwelling (C3). Internal and external alterations.  
 Approval 13.9.2000
- 3.2 PK00/1306/F  
 Change of use of premises from printing workshop/studio (B1) with self-contained flat at first floor to single dwelling (C3)  
 Approval 13.9.2000
- 3.3 P97/4732/L  
 Change of use of premises to form workshop/studio (B1) with self-contained flat at second floor. Internal and external alterations.  
 Consent 11.2.1998
- 3.4 P97/4731  
 Change of use of premises to form workshop/studio (B1) with self-contained flat at second floor  
 Approval 11.2.1998
- 3.5 P97/4176  
 Change of use of premises from printing works to use for manufacture and repair of computers (B1). Erection of freestanding satellite dish.  
 Refusal 18.9.1997
- Reason(s):  
 1. The proposed does not provide adequate parking and servicing facilities.
- 3.6 P93/1497/L  
 Rebuild section of boundary wall  
 Consent 19.5.1993
- 3.7 P93/1496  
 Rebuild section of boundary wall  
 Approval 19.5.1993

- 3.8 P86/1095  
Use of former chapel as printer's workshop and construction of vehicular access and parking area. (Renewal of temporary consent.)  
Approval 12.3.1986
- 3.9 P85/2473/L  
Internal alterations to building comprising (a) installation of toilet cubicles on first floor; (b) construction of new doorway into main hall at first floor level.  
Consent 20.11.1985
- 3.10 P85/2467/L  
Replace existing broken windows with clear glass.  
Consent 20.11.1985
- 3.11 NLBC381/1  
Demolition of boundary wall to facilitate construction of vehicular access.  
Approval 17.6.1982
- 3.12 NLBC381  
Removal of existing render and re-pointing of stonework. Renewal of windows.  
Re-roofing works with new rooflights.  
Approval 25.3.1982
- 3.13 N7452/1  
Construction of vehicular access and parking area.  
Approval 17.6.1982
- 3.14 N7452  
Use of former chapel as a printers workshop.  
Approval 11.6.1981

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

4.1 Marshfield Parish Council  
No objection

4.2 Other Consultees

Archaeology Officer  
No objection

Conservation Officer  
Objection – works fail to sustain or enhance the significance of this listed building and the Conservation Area

Sustainable Transport  
No objection

## **Other Representations**

### 4.3 Local Residents

4 local residents have commented. Their comments are as follows –

#### 3x support

- proposed works would be highly beneficial to the architectural and historic significance of the listed building and its setting within the village
- no loss of privacy

#### 1x objection

- negative impact on living conditions at No. 2 St Martins Lane due to intensified 2<sup>nd</sup> floor use and proposed rooflights and 1<sup>st</sup> floor garden room/terrace.
- north point incorrect on submitted plans
- SGC redline boundary incorrectly includes neighbours' attached outbuilding
- second floor level not shown on submitted plans so the proposed rooflights will allow direct overlooking
- no public benefit
- harm to the listed building

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Development within existing residential curtilages is generally supported by the Local Planning Authority. Policy PSP38 of the Local Plan allows for the extension or alteration of a property subject to an assessment of design, amenity and transport. However, in addition to these considerations, when the building is listed or in a sensitive context, all relevant national and local policy requirements will need to be met as well.

### 5.2 Design, including impact on Heritage Assets

The planning history is considered to be material, as it appears that the chapel ceased being used for religious purposes and was subject to a change of use application in 1981 for a printer's workshop. Applications in 1997 saw the residential use introduced and new block and beam floors inserted internally. A subsequent application in 2000 saw this reconfigured and 4no. velux rooflights added to both north and south elevations.

5.3 As a result of the conversion works little remains internally that can be considered to be of historic or architectural merit, as along with a loss of fixtures and fitting, the subdivision has resulted in a loss of space.

5.4 Consequently, it is (along with its standing fabric) the architectural and aesthetic character of its external elevations of which its significance of this designated heritage asset can be considered to be derived. This however has also been compromised to a degree, as the first floor crashes across the windows to the south and north elevations and the row of 4no. crude and clunky rooflights in particular also detract from the character of the building. As a result of these previous alterations and the significance that can be placed on its external character, the approach in considering any further

- development proposals should be the placement of even greater emphasis in ensuring that the elevations of the buildings are either maintained in their current condition or enhanced.
- 5.5 The proposed scheme looks to subdivide the floors to a greater intensity than it is currently configured. While the removal of part of the first is noted, the second floor would see a significant level of subdivision to create what is proposed to be a 6no. bedroom dwelling.
  - 5.6 Although it is difficult to consider how the proposed works would do anything but further detract from the character of the building, as noted above, with the building already subdivided by “beam and block” floors, there is in effect little of value or character left to lose internally. Therefore, the harm overall would not result in any demonstrable harm.
  - 5.7 However, the external situation is somewhat different. The second line of velux rooflights, especially to the north elevation, would cause significant harm to the character of the building by further and significantly interrupting the roof plane and overtly announcing its domestic use. The cumulative impact of 2no. runs of velux rooflights is not acceptable and the implications for the proposed layout also are not clear in regards to vents and flues/SVPs, as 3no. bathrooms are proposed – 2no. en-suites and 1no. family room. The details of this need to be confirmed prior to determination as on their own or cumulatively, the result could be further harm as the roof is further interrupted by domestic paraphilia. Thus, along with being harmful to the significance of this listed building, the proposals would also fail to sustain or enhance the Marshfield Conservation Area.
  - 5.8 In addition to the description of development, there are a number of other external works which are not specifically listed. These are as follows –
  - 5.9 The proposed lowering of the lancet windows to the north elevation is not considered acceptable, as it would leave the windows of a scale or height that appears contrived, as they would be set below the top line of the plinth. It would also result in loss of fabric and upset the balance with the corresponding windows to the southern elevation. It is concluded their historic scale and configuration should remain intact.
  - 5.10 The alterations proposed for east and west porches are acceptable. While there remains some concern about the western porch, the creation of a terrace at first floor would not be visible from the public realm. The new window to the west elevation is also not considered to be contentious.
  - 5.11 With regards to the Framework, the harm the proposal would cause to the significance of the heritage asset would be ‘less than substantial’, but towards the upper end of the spectrum. Likewise, the impact on the significance of the Conservation Area would be within the same category, but towards the middle to lower end of the spectrum. Paragraph 196 of the Framework states that where a proposal would lead to ‘less than substantial’ harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal. The Framework states, at paragraph 194, that as heritage

assets are irreplaceable, any harm should require clear and convincing justification. Any works that would create a positive effect on a heritage asset would amount to a public benefit.

5.12 The applicant has not put forward any public benefits in support of the proposed works. Although it is stated that it would “improve natural light levels internally” and “make the building far more interesting and practical as a home”, this would be at the cost of losing part of the special architectural and historic interest of the building. Furthermore, it is noted that no attempt has been made to consider alternative solutions which would achieve the ends above and retain more of the original building fabric. Overall, Officers consider that any benefit would be ‘private’ alone. Therefore, no public benefits have been presented that would outweigh the overall harm caused to the heritage asset. This carries significant negative weight in decision-making and warrants refusal of the application.

5.13 Residential Amenity

The second floor bedrooms, including the mezzanine, would be provided with rooflights that provide the only source of natural light and outlook to those living spaces. In addition, a roof terrace/garden room will be added above an existing single storey side extension to the west elevation. The terrace area would be enclosed by a raised parapet.

5.14 The neighbouring property at No. 2. St Martin’s Lane is located lower on the slope of the hill with private amenity space to the north and west. When the building’s conversion was granted and implemented in 2000, this included *lower rooflights* than currently exist in the roofslope. However, these are proposed again in this application. As works have been carried out to part implement the original conversion, it is still permissible for the applicants to install these lower rooflights provided they accord with the original approved plans. Therefore no objection can be raised to this element.

5.15 In terms of the new second row of rooflights, these will permit new views out over adjacent gardens to the south, but due to their angle and the distances involved, they should not exacerbate any exist situations. Therefore there is no objection to this element either.

5.17 Finally, there is a sufficient amount of outside space to serve the host dwelling after development. However, this does not overcome the overlooking issue identified above.

5.18 Transport and Parking

Submitted plans show the level of parking provision complies with South Gloucestershire Council’s residential parking standards. On this basis, there is no transportation objection raised.

5.19 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.

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

## **7. RECOMMENDATION**

7.1 That planning permission is REFUSED.

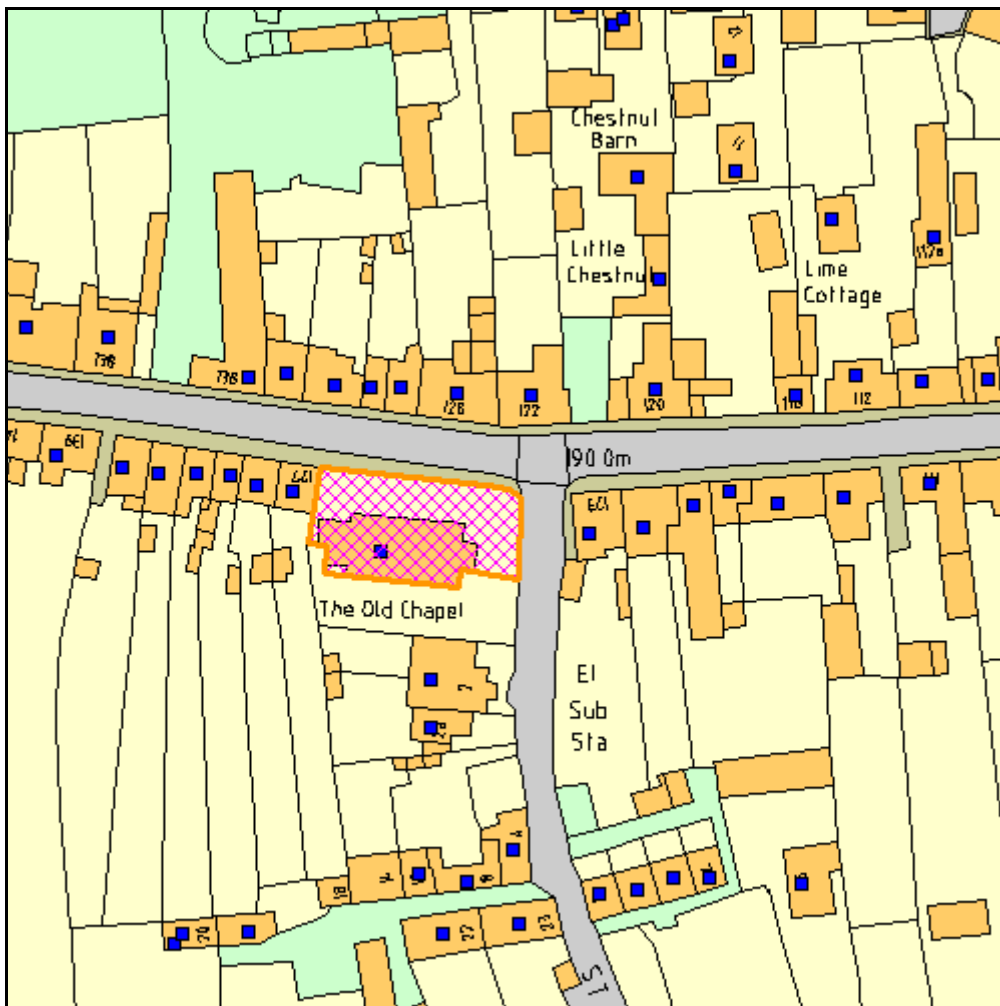
**Contact Officer: Helen Braine**  
**Tel. No. 01454 863133**

## **REASONS FOR REFUSAL**

1. By virtue of the external works proposed, the special architectural and historic interest of the grade II listed Old Chapel would be harmed. Neither would the character and appearance of the Marshfield Conservation Area be sustained or enhanced. While the overall level of harm is 'less than substantial', there is no public benefit to outweigh this harm. The proposed scheme is therefore contrary to sections 66(1) & 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, PSP17, CS1 & CS9 and the Marshfield Conservation Area SPD.

**CIRCULATED SCHEDULE NO. 13/20 - 27th March 2020**

<b>App No.:</b>	P19/15298/LB	<b>Applicant:</b>	Mr And Mrs Ian And Rebecca Price
<b>Site:</b>	The Old Chapel 125 High Street Marshfield Chippenham South Gloucestershire SN14 8LU	<b>Date Reg:</b>	21st November 2019
<b>Proposal:</b>	Internal and external alterations to include installation of roof lights, removal of sections of floor, erection of internal stud walls and alterations to porch roof.	<b>Parish:</b>	Marshfield Parish Council
<b>Map Ref:</b>	377545 173723	<b>Ward:</b>	Boyd Valley
<b>Application Category:</b>	Minor	<b>Target Date:</b>	13th 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 listed building consent to include internal and external alterations for
  - installation of rooflights,
  - removal of sections of floor,
  - the erection of internal stud walls, and
  - alterations to a porch roof.
- 1.2 The application relates to 'The Old Chapel', No. 125 High Street, Marshfield. The property is grade II listed and lies within
  - the Marshfield Conservation Area,
  - the Cotswolds AONB, and
  - an area of archaeological interest.
- 1.3 The application should be read in conjunction with P19/15292/F.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

Planning (Listed Buildings and Conservation Areas) Act 1990  
Planning (Listed Buildings and Conservation Areas) Regulations 1990  
(as amended)  
National Planning Policy Framework Feb 2019  
National Planning Practice Guidance  
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment"  
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2<sup>nd</sup> Edition)"

#### 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design  
CS9 Managing the Environment and Heritage

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

PSP17 Heritage Assets and the Historic Environment

#### 2.3 Supplementary Planning Guidance

Marshfield Conservation Area SPD



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

- 3.1 PK00/1307/LB**  
Change of use of premises from printing workshop/studio (B1) with self-contained flat at first floor to single dwelling (C3). Internal and external alterations.  
Approval 13.9.2000
- 3.2 PK00/1306/F**  
Change of use of premises from printing workshop/studio (B1) with self-contained flat at first floor to single dwelling (C3)  
Approval 13.9.2000
- 3.3 P97/4732/L**  
Change of use of premises to form workshop/studio (B1) with self-contained flat at second floor. Internal and external alterations.  
Consent 11.2.1998
- 3.4 P97/4731**  
Change of use of premises to form workshop/studio (B1) with self-contained flat at second floor  
Approval 11.2.1998
- 3.5 P97/4176**  
Change of use of premises from printing works to use for manufacture and repair of computers (B1). Erection of freestanding satellite dish.  
Refusal 18.9.1997
- Reason(s):  
1. The proposed does not provide adequate parking and servicing facilities.
- 3.6 P93/1497/L**  
Rebuild section of boundary wall  
Consent 19.5.1993
- 3.7 P93/1496**  
Rebuild section of boundary wall  
Approval 19.5.1993
- 3.8 P86/1095**  
Use of former chapel as printer's workshop and construction of vehicular access and parking area. (Renewal of temporary consent.)  
Approval 12.3.1986
- 3.9 P85/2473/L**  
Internal alterations to building comprising (a) installation of toilet cubicles on first floor; (b) construction of new doorway into main hall at first floor level.  
Consent 20.11.1985
- 3.10 P85/2467/L**  
Replace existing broken windows with clear glass.

Consent 20.11.1985

- 3.11 NLBC381/1  
Demolition of boundary wall to facilitate construction of vehicular access.  
Approval 17.6.1982
- 3.12 NLBC381  
Removal of existing render and re-pointing of stonework. Renewal of windows.  
Re-roofing works with new rooflights.  
Approval 25.3.1982
- 3.13 N7452/1  
Construction of vehicular access and parking area.  
Approval 17.6.1982
- 3.14 N7452  
Use of former chapel as a printers workshop.  
Approval 11.6.1981

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

4.1 Marshfield Parish Council  
No objection

4.2 Other Consultees

Conservation Officer

Objection – works fail to sustain or enhance the significance of this listed building and the Conservation Area

National Amenity Societies

No comment

#### **Other Representations**

4.3 Local Residents  
4 local residents have commented. Their comments are as follows –

3x support

- proposed works would be highly beneficial to the architectural and historic significance of the listed building and its setting within the village
- no loss of privacy

1x objection

- negative impact on living conditions at No. 2 St Martins Lane due to intensified 2<sup>nd</sup> floor use and proposed rooflights and 1<sup>st</sup> floor garden room/terrace.
- north point incorrect on submitted plans
- SGC redline boundary incorrectly includes neighbours' attached outbuilding
- second floor level not shown on submitted plans so the proposed rooflights will allow direct overlooking

- no public benefit
- harm to the listed building

## 5. ANALYSIS OF PROPOSAL

### 5.1 Principle of Development

This application stands to be assessed against National Planning Policy Framework and Planning (Listed Buildings and Conservation Areas) Act 1990.

### 5.2 Impact on the Listed Building

The planning history is considered to be material, as it appears that the chapel ceased being used for religious purposes and was subject to a change of use application in 1981 for a printer's workshop. Applications in 1997 saw the residential use introduced and new block and beam floors inserted internally. A subsequent application in 2000 saw this reconfigured and 4no. velux rooflights added to both north and south elevations.

5.3 As a result of the conversion works little remains internally that can be considered to be of historic or architectural merit, as along with a loss of fixtures and fitting, the subdivision has resulted in a loss of space.

5.4 Consequently, it is (along with its standing fabric) the architectural and aesthetic character of its external elevations of which its significance of this designated heritage asset can be considered to be derived. This however has also been compromised to a degree, as the first floor crashes across the windows to the south and north elevations and the row of 4no. crude and clunky rooflights in particular also detract from the character of the building. As a result of these previous alterations and the significance that can be placed on its external character, the approach in considering any further development proposals should be the placement of even greater emphasis in ensuring that the elevations of the buildings are either maintained in their current condition or enhanced.

5.5 The proposed scheme looks to subdivide the floors to a greater intensity than it is currently configured. While the removal of part of the first is noted, the second floor would see a significant level of subdivision to create what is proposed to be a 6no. bedroom dwelling.

5.6 Although it is difficult to consider how the proposed works would do anything but further detract from the character of the building, as noted above, with the building already subdivided by "beam and block" floors, there is in effect little of value or character left to lose internally. Therefore, the harm overall would not result in any demonstrable harm.

5.7 However, the external situation is somewhat different. The second line of velux rooflights, especially to the north elevation, would cause significant harm to the character of the building by further and significantly interrupting the roof plane and overtly announcing its domestic use. The cumulative impact of 2no. runs of velux rooflights is not acceptable and the implications for the proposed layout also are not clear in regards to vents and flues/SVPs, as 3no. bathrooms are proposed – 2no. en-suites and 1no. family room. The

details of this need to be confirmed prior to determination as on their own or cumulatively, the result could be further harm as the roof is further interrupted by domestic paraphilia. For these reasons, it is concluded the significance of this listed building will be harmed.

- 5.8 In addition to the description of development, there are a number of other external works which are not specifically listed. These are as follows –
- 5.9 The proposed lowering of the lancet windows to the north elevation is not considered acceptable, as it would leave the windows of a scale or height that appears contrived, as they would be set below the top line of the plinth. It would also result in loss of fabric and upset the balance with the corresponding windows to the southern elevation. It is concluded their historic scale and configuration should remain intact.
- 5.10 The alterations proposed for east and west porches are acceptable. While there remains some concern about the western porch, the creation of a terrace at first floor would not be visible from the public realm. The new window to the west elevation is also not considered to be contentious.
- 5.11 With regards to the Framework, the harm the proposal would cause to the significance of the heritage asset would be ‘less than substantial’, but towards the upper end of the spectrum. Paragraph 196 of the Framework states that where a proposal would lead to ‘less than substantial’ harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal. The Framework states, at paragraph 194, that as heritage assets are irreplaceable, any harm should require clear and convincing justification. Any works that would create a positive effect on a heritage asset would amount to a public benefit.
- 5.12 The applicant has not put forward any public benefits in support of the proposed works. Although it is stated that it would “improve natural light levels internally” and “make the building far more interesting and practical as a home”, this would be at the cost of losing part of the special architectural and historic interest of the building. Furthermore, it is noted that no attempt has been made to consider alternative solutions which would achieve the ends above and retain more of the original building fabric. Overall, Officers consider that any benefit would be ‘private’ alone. Therefore, no public benefits have been presented that would outweigh the overall harm caused to the heritage asset. This carries significant negative weight in decision-making and warrants refusal of the application.
- 5.13 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.

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

## **6. CONCLUSION**

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

## **7. RECOMMENDATION**

7.1 That listed building consent is REFUSED.

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

## **REASONS FOR REFUSAL**

1. By virtue of the external works proposed, the special architectural and historic interest of the Old Chapel would be harmed. While the overall level of harm is 'less than substantial', there is no public benefit to outweigh this harm. The proposed scheme can therefore be considered contrary to Sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990, PSP17 and CS9.

**CIRCULATED SCHEDULE NO. 13/20 - 27th March 2020**

<b>App No.:</b>	P20/02774/TCA	<b>Applicant:</b>	Mr David Burton Redrow Homes
<b>Site:</b>	T271 Former Frenchay Hospital Phase 3A Frenchay South Gloucestershire BS16 1LE	<b>Date Reg:</b>	14th February 2020
<b>Proposal:</b>	Works to fell 1 no. Silver Birch Tree in the Frenchay Conservation Area.	<b>Parish:</b>	Winterbourne Parish Council
<b>Map Ref:</b>	363383 177635	<b>Ward:</b>	Frenchay And Downend
<b>Application Category:</b>		<b>Target Date:</b>	26th March 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.

## 1. THE PROPOSAL

- 1.1 Works to fell 1 no. Silver Birch Tree
- 1.2 T271 Former Frenchay Hospital Phase 3A

## 2. POLICY CONTEXT

- 2.1 National Guidance
  - i. The Town and Country Planning Act 1990
  - ii. The Town and Country Planning (Tree Preservation) (England) Regulations 2012.

## 3. RELEVANT PLANNING HISTORY

- 3.1 P19/15474/TRE Proposal: Works to trees as per the attached schedule of works Decision: COND, Date of Decision: 29-NOV-19
- 3.2 PT15/4709/TRE Proposal: Works to various trees (see tree survey) Decision: COND, Date of Decision: 09-APR-15

## 4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council

The comments of the Parish Council are Objection. The Parish Council believe that as the tree was in existence before the building works were planned and is a healthy tree, it should not be felled.

### Other Representations

- 4.3 Local Residents

A large number of Comments have been received **objecting** to the proposal, a selection of the comments have been made as follows;

  - This is yet another example of Redrow driving a coach and horses through tree conservation.
  - They have clearly ignored to Tree protection zone with scaffolding
  - No they should not be allowed to cut yet another tree down and they must be #made to reinstate the tree protection zone
  - The tree was there before the new dwellings. The tree is not encroaching on the building the building is encroaching on the tree.
  - You cannot be allowed to cut down a tree in a conservation area because you built a house too close to it. This should have been taken into account at planning stage, it's too late now.
  - We are losing far too many trees and with the current climate crisis we need every tree we can get.
  - We need to protect all green areas in south glos and Bristol before we start to overrun and destroy heritage and history.

## 5. ANALYSIS OF PROPOSAL

5.1 Works to fell 1 no. Silver Birch Tree

### 5.2 Principle of Development

The only issues to consider are whether the proposed works would have an adverse impact on the health, appearance, or visual amenity offered by the tree to the locality and whether the works would prejudice the long-term retention of the specimen.

### 5.3 Consideration of Proposal

The Silver birch is growing in close proximity to the new building. The tree leans towards the building. The proposal is to remove the tree. Unfortunately due to the lean towards the property there will be high pressure to prune this tree if it were to be retained. Silver birch trees respond with prolific regrowth following any cutting back or reduction work and their appearance becomes unsightly with bushy tips to the branches and angular branch regrowth. Further to this any management would open the tree up to pathogens which it possesses very little defence against, causing rot to the tree, particularly at the site of damage/wounding.

5.4 The conflict between the tree and the proposed building should have been noted during the planning process and it is unfortunate that it was missed. It is not appropriate to retain this tree due to its proximity, species and direction of lean which jeopardise the long term retention of the tree. Therefore there are no objections to the removal of the tree.

5.5 The positioning of the scaffolding within the root protection area is allowed in accordance with BS: 5837:2012 provided that there is suitable ground protection if used by pedestrians, to prevent compaction of the soil. This installation would be shown on the Tree protection Plan and addressed within the detailed Arboricultural method statement.

5.6 The applicant will be required to plant 4 replacement trees to mitigate for the loss of amenity provided by this tree. The size, species and position of which will require submission to the Tree Officers for approval.

## 6. RECOMMENDATION

6.1 That consent is **GRANTED** subject to the conditions detailed in the decision notice.

**Contact Officer: Lea Bending**  
**Tel. No. 01454 864201**

## CONDITIONS



1. The works hereby authorised shall be carried out within two years of the date on which consent is granted.

Reason

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

2. The works hereby authorised shall comply with British Standard 3998: 2010 - Recommendations for Tree Work.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the tree, and to accord with The Town and Country Planning (Tree Preservation) (England) Regulations 2012

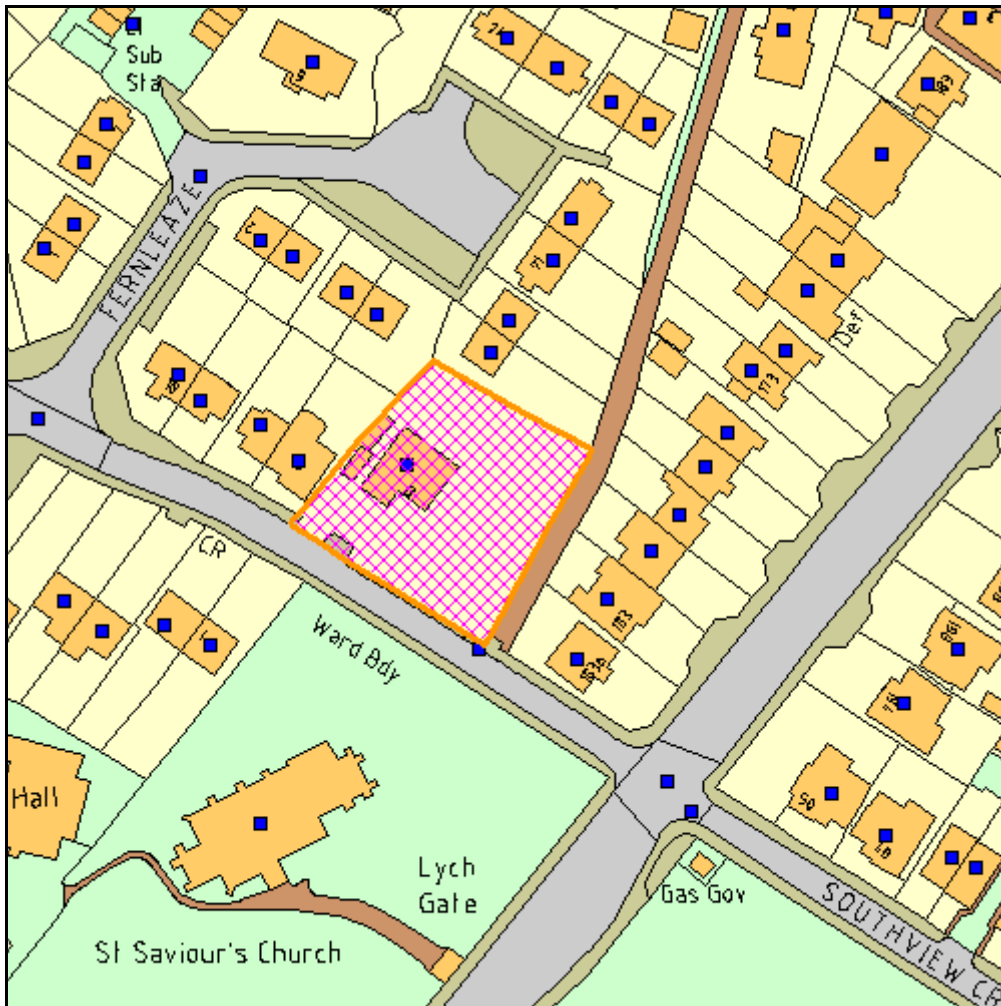
3. 4 No. replacement trees, the species, size and location of which is/are to be approved in writing by the Local Planning Authority, shall be planted in the first planting season following the felling hereby authorised.

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. 13/20 - 27th March 2020**

<b>App No.:</b>	PT18/4319/O	<b>Applicant:</b>	Mr J Willmott
<b>Site:</b>	6 Bell Road Coalpit Heath Bristol South Gloucestershire BS36 2SA	<b>Date Reg:</b>	25th September 2018
<b>Proposal:</b>	Demolition of existing dwelling and erection of 4 no. semi-detached dwelling and 1 no. detached dwellings (Outline) with access, appearance, layout and scale to be determined, all other matters reserved.	<b>Parish:</b>	Frampton Cotterell Parish Council
<b>Map Ref:</b>	367395 180818	<b>Ward:</b>	Frampton Cotterell
<b>Application Category:</b>	Minor	<b>Target Date:</b>	16th November 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.

## **INTRODUCTION**

This application has been referred to the Circulated Schedule due to the receipt of the letters of objections from local residents.

### **1. THE PROPOSAL**

- 1.1 The applicant seeks an outline planning permission for the demolition of existing bungalow and the erection of two pairs of semi-detached two-storey dwellings and 1 no. detached two-storey dwelling with access, appearance, layout and scale to be determined and all other matters reserved at No. 6 Bell Road, Coalpit Heath. (As such, only landscaping would be determined at the reserved matter stage). The application site is situated within the settlement boundary of Coalpit Heath.
- 1.2 During the course of the application, revised proposals and a coal mining risk assessment were submitted. The Coal Authority has been consulted.
- 1.3 The previous outline planning application PT18/2215/O was refused due to its impact upon the setting of the listed buildings/structures, poor design, adverse impact upon the residential amenity, lack of visitors parking spaces and the absence of the Coal Mining Risk Assessment Report. The main differences of the current scheme are:
  - (i) The number of proposed dwellings has been reduced,
  - (ii) The site layout of the proposal has been changed to match that of the adjacent properties,
  - (iii) The appearance of the proposed dwellings have been amended,
  - (iv) Visitors parking spaces are proposed within the site, and
  - (v) Coal Mining Risk Assessment Report has been submitted.

### **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
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP37	Internal Space Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

SPD: Design checklist (adopted) 2007

SPD: Residential parking standards (adopted) 2013

SPD: Waste collection (adopted) 2015

**3. RELEVANT PLANNING HISTORY**

- 3.1 PT18/2215/O Demolition of existing dwelling and erection of 6 no. dwellings and 2no. flats (Outline) with access, appearance, layout and scale to be determined, all other matters reserved. Refused 18.07.2018

**4. CONSULTATION RESPONSES**

4.1 Westerleigh Parish Council

No objection.

Frampton Cottrell Parish Council

No comments

**Consultees**

Historic England:

No objection to the application on heritage grounds. The current application sees the quantum of development reduced to five townhouses. The overall mass has been broken down into individual, detached units, rather than the previous single block, and the ridge and eaves lines will follow that of the neighbouring houses to the north (along Bell Road). The building line has been pushed back to allow for parking and an element of planting. Whilst the dwellings, in our view, appear as somewhat unnaturally regimented, the above amendments result in a far more contextual proposition. Ultimately, as a result of the revisions, we do not consider the proposal to unduly affect the setting of the assets identified above.

Historic England do not wish to offer any comment on the revised proposals and suggested to seek the

views of the specialist conservation and archaeological advisers, as relevant.

Conservation Officer:	Objection, recommended refusal.
Archaeology Officer:	No objection subject to condition seeking a programme of archaeological work in the form of a watching brief.
Enabling Team:	No requirement for Affordable Housing
PROW Officer:	No objection to the proposal.
The Coal Authority:	No objection subject to conditions seeking the undertaking of site intrusive investigation and the implementation of remedial works.
Drainage Engineer:	no objection subject to condition seeking surface water drainage details including Sustainable Drainage Systems
Highway Officer:	No objection to the revised scheme.

### **Other Representations**

#### 4.2 Local Residents

47 letters of objection and 6 letters of supports have been received from The points raised are summarised as being: (Full comments are available in the Council website)

#### Design / Character / Historic Assets

- Overdevelopment
- Out of size (character) for the rest of the street
- No objection to 4 houses / bungalows
- Detrimental to the surroundings of the church
- There should have been plans for bungalows on this site as they are in short supply in the surrounding areas
- This is impinging on a grade 2 listed church
- represent egregious overdevelopment that would be visibly dissimilar to the types and character of properties in the local area
- Many of the trees in the graveyard are deciduous so provide no screening in Autumn and Winter

#### Highway

- Not enough parking spaces
- It is a one way and narrow street
- Very dangerous one way junction, very young children going backwards and towards to school daily
- Cause inconvenience and possible danger to pedestrian and other road users

- increased amount of traffic using and parking on narrow, one-way Bell Road
- Heavy plant and many deliveries would be a cause for safety concerns
- impinge on the very narrow one way road meaning a large emergency service vehicle like a fire engine would not have room to pass this causing damage the grade 2 listed perimeter wall of St Saviours Church
- I cannot see that a wheelchair or prams/buggies would be able to fit with it being reduced by half size
- Some who have to rely on their guide/assistance dogs or motorised vehicles have problems with the narrowness of the road.

#### Amenity

- Overbearing
- overlooking
- No privacy to the church land
- Loss of daylight
- Detrimental to the whole locality with noise and light pollution from car parking
- will block all summer evening sun for the existing bungalows behind in Fernleaze
- produce large amounts of dust and air pollution which puts a huge risk on our health with living so close
- shows a lack of respect for the church and privacy for visiting loved ones to their friends and families graves.
- Will destroy my self-esteem and my privacy
- The protruding part also looks to have balconies which are also unacceptable
- It would also be a danger to members of the public using the public lane next to this development

#### Natural Environment

- The impact on the wildlife in the area will be irreversible
- This will greatly affect our water pressure
- A threat for floodin

#### Other issues

- Destroy the value of my house
- Our reception for the television is poor here at Fernleaze, our reception will be extremely poor if the properties are higher than the existing bungalow
- The information on this development is selective and misleading as are the photographs.
- The plans have only provided an outline of the size of the buildings not exact dimensions so how can this be passed
- It is clearly a financial gain for the owner
- the applicants have not submitted a Coal Mining Risk Assessment
- The proposed development is not affordable housing -.

#### Supporting comments

- Make use of oversized garden
- Gives an extra 4 houses
- Sufficient amount of parking and gardens
- Don't appears to be overly imposing on other dwellings.

- A good option for the land available
- The new house would look a lot of attractive than what is currently there.
- It makes more sense to approve these types of schemes rather than building on our local countryside or greenbelt
- there is a shortage of new housing and in particular housing which could be affordable for first time buyers
- There is 12 Parking spaces for 5 houses which is well in line with current planning objectives.
- The proposed wouldn't overlook the surrounding properties or the church
- They are very good sized family homes with good sized gardens.
- The proposed houses are in keeping with surrounding properties.

## 5. **ANALYSIS OF PROPOSAL**

5.1 The application seeks outline planning permission for the demolition of an existing bungalow and the erection of 2 pairs of semi-detached dwelling and 1 no. detached dwelling with associated works.

### 5.2 Principle of Development

The application stands to be assessed against the above listed policies and all material considerations. As the proposal is situated within the settlement boundary, therefore, there is no objection in principle to the proposal.

5.3 Policy PSP38 of the PSP Plan states that new dwellings within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area; would not prejudice the amenities of neighbours; would not prejudice highway safety or provisions of an acceptable level of parking provision for any new and existing buildings; would not prejudice the provision of adequate private amenity space; and would not lead to the loss of gardens that form part of a settlement pattern that contributes to local character.

5.4 The site is situated within the setting of Grade II\* St Saviour's Church, therefore, it would be necessary to consider the potential impact upon the setting of this listed building and its associated structures. .

### 5.5 Impact upon the Historic Asset

The site is situated within the setting of the grade II\* listed church. Paragraph 132 of the NPPF states 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the assets' conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of designated heritage assets of the highest significance, such as, grade II\* listed buildings, should be exceptional.

5.6 This development site sits immediately to the north of the Church of St Saviours. The Church and its boundary walls and Lych Gate are designated as Grade II\* and as such are in the top 6% of listed buildings. Therefore, greater

weight should be given to their conservation (as required by para.193 of the NPPF) which is defined in the NPPF as “the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance”. The significance of St Saviour’s can be considered to be derived from its historic fabric, but also its architectural appearance and interest, being that the church was the design of William Butterfield, who is considered to be the original and most prolific English Gothic Revivalists of the 19<sup>th</sup> century. His first church and parsonage was St Saviour’s (1844-1855), which is acknowledged as an essay in Second Pointed (a style of architecture that emerged in the 13<sup>th</sup> century and developed in England in the 14<sup>th</sup> century as the “Decorative Style”) that is much influenced by Pugin. The national significance of the architect can therefore be considered to add to the degree that the architectural interest contributes to the significance of the building.

- 5.7 The proposal is to demolish the existing post-war bungalow and construct 5 no. two-storey dwellings with parking to the front. The application site is prominent in views from the graveyard and also from the entrance path to the church through the Lych Gate to the east of the church. Whilst the proposals has been reduced in scale and massing, the Council Conservation Officer considers that the proposal would still represent an over-development of the site as proposal would result in a level of built form that would be overtly prominent in views from the church and church yards to point that it would be intrusive and harmful to the setting of the designated heritage assets. To address the officer’s initial concerns, a revised plan was submitted.
- 5.8 In the first instance, your case officer took into consideration of the context of the site, the listed Church is located at the junction of Bell Road and Badminton Road. The main entrance to the church is via the Lych Gate along Badminton Road. The church also appears to have car parking facilities, which can be accessed from Beesmoor Road. The church and its grave yard is bounded by a stone wall along Bell Road. On either side of Bell Road is a group of two-storey semi-detached dwellings except the existing bungalow at the application site and No. 163A Badminton Road. A public footpath run between the application and the rear boundary of No. 163A Badminton Road.
- 5.9 The proposed dwellings would be set back from the footpath along Bell Road by approximately 6-8 metres, as such, it would allow each dwelling to have 2 or 3 parking facilities to the front. It should be noted that the frontage of these new dwellings would also set back beyond the frontage of the neighbouring properties, such as, No. 10 Bell Road and No. 163A Badminton Road. Also, a number of properties along Bell Road have parking facilities to the front of their properties. Therefore, it is considered that the site layout would largely reflect the character of the locality. From the visual perspective, it is noted that the proposed built form would disturb the view from the church or graveyard across the application site, however, such visual impact would not be significant given that the site is already surrounded by the residential properties. Besides that, the Historic England has reviewed this proposal and raised no objection to the scheme. Therefore, whilst your case officer acknowledged that the proposal would have an impact upon the setting of the listed building and its associated structures, it is considered that the proposed scheme would not be harmful to



the setting of the church and its listed walls given the siting of the site and the layout of the scheme. Hence, it is considered that the development would not be contrary to the Framework.

5.10 Design and Visual Amenity

The area is primarily characterised by a group of two-storey semi-detached dwelling with a private garden. The general layout in the locality is relatively uniform. All surrounding properties share similar design and appearance, they are finished with reconstituted stone blockwork with roof tiles. As such, the area does present a very strong local distinctiveness.

5.11 The proposal involves the demolition of the existing bungalow to facilitate the proposed development. As the existing bungalow is not considered of special architectural and historical importance, therefore, no objection is raised to its demolition. The proposed residential development would comprise of 2 pairs of semi-detached dwellings and 1 no. detached dwelling. Whilst the appearance of these dwellings would be different from those of the surrounding properties, the fenestration design is well-balanced and appropriate in scale. Also, the new dwellings would be two-storey structure and would match the ridge height of the neighbouring properties in Bell Road. The proposal therefore has demonstrated an understanding of and responded constructively to the characteristics of the area. Furthermore, the new dwellings would be set back from the frontage, the proposal would maintain a degree of openness. In terms of the building materials, the submitted elevations show that buff colour bricks and grey flat tiles are proposed. Given the proximity to the neighbouring properties and the listed church, officers consider that it would be necessary to impose a condition to seek the sample of the external materials or alternative building materials to be used.

5.12 Overall, officers consider the site layout and design of the proposal would be acceptable subject to planning conditions seeking appropriate materials.

5.13 Residential Amenity

The adopted PSP document indicates the minimum amenity space standards required as a result of new development. A 3-bed dwellings must have at a minimum 60 square metres of private amenity space. Based on the submitted layout, it is very likely that each of the proposed dwellings would have adequate outdoor space to meet the adopted guidance.

5.14 The site is situated within an established residential area and surrounded by a group of two-storey dwellings, therefore a degree of overlooking would be expected in this sub-urban location. The proposed site layout largely follow the general character of the locality, i.e. all new dwellings would be fronting onto Bell Road with a private garden at the rear. All of them are two-storey dwellings to match the ridge of the surrounding properties. There is also a reasonable distance between the new dwellings and the adjacent properties, as such, the proposal would not cause significant overbearing impact. Furthermore, only secondary window is proposed on the first floor side elevation, therefore, they would not cause a reasonable overlooking impact upon the neighbouring residents. Overall, subject to conditions restricting new openings on the first floor side elevation and the construction hours, officers consider that the

proposal would not cause significant harm to be detrimental to the amenity of the nearby residents. Concerns are noted regarding the loss of privacy upon the graveyard. Given that the Church is located at the junction of Bell Road and Badminton Road and the graveyard is already overlooked by the surrounding properties. Therefore it is considered that it would not be reasonable to refuse the application on this grounds.

5.15 Transportation

Officers note residents' concerns regarding the parking and highway issues of the proposal.

5.16 The Highway Officer reviewed the initial proposal and raised concerns about the lack of visitor parking spaces. To address the concerns, an amended layout has been submitted. In terms of the site layout, it is an improvement over the previous application for the erection of 6 no. dwellings and 2 no. flats. The latest layout plan demonstrated that 2 no. parking spaces can be provided for each dwelling and 2 no. visitor parking space can also be provided. Also, officers consider that the proposed access is acceptable and the site is large enough to provide waste and recycling storage. Therefore, subject to planning condition seeking the provision of parking space, there is no highway objection to the proposal.

5.17 Mining Legacy

Policy PSP22 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 requires development proposal on land which may be affected by instability demonstrates that adequate remedial, mitigation or treatment measures are taken to ensure that the site is safe, stable and suitable for the proposed use and will remain so.

5.18 The Coal Authority has confirmed that the application site falls within the defined Development High Risk Area and raised concerns due to the lack of information. To address the concerns, the applicant submitted a Coal Mining Risk Assessment Report. The Coal Authority has reviewed the submitted document and raised no objection subject to a condition seeking site intrusive investigation at the reserved matters stage.

5.19 Drainage Issues

Officers note that the concerns raised by the residents. The Council Drainage Engineer reviewed the proposal and raised no objection. Subject to condition seeking details of surface water drainage including Sustainable Drainage System, there is no objection from the drainage perspective.

5.20 Wildlife Habitat and Biodiversity

The site is situated within an area surrounding by residential properties. Given the location of the site and the existing residential use, it is not considered that the proposal would result in significant harm to the local bio-diversity. Also, a planning condition is imposed to seek a detailed landscaping / tree planting scheme to mitigate and enhance the biodiversity of the site. Therefore, there is no ecological objection to the proposal.

### 5.21 Other Issues

With regard to the value of the neighbouring properties, financial gain and the television reception, it would not be planning material consideration. It is noted that no dimensions were noted on the submitted drawings, however, a scale has been annotated. Regarding the provision of Affordable Housing, due to the number of proposed dwellings, the Council Enabling Officer has confirmed that no affordable housing should be sought at this instance.

### 5.22 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 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 planning 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 granted subject to the following conditions:

**Contact Officer: Olivia Tresise**  
**Tel. No. 01454 863761**

### CONDITIONS

1. Approval of Reserved Matters

Approval of the details of the landscaping of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

2. Plans and Particulars of the Reserved Matters

Plans and particulars of the reserved matters referred to in the condition above, relating to the landscaping of the site, shall be submitted in writing to the Local Planning Authority and shall be carried out as approved.

Reason

This is an outline permission only and the reserved matters shall be made to the Local Planning Authority.

3. Time Limit for the Approval of the Reserved Matters

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

4. Time Limit for Implementation

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.

5. Landscaping Details

The landscaping details submitted as a reserved matter shall include details of the following:

- (i) Planting specification and plant schedule
- (ii) All planting should be native species and look to enhance the current landscape, increase and link the wider biodiversity of the site and the wider landscape,
- (iii) Fruit trees to be planted in the rear gardens,
- (iv) All planting should increase the biodiversity of the existing site,
- (v) Also specification notes covering topsoil depths, cultivation, planting, irrigation, landscape implementation schedule and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives.

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, Policy PSP2 of the South Gloucestershire Policies, Sites and Places Plan (adopted) Nov. 2017 and the National Planning Policy Framework.

## 6. Construction Environmental Management Plan

A site specific Construction Environmental Management Plan (CEMP), shall be agreed in writing with the Local Planning Authority prior to the commencement of the relevant phases, (i) the demolition phase and (ii) construction phase. The CEMP as approved by the Council shall be fully complied with at all times.

The CEMP shall address the following matters:

- (i) Measures to control the tracking of mud off-site from vehicles.
- (ii) Measures to control dust from the demolition and construction works approved.
- (iii) Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- (iv) Adequate provision for the delivery and storage of materials.
- (v) Adequate provision for contractor parking.
- (vi) A lorry routing schedule.
- (vii) Site Manager contact details.

Reason

In the interest of highway safety and the amenity of the area, and to accord with Policy PSP11 of the The Policies Sites and Places Plan (Adopted) 8th Nov. 2017.

## 7. Drainage Details

Prior to the commencement of the work hereby approved, 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 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

For the avoidance of doubt we would expect to see the following details when discharging the condition:

- (i) A clearly labelled drainage layout plan showing the exact location of any soakaways.
- (ii) 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 Regs H - Drainage and Waste Disposal
- (iii) Evidence that the soakaway is appropriately sized in accordance with BRE Digest 365 Soakaway Design.
- (iv) Sp. Note; - Soakaways must be located 5 Metres from any structure including the Public Highway
- (v) Sp. Note: - No surface water discharge will be permitted to an existing foul sewer without the expressed approval of the sewage undertaker.

Reason

In the interests of flood risk to accord with Policies CS1 and CS5 of The South Gloucestershire Local Plan Core Strategy (Adopted), Policy PSP20 of The Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and the requirements of the NPPF.

This is a pre commencement condition to ensure that the site can be adequately drained.

#### 8. Renewable and/or Low Carbon Energy Generation

Notwithstanding the submitted proposed elevations, further details shall be submitted to demonstrate that how the proposal would provide sufficient renewable and/or low carbon energy generation on or near the site, to reduce total annual electricity and gas use in the buildings in line with the provisions required by policy PSP6 of the adopted South Gloucestershire Core Strategy: Policies, Sites and Places DPD (adopted) November 2017. Development shall be carried out in accordance with the approved details.

##### Reason

In the interests of sustainability and to accord with Policy PSP6 of the The Policies Sites and Places Plan (Adopted November 2017).

#### 9. Coal Mining Intrusive Investigation

Notwithstanding the submitted details, the following works shall be carried out and a full detailed report relating to the scheme of intrusive site investigation shall be submitted as part of the reserved matters application:

- \* The submission of a scheme of intrusive site investigations for the mine entry for approval;

- \* The submission of a scheme of intrusive site investigations for the shallow coal workings for approval;

- \* The undertaking of both of those schemes of intrusive site investigations;

- \* As part of the reserved matters application the submission of a report of findings arising from both of the intrusive site investigations;

- \* As part of the reserved matters application the submission of a layout plan which identifies the position of the mine entry including appropriate zones of influence for the mine entry on site, and the definition of suitable 'no-build' zones;

- \* As part of the reserved matters application the submission of a scheme of treatment for the mine entry on site for approval;

- \* As part of the reserved matters application the submission of a scheme of remedial works for the shallow coal workings for approval;

Prior to the commencement of the development hereby approved, the scheme of remedial works shall be strictly carried out in accordance with the approved details.

Reason: The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

10. A programme of Archaeology Investigation

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

Reason

In the interest of archaeological investigation or recording, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and the National Planning Policy Framework.

11. External Materials

Notwithstanding the proposed elevations, prior to the construction of the external structure of the proposed development hereby approved, details/samples 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 Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plans (Adopted November 2017) and the National Planning Policy Framework.

12. Cycle Parking Provision

The dwellings shall not be occupied until covered and secure cycle parking facilities have been provided at each dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To promote sustainable transport choices and to accord with Policy PSP16 of the adopted South Gloucestershire Policies, Sites and Places Plan (Adopted) 8th Nov. 2017 and the requirements of the NPPF.

13. Electric Vehicle Charging Points

The dwellings shall not be occupied until Electric Vehicle Charging points (or other ultra-low emission facility) have been provided at the each dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable travel choices and to accord with Policy PSP16 of the adopted South Gloucestershire Policies, Sites and Places Plan (Adopted) 8th Nov. 2017, the South Gloucestershire Council's Supplementary Planning Document for Residential Car Parking Standards and the requirements of the NPPF.

14. Parking Provision

The off-street parking facilities shown on the plan hereby approved shall be provided before the building is first occupied, and thereafter retained for that purpose.

Reason

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

15. Window Restriction

No windows other than those shown on the plans hereby approved shall be inserted at any time in the first floor side elevation of the proposed dwellings hereby approved.

Reason

To protect the privacy and amenity of neighbouring occupiers, and to accord with Policy 38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and the National Planning Policy Framework.

16. Construction Hours

The hours of working on site during the period of construction, shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat, and no working shall take place on Sundays or Public Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of site.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The Policies Sites and Places Plan (Adopted November 2017) and the requirements of the National Planning Policy Framework.