

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. 09/20

Date to Members: 28/02/2020

Member's Deadline: 05/03/2020 (5.00pm)

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

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

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

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

NOTES FOR COUNCILLORS

– formal arrangements for referral to committee

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

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

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

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

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

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

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

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

7) Any applications, except those 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 (not individual email addresses), where referrals can be picked up quickly by the Technical Support Team.

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

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

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

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

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

A template for referral is set out below:

Referral from Circulated Schedule to Development Management Committee

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

a) Referring Member:

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

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

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

Date:

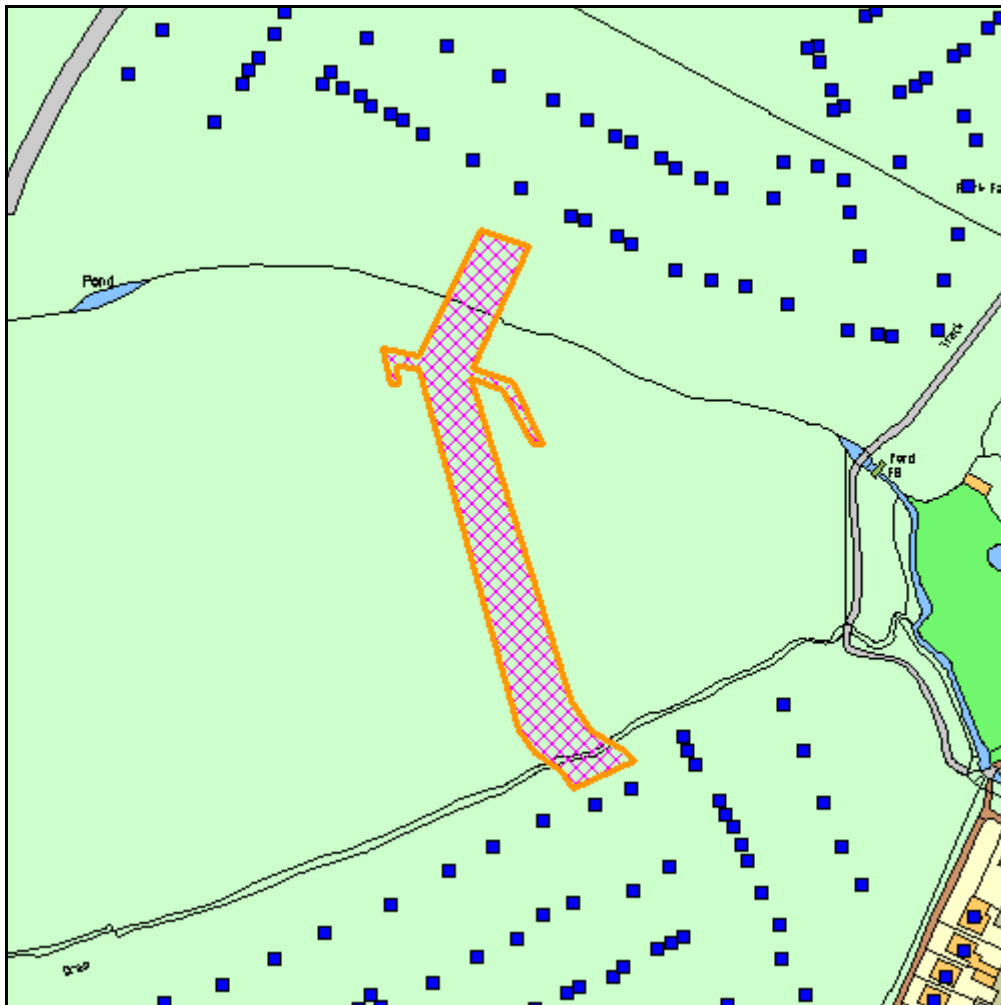
To be emailed to MemberReferral@southglos.gov.uk

CIRCULATED SCHEDULE - 28 February 2020

ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	MOD19/0003	Approve	Park View Butt Lane Thornbury South Gloucestershire BS35 1RB	Thornbury North	Thornbury Town Council
2	P19/14286/RVC	Approve with Conditions	North Avon Magistrates Court Kennedy Way Yate South Gloucestershire BS37 4PY	Yate Central	Yate Town Council
3	P19/18556/F	Approve with Conditions	22 Crowthers Avenue Yate South Gloucestershire BS37 5SZ	Yate North	Yate Town Council
4	P19/8104/F	Approve with Conditions	The Observation Ward Former Frenchay Hospital Beckspool Road Frenchay BS16 1YB	Frenchay And Downend	Winterbourne Parish Council
5	P19/14063/LB	Approve with Conditions	Observation Ward Old Frenchay Hospital Beckspool Road Frenchay South Gloucestershire BS16 1YB	Frenchay And Downend	Winterbourne Parish Council
6	P20/01207/PDR	Approve with Conditions	156 Willowherb Road Emersons Green South Gloucestershire BS16 7GT	Emersons Green	Emersons Green Town Council
7	P20/01623/F	Approve with Conditions	57 Rose Close Winterbourne Down South Gloucestershire BS36 1DA	Winterbourne	Winterbourne Parish Council

CIRCULATED SCHEDULE NO. 09/20 – 28 FEBRUARY 2020

App No.:	MOD19/0003	Applicant:	Mr M Turner
Site:	Park View Butt Lane Thornbury South Gloucestershire BS35 1RB	Date Reg:	10th May 2019
Proposal:	Modification of S106 Agreement attached to PT18/6622/F	Parish:	Thornbury Town Council
Map Ref:	364099 191455	Ward:	Thornbury North
Application Category:		Target Date:	3rd July 2019



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

REASON FOR REPORTING THE APPLICATION TO THE CIRCULATED SCHEDULE

This is an application for a Deed of Variation to a planning agreement and in line with the Council's Scheme of Delegation needs to be referred to the Circulated Schedule.

1. THE PROPOSAL

- 1.1 This application is a request for the Council to modify the s106 Agreement in relation to planning permission reference PT11/1442/O. The original application sought planning permission for Erection of up to 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved.
- 1.2 The permitted development and its associated s106 relating to the triggers in terms of occupations for the provision of community facilities. The original s106 required the provision of the community facilities following the completion of Phase 3 of the development.
- 1.3 Following discussions with the applicants, they have requested to retain the construction compound with Phase 3 during the construction of Phase 4. This would result in a delay in the provision of the community facilities. This application therefore seeks to vary the s106 to allow for the provision of the community facilities following the occupation of 21 dwellings on Phase 4.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework 2019
- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS9 Managing the environment and heritage
CS15 Distribution of housing
CS23 Community infrastructure and cultural activity
CS24 Green infrastructure, sport and recreation standards
CS32 Thornbury
CS33 Housing opportunity

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

PSP10 Active travel routes
PSP20 Flood risk, surface water and watercourse management
PSP44 Open space, sport and recreation

3. RELEVANT PLANNING HISTORY

- 3.1 PT11/1442/O - Erection of up to 500 dwellings on 26.21 hectares of land with public open space, associated works and access. Outline application including access with all other matters reserved. – Permitted 8th March 2013
- 3.2 PT15/5528/RM - Approval of the appearance, landscaping, layout and scale in relation to the erection of 374 Homes on Phases 2, 3 and 4 of the Park Farm, Thornbury development, in addition to the discharge of pre-commencement conditions and S106 Obligations. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT11/1442/O) – Approved 13th January 2017
- 3.3 PT17/2342/RVC - Variation of condition 11 attached to planning permission PT15/5528/RM (read in conjunction with PT11/1442/O) to substitute approved drawings with those received by the Council on 16th May 2017 to make changes to some of the approved housetypes. – Permitted 25th September 2017
- 3.4 PT18/6622/F - Construction of temporary Haul Road serving Park Farm Phase 4, including temporary bridge crossing the Pickedmoor Brook and Permanent construction of link to Phase 4. – Permitted 8th April 2019

4. CONSULTATION RESPONSES

- 4.1 Internal consultees
Public Open Spaces – No objection
Landscape – No objection

Other Representations

- 4.2 Local Residents
As this isn't a planning application, there is no requirement for public consultation.

5. ANALYSIS OF PROPOSAL

- 5.1 This application seeks to vary the s106 Agreement associated with the planning permission to amend the trigger for the provision of the community facilities to be following the occupation of 21 dwellings on Phase 4 rather than the completion of Phase 3.
- 5.2 The construction compound on Phase 3 takes approx. the space of 21 dwellings and as such, the number of occupations required prior to the provision of the community facilities would remain the same if the trigger is changed to 21 dwellings being occupied on Phase 4.
- 5.3 The amendments to the s106 would not result in an adverse impact on the amenity of future or current occupiers as there would be no delay in the provision of the community facilities. It is therefore considered to be acceptable.

5.4 Consideration of likely impact on Equalities

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

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

6. **CONCLUSION**

- 6.1 It is considered that the proposed variation to amend the trigger for the provision of community facilities would not have a detrimental impact on existing or future occupiers as the facilities would come forward at the same level of occupations as the previously agreed.

7. **RECOMMENDATION**

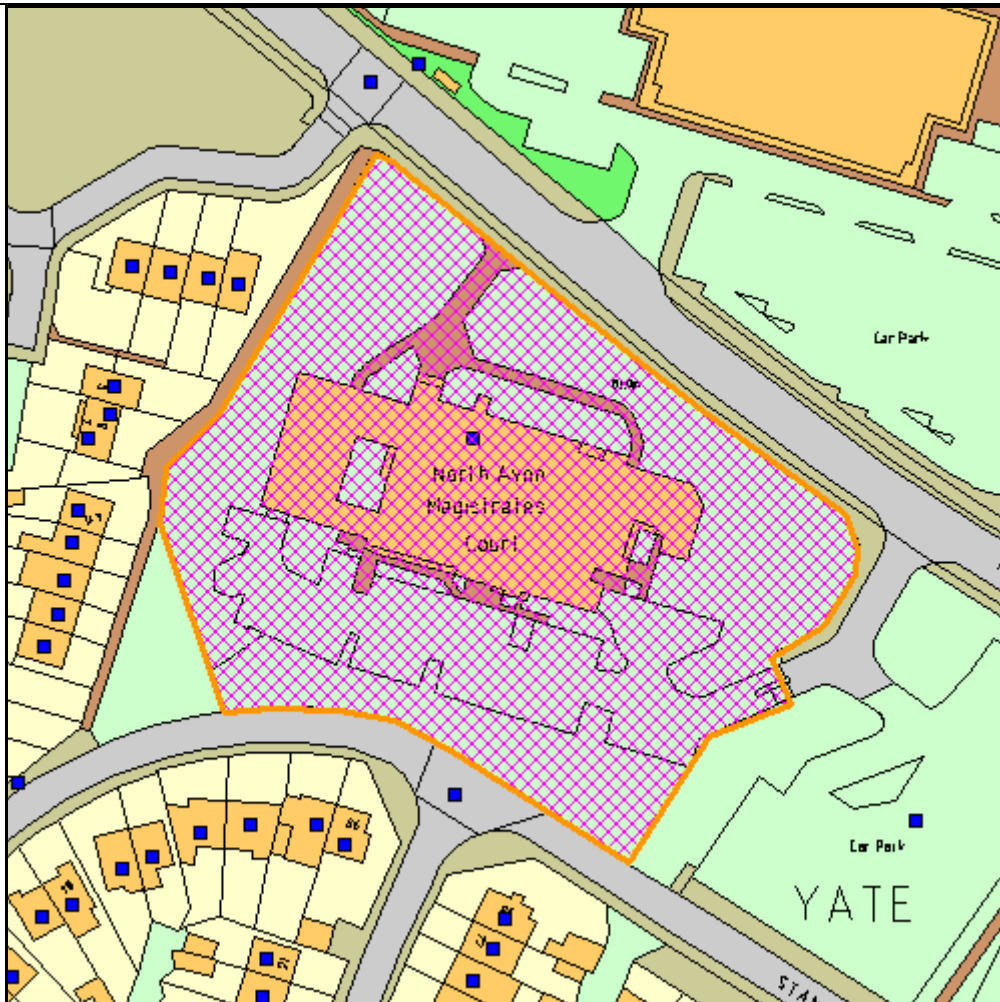
7.1 It is therefore recommended that:

- (1) The Director of Planning, Transportation and Strategic Environment instruct Legal Services to agree a Deed of Variation under section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:
 - Amend Schedules 1, 3, 4, 5, 6, 7 and 8 to replace the occupation of the first permitted dwelling in Phase 4 with 22nd permitted dwelling in Phase 4.
- (2) The Head of Legal and Democratic Services be authorised to check and agree the wording of the agreement.

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

CIRCULATED SCHEDULE NO. 09/20 – 28 FEBRUARY 2020

App No.:	P19/14286/RVC	Applicant:	Sovereign Housing Association
Site:	North Avon Magistrates Court Kennedy Way Yate Bristol South Gloucestershire BS37 4PY	Date Reg:	8th October 2019
Proposal:	Variation of conditions 2 (to amend the reserved matters to appearance and landscaping only), 4 (to change the conditioned plans), 5 (to amend the arboricultural requirements), 10 (To reduce the no. of Electrical vehicle charging points), 13 (to revise the wording to prior to occupation) and 15 (to substitute the conditioned plan) and amendments to condition 9 (access) attached to permission PK18/0799/O. Erection of 45 no. dwellings (Outline) with access, layout and scale to be determined. All other matters reserved.	Parish:	Yate Town Council
Map Ref:	371187 182396	Ward:	Yate Central
Application Category:	Major	Target Date:	3rd January 2020



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P19/14286/RVC

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

CIRCULATED SCHEDULE

This application is referred to the Circulated Schedule following objections from the Parish and from local residents.

1. THE PROPOSAL

- 1.1 This planning application is made under Section 73 (“s73”) of the Town and Country Planning Act 1990 (as amended) (“the Act”). Applications made under this section of the Act seek to develop land without compliance with conditions previously attached to the relevant planning permission. In this instance, the applicant seeks to vary conditions attached to original application PK18/0799/O was for the erection of 45no. dwellings with access, layout and scale to be determined (All other matters to be reserved). The planning application was approved on 23.7.19.
- 1.2 The application site is the former Magistrate’s Court in Yate. The site is covered by Tree Preservation Order 32/16 (927) dated 11th January 2017.
- 1.3 The proposal was for the erection of two apartment blocks and 8no. houses. The block to the north of the site would run parallel to Kennedy Way while the block to the southern side of the site would be parallel to Stanshawe Crescent. The 8no houses would be to the west of the site arranged in a terrace of 5 no. 2 bed two-storey houses, and a row of three two storey 3 bed houses.
- 1.4 This application seeks the following changes:
 - Variation of conditions 2 (to amend the reserved matters to appearance and landscaping only),
 - Variation of condition 4 (to change the conditioned plans),
 - Variation of condition 5 (to amend the arboricultural requirements),
 - Amendments to wording of condition 9 (to amend the wording)
 - Variation of condition 10 (To reduce the no. of Electrical vehicle charging points),
 - Variation of condition 13 (to revise the wording to prior to occupation)
 - Variation of condition 15 (to substitute the conditioned plan)
 - Removal of condition 9 (access)
- 1.5 It should be noted that all these issues were subject to detailed pre-application discussion with Officers to which no objection was raised.

2. POLICY CONTEXT

National Guidance

National Planning Policy Framework 2019
National Planning Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS3	Renewable and Low Carbon Energy Generation
CS4	Renewable or Low Carbon District Heat Networks
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS13	Non-Safeguarded Economic Development Sites
CS14	Town Centres and Retailing
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS23	Community Infrastructure and Cultural Activity
CS30	Yate and Chipping Sodbury

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP4	Designated Local Green Spaces
PSP5	Undesignated Open Spaces
PSP6	Onsite Renewable and Low Carbon Energy
PSP8	Residential Amenity
PSP10	Active Travel Routes
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP31	Town Centre Uses
PSP32	Local Centres
PSP37	Internal Space Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.

South Gloucestershire Design Checklist (Adopted) 2007)

South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013

Affordable Housing and Extra Care SPD (Adopted) 2014

3. RELEVANT PLANNING HISTORY

- 3.1 P19/15929/RM Erection of 45 no. dwellings to include details of appearance (approval of reserved matters to be read in conjunction with outline planning permission PK18/0799/O as amended by P19/14286/RVC).
Pending
- 3.2 PK18/0799/O Erection of 45no. dwellings (outline) with access, layout and scale to be determined – all other matters reserved
- 3.3 PK18/0680/PND Prior notification of the intention to demolish court building
No objection 5.3.18
- 3.4 PK18/0528/TRE Works to trees as per the proposed schedule of works submitted to South Gloucestershire Council on 31st January 2018. Trees covered by Tree Preservation Order SGTPO 32/16 (927) dated 11th January 2017.
Split decision 22.3.18
- 3.5 PRE17/0976 2 potential development options for the site: 1) a 50-unit traditional residential scheme; 2) a 70 unit Extra Care scheme
Advice given
- 3.6 PK03/3618/F Modifications to secure Youth Court access with associated parking and works
Approved 16.2.04

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
Objection:
1. The location of the electricity substation on Stanshawe Crescent will cause the loss of a tree which has a TPO.
2. The hedgerow along the back of plots 3B will be changed into a wall which:
a. would be an eyesore to the property owners;
b. could lead to graffiti on the wall.
If this were to happen, we would strongly request that streetlights are put along the footpath, which runs along the existing hedgerow.
3. What safeguarding methods would be put into place to make sure the trees and hedgerow are maintained efficiently?
4. There is inadequate parking
- 4.2 Internal Consultees
- 4.3 Tree Officer
No objection subject to condition

- 4.4 Ecology
No objection subject to an informative to be attached to the decision notice.
- 4.5 Housing enabling
No objection – see previous comments. Applicant to confirm that the end unit on the amended south eastern block is still a 2bed apartment
Update: the applicant has confirmed this by the submission of proposed site plan 01003 Rev I.
- 4.6 Environmental protection
No objection
- 4.7 Drainage
No objection
- 4.8 Public Art Officer
Needs to be fully integrated into the site – leaving it late in the process presents risks to the successful integration.
- 4.9 Police Community Safety
No comment
- 4.10 Transport
No objection

Other Representations

- 4.11 Local residents:
15 letters of objection have been received. The comments are summarised as:
- Siting of sub-station and potential noise
 - Removal of TPO'd tree
 - Potential for anti-social behaviour along pathway
 - Height of buildings and overlooking
 - Land too small for the amount of development
 - Disagree with making a 1 bed home a 2 bed
 - Insufficient parking in nearby streets
 - Incorrect information re electrical vehicle charging points
 - Maintenance of hedges

5. ANALYSIS OF PROPOSAL

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

- 5.3 If the Local Planning Authority decides that planning permission should be granted subject to conditions differing from those subject to which the previous permission was granted, or that it should be granted unconditionally, the Authority should grant permission accordingly.
- 5.4 If the Authority decides that planning permission should be granted subject to the same conditions, then the application should be refused.
- 5.5 In assessing this application it is necessary to assess whether the relevant condition, or any variations satisfy the requirements of planning conditions as set out in the National Planning Policy Framework (NPPF). The NPPF requires all planning conditions to pass three tests – that conditions should be:
- i. Necessary to make the development acceptable
 - ii. Directly related to the development
 - iii. Fairly and reasonably related in scale and kind

5.6 Analysis of the proposal

Variation of condition 2 to amend the reserved matters to appearance and landscaping only:

5.7 Condition 2 read:

2. Plans and particulars of the reserved matters referred to in the condition above, relating to the layout and appearance of any buildings to be erected, and 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.

5.8 Assessment:

The inclusion of 'layout' as part of the reserved matters condition was an error as this matter was assessed within the application. Its removal from the condition is therefore acceptable.

Variation of condition 4 to substitute 'Proposed Site Plan' for updated 'Substitute Proposed Site Layout' reflecting change the conditioned plans

5.9 Condition 4 read:

4. The development shall proceed in accordance with the following plans:
As received by the Council on 16.2.18:
Site location plan - 151297-STL-XX-00-DR-A-XXXX-01001 Rev A
Existing block plan - 151297-STL-XX-00-DR-A-XXXX-01002 Rev A
As received by the Council on 2.8.18:
Proposed site section plan - 151297-STL-XX-ZZ-DR-A-XXXX-01006 Rev C
Proposed site plan - 151297-STL-XX-ZZ-DR-A-XXXX-01003 Rev F

Reason

To ensure a satisfactory standard of external appearance, to protect the character of the area and to accord with Policy CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1, PSP2, PSP3, PSP16 and PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

- 5.10 The changes to this condition would be to regularise the design to allow for the following:
- 5.11 Minor alterations to the footprint of the blocks along with minor changes to the elevations to better accommodate proposed internal arrangements associated with the change in mix of tenure. Other changes would be to the proposed houses to create a terrace and to lessen the impact on the canopy of protected trees to the north of the site. The substitution of the plan is considered acceptable. In addition the footprint of the 2 houses would be moved south to accommodate the requirement for a footpath (as per condition 9) whilst maintaining sufficient width for landscaping and footpath access along parking spaces to north east corner.
- 5.12 Internal changes to accommodate a change in the mix of tenure. The proposal would be to deliver the scheme as 100% social rent with 35% remaining secured within the S106 and 65% to be delivered as unsecured affordable housing.
- 5.13 The introduction of a sub-station to serve the new dwellings.
- 5.14 Changes to the pedestrian access, the addition of a shared surface pedestrian route as a dropped kerb shared surface footway. In addition the pedestrian access point to the western boundary has been moved to align with the footway and the removal of the pedestrian access from Stanshawe Crescent into the centre of the site.
- 5.15 When considering the changes to the position of the blocks and houses within the, the changes to the footpaths and the introduction of the sub-station are regarded as being acceptable and the change of plans can be supported.
- 5.16 It is noted that comments have been made regarding the proposed sub-station and the potential for noise from it. In response, the unit would be of a typical design and its position would allow access for repairs and servicing. It is not considered that these type of units produce an unacceptable level of noise and are a feature commonly found in residential areas.
- 5.17 The changes are therefore acceptable.

Variation of condition 5 to amend the arboricultural requirements

- 5.18 Condition 5 read:

5. The development must be carried out in accordance with the Arboricultural Method Statement ref. 7003506-ARB-02.2 received on 30.7.18. Attention is drawn to the requirement for Arboricultural Supervision for the key tasks.

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

5.19 Assessment:

The proposed changes are to allow the introduction of a sub-station to serve the new development.

5.20 Due to the alterations to the scheme as discussed above, it is necessary to remove the tree identified as T33. However, to mitigate the removal of this tree, two new trees are proposed adjacent to parking space 50 and now also the proposed retention of T24, which was marked for removal as part of the approved outline scheme.

5.21 A full arboricultural assessment has been made by Officer and there are no objections to the amendments to the arboricultural scheme so as to allow the installation of a sub-station for the new dwellings.

Amendment of condition 9 - access

5.22 Condition 9 read:

9. Notwithstanding the submitted plan, the new access road within the development shall be redesigned to incorporate clear and defined pedestrian routes (i.e. segregated footway) along the new buildings on the site.

Reason

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

5.23 Assessment:

With regard to pedestrian access, as required by condition 9 the applicant is proposing a shared surface pedestrian route through the scheme as a dropped kerb shared surface footway. The proposed pedestrian facility is considered acceptable and the amendment to the wording of this condition to accord with revised plans is therefore satisfactory.

Variation of condition 10 to reduce the number of Electrical vehicle charging points

5.24 Condition 10 read:

10. Prior to occupation of the dwellings on site, 'Electric Charging Points' shall be provided on site at rate of one electric charging point per house and one 'Electric Charging Point' per every two apartments.

Reason

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

5.25 Assessment:

The applicant is proposing an amendment to the planning condition covering the electric charging point on the site. By referring to the fact that there is no specific policy within the existing South Gloucestershire council's local plan in relation to electric charging point on site, the applicant does not propose to provide the full electric charging facility at present time. Instead, they are proposing an arrangement in which they would provide future proofing infrastructure (i.e. service ducting etc.) to at least 10% of spaces within the development. Charging points could therefore be introduced in the future with minimum disruption and cost if and when demand arises and a prevailing technology emerges. The reason given by the applicant for this arrangement is to prevent any costly and potentially abortive spend on potentially rapidly obsolete technology but also includes a future proofed approach – officers agree with this approach in this case and for this reason the change to the condition can be supported.

5.26 There is no objection to the amendment of this condition.

Variation of condition 13 to revise the wording to prior to occupation

5.27 Condition 13 read:

13. As part of the reserved matters as required in condition 1 and prior to first occupation a scheme of public art on the site should be submitted to the LPA for written approval. The development shall continue in accordance with these approved details.

Reason

In the interests of visual amenity and cultural activities for new residents and to accord with Policy CS1 and CS23 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

5.28 Assessment

There is no change to the wording of this condition.

Variation of condition 15 to substitute the conditioned plan

5.29 Condition 15 read:

15. The reserved matters, as required by condition 1, shall not bring forward development that exceeds a ridge height of 12.75 for the north block and 11.2 metres for the south block of flats as shown on proposed site section - 151297-STL-XX-ZZ-DR-A-xxxx- 01006 Rev C.

Reason

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

5.30 Assessment:

Given that there are to be other slight changes to the overall design of the scheme as discussed above, it is acceptable that the plan listed above is also changed.

5.31 Other matters:

Comments from local residents are acknowledged however, it must be noted that this scheme already benefits from planning permission and this application is to make minor amendments to the scheme. Matters of the sub-station, trees, landscaping and design have been fully considered and examined above and found acceptable. Any anti-social behaviour should be referred to the correct authority which would be the Police Authority.

5.32 Balance

It is considered that alterations to the conditions as discussed above are acceptable to the previously granted outline application and can be approved.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

Contact Officer: Anne Joseph
Tel. No. 01454 863788

CONDITIONS

1. Approval of the details of the landscape of the site and appearance of the building(s), (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from 23.7.19 (the date of the outline permission).

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 referred to in the condition above, relating to the appearance of any buildings to be erected, and 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. The development hereby permitted shall be begun either before the expiration of three years from the date of the original outline permission (23.7.19), 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

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

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

As received by the LPA on 4.10.19:
Site Location Plan - 350-6083-F-001
Substitute Site Section - 350-6083/F/160

As received by the LPA on 6.11.19:
Substitute Proposed Site Layout - 350-6083/F/122A

Reason

To ensure a satisfactory standard of external appearance, to protect the character of the area and to accord with Policy CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP1, PSP2, PSP3, PSP16 and PSP43 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

5. The development must be carried out in accordance with the Arboricultural Method Statement and the Arboricultural Impact Assessment and Tree Protection Plan ref. Bosky Trees both dated 16.01.20.

Attention is drawn to the requirement for Arboricultural Supervision for the key tasks.

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.

6. The reserved matters as required by condition 1 shall include the submission of a landscape scheme, which shall include details of all existing trees and hedgerows on the land and details of any to be retained and removed, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hard surfacing shall be submitted to the Local Planning Authority for approval.

Development shall be carried out in accordance with the agreed details. The scheme should comply with SGC planning policy in relation to landscape (inc. CS1, CS9, PSP1, PSP2, PSP3, PSP19) and the strategic landscape recommendations of the South Gloucestershire Landscape Character Assessment (LCA 8). The landscape scheme also to include specification notes

covering topsoil depths, cultivation, planting, irrigation, and landscape maintenance covering a 5 year establishment period to help ensure the planting thrives. The new planting details shall include the location, species and size of replacement trees and also the design of tree pits and planting methodology for written approval. Development to proceed in accordance with the approved plans.

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.

7. Prior to occupation of the dwellings on site, the off street car parking and cycle parking shall be provided and subsequently maintained thereafter.

Reason

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

8. 15 Affordable Dwellings shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2).

1 Affordable Dwelling (social rented) shall be constructed to meet Part M of the Building regulations accessibility standard M4(3)(2)(a).

Reason:

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

9. In accordance with the approved plan (Substitute Proposed Site Layout, ref. 350-6083/F/122A), the scheme shall include pedestrian access connecting to the existing footpath, adjacent to the vehicular scheme access.

Reason

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

10. Prior to occupation of the dwellings on site, future proofing infrastructure (ie service ducting as necessary within footpaths and roads) will be delivered to enable future provision of electric charging points that are accessible to at least 10% of spaces within the development.

Reason

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

11. Prior to the commencement of development, a Construction Environment Management Plan (CEMP), to include: consideration of temporary parking during the course of construction and consideration of temporary waiting restrictions on the access road; shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details

Reason

This is a prior to commencement condition to avoid any unnecessary remedial action in future and in the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

12. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.
Outline application - Land set aside for this use is required as part of this submission.
For the avoidance of doubt we would expect to see the following details when discharging the above condition:
- Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from Wessex Water.
 - A clearly labelled drainage layout plan showing the pipe networks and any attenuation ponds.
 - Drainage calculations to show there is no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year plus an allowance for climate change storm event (winter and summer).
 - Where attenuation forms part of the Surface Water Network, calculations showing the volume of attenuation provided, demonstrating how the system operates during a 1 in 100 year plus an allowance for climate change storm event (winter and summer).
 - The drainage layout plan should also show exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.
 - The plan should also show any pipe node numbers referred to within the drainage calculations.
 - A manhole / inspection chamber schedule to include cover and invert levels.

- Ownership and/or responsibility, along with details of the maintenance regime in relation to the Surface Water Network and any components such as Attenuation/Infiltration features and Flow Control Devices where applicable.

Reason:

To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012.

13. As part of the reserved matters as required in condition 1 and prior to first occupation a scheme of public art on the site should be submitted to the LPA for written approval. The development shall continue in accordance with these approved details.

Reason

In the interests of visual amenity and cultural activities for new residents and to accord with Policy CS1 and CS23 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

14. Prior to the commencement of development a scheme of onsite renewable and low carbon energy shall be submitted to the LPA for written approval. The development shall proceed in accordance with the approved details.

Reason:

This is a pre-commencement condition to avoid any unnecessary remedial action in future and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013 and PSP6 of the Policies Sites and Places Plan (Adopted) 2017 and the NPPF.

15. The reserved matters, as required by condition 1, shall not bring forward development that exceeds a ridge height of 12.75 for the north block and 11.2 metres for the south block of flats as shown on Substitute site section - 350-6083/F/160.

Reason

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

16. A. The preliminary risk assessment as per WSP, Preliminary Geo- Environmental & Technical Risk Assessment, Ref: 70035061-GEO-RP1-REVO, Dated February 2018 is accepted. Further site investigation should be undertaken in line with the recommendations in the report. Where potential contaminants are identified an appropriate risk assessment shall be undertaken and if necessary remediation and verification should be proposed and agreed by the Local Authority.
B. If unexpected contamination is found after development has begun, development shall immediately cease upon the part of the site affected. The Local Planning Authority must be informed immediately in writing. A further investigation and risk assessment should be undertaken and where necessary additional remediation scheme prepared. The findings and report should be submitted to and agreed in writing with the Local Planning Authority prior to works recommencing. Thereafter the

works shall be implemented in accordance with any further mitigation measures so agreed. A verification report shall be submitted to the Local Planning Authority and agreed in writing upon completion of the works.

Reason

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

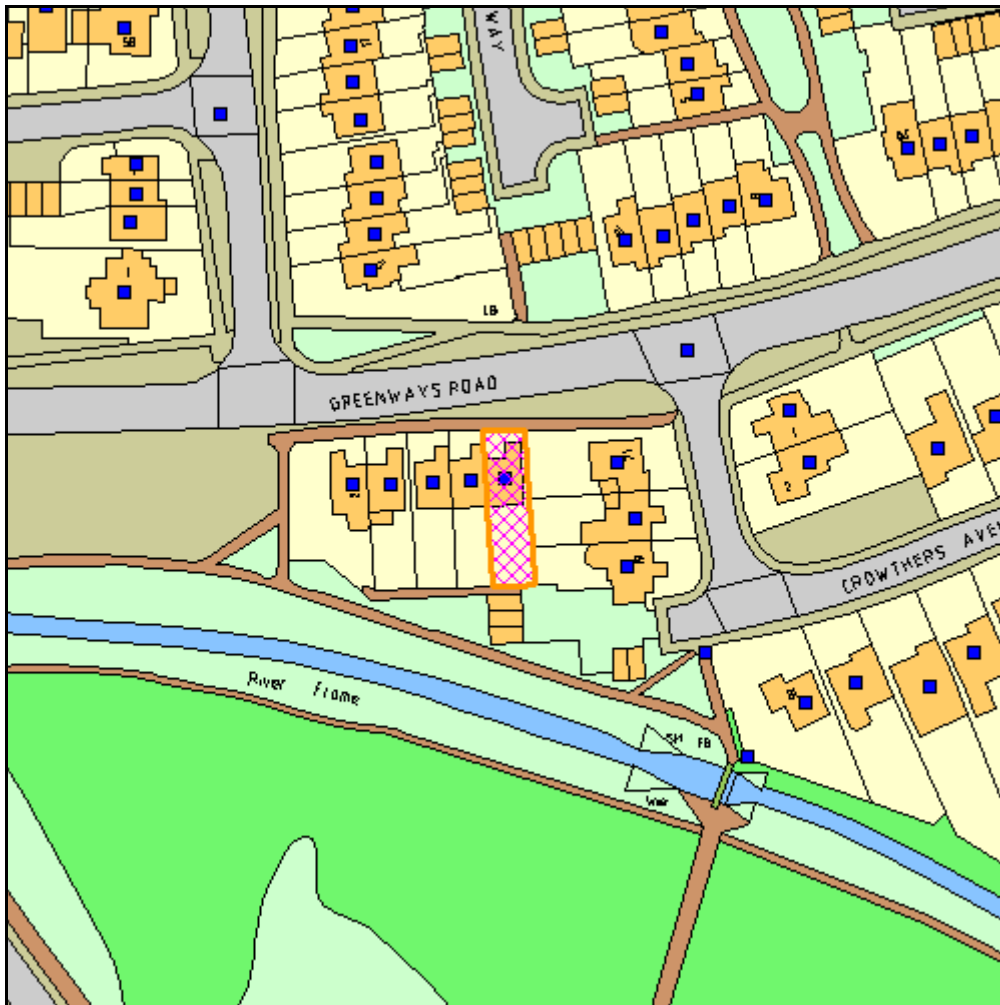
17. Details in the WSP, North Avon Magistrates Court, Yate, Planning Noise Assessment, Ref: 70035061-002, Dated February 2018 are accepted but as part of the reserved matters required by condition 1 further detailed assessment is required, in accordance with Stage 2 of ProPG guidance, once the proposed layout has been finalised and the proposed design has progressed further. The detailed assessment would determine the sound insulation requirements for specific rooms on individual facades including specifications for glazing and ventilators and further details of any proposed mitigation measures.

Reason

To ensure that adequate measures have been taken to mitigate against noise to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

CIRCULATED SCHEDULE NO. 09/20 – 28 FEBRUARY 2020

App No.:	P19/18556/F	Applicant:	Mr Chris Matthews
Site:	22 Crowthers Avenue Yate Bristol South Gloucestershire BS37 5SZ	Date Reg:	19th December 2019
Proposal:	Erection of two storey rear extension to provide additional living accommodation.	Parish:	Yate Town Council
Map Ref:	371269 183098	Ward:	Yate North
Application Category:	Householder	Target Date:	10th February 2020



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N.T.S.**P19/18556/F**

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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

Contrary view of the Parish Council and 3 local residents.

1. THE PROPOSAL

- 1.1 Planning permission is sought for the erection of a part single storey part two storey rear extension at 22 Crowthers Avenue, Yate.
- 1.2 The application site comprises a two storey end of terrace dwelling. The application site is located within the designated Yate settlement boundary.
- 1.3 The proposed extension has a depth of 3.3 metres, an approximate eaves height of 3 metres at ground floor level and 3.9 metres at first floor level, and an approximate maximum height of 3.75 metres at ground floor level and 5.5 metres at first floor level.

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

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 N593/7
Erection of 27 dwellings
Approved with Conditions (04/05/1978)

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
Objection - Overbearing in terms of its scale and will block light to neighbouring properties. Design will not be in keeping with the character of the neighbourhood and will result in loss of amenities for neighbouring properties.
- 4.2 Local Residents
3 Objections - The proposal will be overbearing and will block daylight/sunlight to neighbouring properties.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission for a part single storey part two storey rear extension at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.
- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and Policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.3 Due to the application dwelling being end of terrace the proposed part single storey part two storey rear extension would be slightly visible from the street scene but with its revised design it would appear subservient to and in keeping with the existing dwelling and will be finished in materials to match the finish of the existing dwelling.
- 5.4 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the streetscene or character of the area.
- 5.5 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from

- (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.6 When considering the impact of the development on the residential amenity of neighbouring residents, the neighbouring properties which are most likely to be affected are the adjoining property to the west at No.23 Crowthers Avenue, and the adjacent properties to the east at No.19, No.20 and No.21 Crowthers Avenue.
- 5.7 In respect of the adjoining property to the west, it is noted that whilst the proposed single storey element of the rear extension would run along the shared boundary it would have an approximate eaves height of 3 metres and would be unlikely to have a significant detrimental effect on the amenity of No.23. The proposed two storey element of the rear extension has been set away from the shared boundary in the amended plans and would therefore be unlikely to have a detrimental effect on the amenity of No.23.
- 5.8 In respect of the adjacent properties to the east, it is noted that the proposed two storey element of the rear extension would not extend any nearer towards the neighbouring properties than the existing dwelling and after the submission of amended plans it would appear as a sympathetic, proportional and well-designed addition to the existing dwelling. The separation distance of approximately 12 metres between the proposed development and the original rear elevations of the neighbouring properties is deemed acceptable.
- 5.9 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.
- 5.10 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Council's parking standards. The proposed development will not increase the number of bedrooms in the property and will not remove any on-site parking spaces.
- 5.11 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.
- 5.12 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. RECOMMENDATION

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

Contact Officer: Oliver Phippen
Tel. No. 01454 866019

CONDITIONS

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

Reason

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

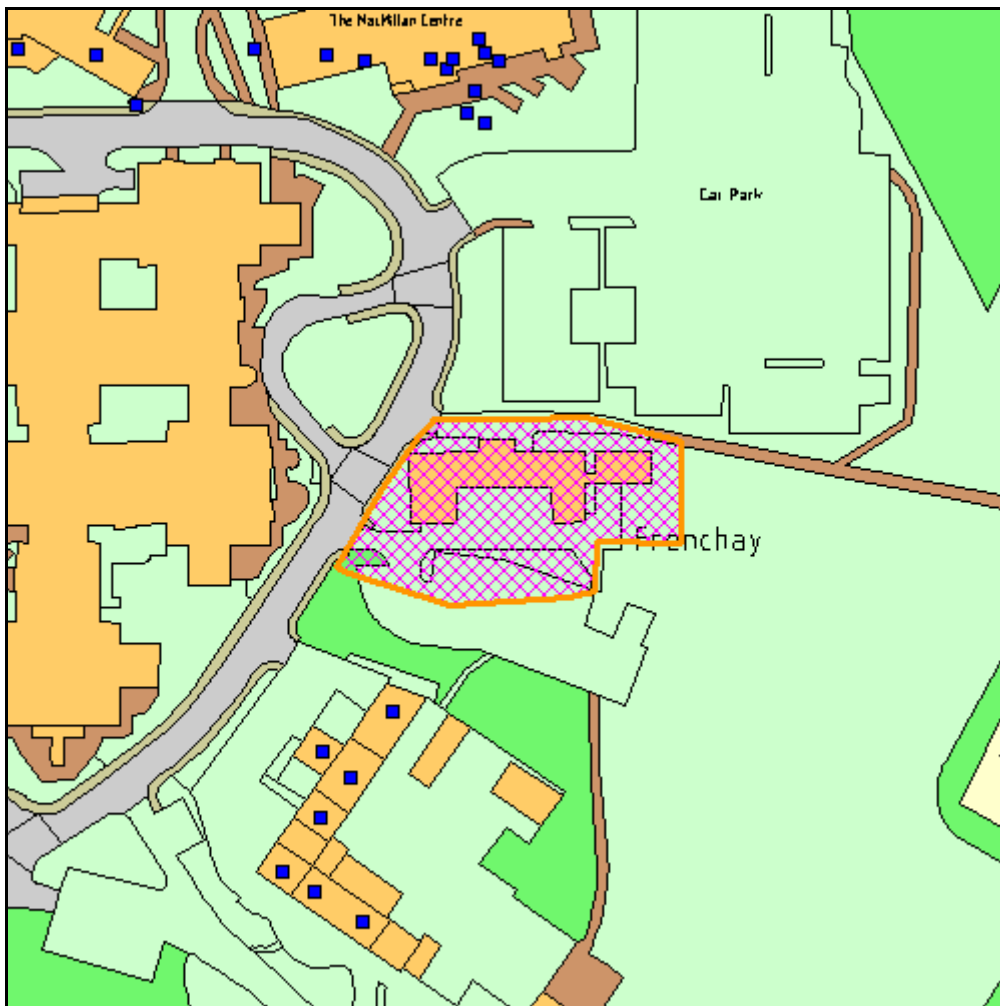
2. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

Reason

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

CIRCULATED SCHEDULE NO. 09/20 – 28 FEBRUARY 2020

App No.:	P19/8104/F	Applicant:	Cameron Building Services Ltd
Site:	The Observation Ward Former Frenchay Hospital Beckspool Road Frenchay BS16 1YB	Date Reg:	10th July 2019
Proposal:	Relevant demolition of existing extension and erection of a replacement single storey side extension to facilitate conversion to 3no dwellings, with parking, screening and associated works.	Parish:	Winterbourne Parish Council
Map Ref:	363880 177705	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	2nd September 2019



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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is reported to the Circulated Schedule, due to the objection from Winterbourne Parish Council that is contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is the former observation ward that was part of the former Frenchay Hospital. The building is curtilage listed to the Sisters House and the Sisters House Stable Block, which are grade II listed. The site is located within the Frenchay Conservation Area. The grounds are locally listed as a park and garden.
- 1.2 The building was included within the masterplan for the wider Frenchay Hospital redevelopment. It was included within the s106 Agreement for the site for the provision of a nursery.
- 1.3 The original building dates from the 1930s with a later extension to the eastern side. The building is currently vacant and in a state of disrepair.
- 1.4 This is a full application for the conversion of the building to three residential units. The existing extension would be demolished and a new extension would be constructed. The proposed extension would project 11.7m from the side elevation and have a depth of 5.3m. There would be a setback of approx. 0.4m from the original building. It would have a flat roof at a height of 3.6m. The brick work would match the existing with a single ply being used for the roof.
- 1.5 The application has been amended since submission to overcome issues of overlooking and to improve the layout and detail of the proposed amenity space.

2. POLICY CONTEXT

- 2.1 Legislation and National Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
National Planning Policy Framework February 2019
National Planning Policy Practice Guidance
- 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 the Environment and Heritage

CS15 Distribution of Housing
CS23 Community Infrastructure and Cultural Activity
CS25 Communities of the North Fringe of Bristol Urban Area

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

PSP1 Local Distinctiveness
PSP3 Trees and Woodland
PSP8 Residential amenity
PSP11 Transport Impact Management
PSP16 Parking Standards
PSP17 Heritage Assets and the Historic Environment
PSP39 Residential Conversions, Sub-divisions and Houses in Multiple Occupation
PSP43 Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Frenchay Conservation Area SPD

Landscape character assessment SPD – Adopted August 2005

Design checklist SPD – Adopted 2007

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 (2nd Edition)".

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/0002/O - Redevelopment of hospital site to facilitate the construction of up to 490 residential units; a new health and social care centre and; a 1 form entry primary school, all with associated works. Outline application with access to be determined: all other matters reserved – Permitted 5th December 2014
- 3.2 P19/3567/F – Erection of a 2 form entry primary school and associated works – Permitted 22nd July 2019
- 3.3 P19/1108/F – Creation of a new road and associated highway works – Permitted 29th November 2019
- 3.4 P19/14063/LB - Relevant demolition of existing extension and internal and external alterations to existing building to facilitate conversion to 3no dwellings. – Pending consideration

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council

Object to the proposed development, raising the following points

- Strong objection
- According to the s106 Agreement, this land was to provide a pre-school nursery
- Suitable marketing should have taken place and there is no evidence of this

4.2 Other External Consultees

Avon Gardens Trust – No comments

4.3 Internal Consultees

Conservation Officer – Offers the following comments on the application as submitted;

- Principle of the conversion to a new sustainable use is supported.
 - Justification for a large new replacement extension isn't clear
 - Removal of the unattractive existing extension would represent an enhancement to the building
 - Proposed extension looks to reflect the style of the host building and as such, there is a concern about loss of scale and character
 - The sections of the proposed windows show the units being 24mm but this should be reduced further.
 - Details of flues and vents should be provided
 - Visual impact of the boundary treatments isn't clear
 - Boundary treatments needs to retain a degree of openness in the interests of the building and the character of the area
 - Needs to be flexibility to facilitate the conservation, the justification for retaining this building needs to be considered and so its potential future contribution to the history and legibility of the former hospital site should be allowed to be lost or undermined.
 - No issues in respect of the internal layout
- Following the receipt of revised plans, the following comments were provided;
- Issue to set the extension back from the front elevation remains
 - Is within the parameters of what was envisaged previously in regards to the new build for the new nursery
 - Residential conversion presents a number of significant issues in terms of subdivision and legibility, it has a sustainable future.

Archaeology – No comments

Lead Local Flood Authority – No objection, subject to condition

Sustainable Transport – No objection to the proposal and offer the following comments;

- Accords with the requirements of PSP11
- Will not create significant amount of new traffic, over and above the former use
- At least two parking spaces would be required per dwelling
- Suitable area of hardstanding for parking and turning vehicles so they can leave the site in a forward gear
- Existing access arrangements would not be altered
- Unlikely the proposal would raise any material highway safety concerns

Highway Structures – No comments

Arboricultural Officer – No objection, subject to condition.

Other Representations

4.3 Local Residents

2 letters of objection have been received on the parallel listed building application (ref: P19/14063/LB), which relate to planning matters. As such, a summary of the points raised is set out below.

- S106 obliges the building to be used as a community nursery, supporting the new school not a speculative residential development
- Extension is not in keeping with LPA preferences for extensions within the grounds of a listed building
- Their preference exists for contemporary tacky glazing and cladding, as per the publically support but refused Clic Cottage
- Boundaries appear incorrect
- Northern metalled access path to the allotments has been annexed and developed over. (*Officer note: This Local Planning Authority are satisfied that the plans submitted are correct and the correct notices have been signed*)
- No Arborist report not appraisal of trees to be felled submitted (*Officer note: This has now been submitted and assessed by the Council's Arboricultural Officer*)
- Cannot support a situation where the nursery facility has been sidestepped in favour of a project for commercial gain
- Where is the marketing evidence?

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The site is located within an existing residential area within the North Fringe of Bristol Urban Area, which is in line with the provisions of Policy CS5 for the location of new development.

5.2 The original s106 Agreement for the site offers this building for the use as a nursery. Part 5, Schedule 4 of the Agreements sets out the covenants in relation to the provision of this nursery, specifically in terms of the marketing of the building to nursery providers. Redrow (the site owners) have stated that there was no interest for the site to be used as a nursery and have paid the money required by paragraph 5.4 of the agreement to the Council in lieu of this provision.

5.3 Following the receipt of the application, Officers contacted Redrow for details of the marketing of the building, which has been provided to the Council for assessment. Discussions have taken place with the Education department and it has been confirmed that the required marketing has taken place. As Redrow have paid the required money to the Council, it is considered that Redrow have discharged their obligations in relation to this building.

5.4 In view of this, the principle of the conversion of the building to residential use is acceptable.

5.5 Impact on the historic environment

As the building is curtilage listed, the impact on the setting of the principal listed building must be considered. The existing building is in a poor state of repair and formed part of the early hospital use at Frenchay Park House.

The principle of the change of use for the building to have a sustainable future is supported.

- 5.6 The existing extension has an unsightly appearance and there is no objection to its removal. The application proposes the erection of brick extension, which would be set back from the main building. The materials would match the existing building and it would have a similar rhythm in terms of the doors and windows. The Conservation Officer has questioned the justification for a larger extension than the previous harmful extension.
- 5.7 There is a benefit to the setting of the building by removing the existing extension. The proposed extension has been amended to set it back from the main building, which lessens its impact on the main building. Whilst the harm from the proposed extension would be less than the harm caused by the existing extension, it is still considered that there would be harm caused. When considered in the context of the NPPF, this harm is considered to be less than substantial. Paragraph 196 of the NPPF allows the decision maker to weigh this harm against the public benefits of the proposal including “*securing its optimum viable use.*”
- 5.8 The construction of the extension would secure the buildings long term future as the building is currently in a state of disrepair and its condition is deteriorating. It is therefore considered that in the context of paragraph 196 of the NPPF, the benefits of the removal of the existing extension and the securing of the building’s future outweigh any harm caused by the size of the proposed extension.
- 5.9 When the application was submitted, the boundary treatments between the rear gardens were closed boarded fence. The site formed part of the wider Frenchay Park, which would have been an open parkland. The rear gardens need to have adequate screening to provide future occupiers with sufficient private amenity space. The application has been amended since submission for these boundaries to be hedging. This is considered to be acceptable in the context of the historic setting.
- 5.10 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Under Section 72 of the same Act, it is the Council’s duty to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.
- 5.11 Impact on residential amenity
Due to the relationship with adjacent existing properties and properties currently under construction, it is not considered that there would be any significant adverse impacts on the residential amenity of nearby residential occupiers.

- 5.12 PSP43 sets out the standards required for private amenity space for new residential dwellings. The proposed gardens all exceed the standards set out, with each having a garden of over 100 square metres. Screening between the gardens would be provided by 1.5m instant hedging. This is considered to be acceptable and that there would be an acceptable level of privacy to future occupiers.
- 5.13 Due to the shape of the building, there would be windows from the bedrooms 2 and 3 of unit two would directly overlook into the private amenity space of unit 3. Following discussions with the agent, the application has been amended to block these windows internally with plasterboard with an appropriate detail to the window to ensure there are no adverse impact on the appearance of the window. There are other windows to these bedrooms that would provide light and outlook to them so there would be no adverse impacts on the living conditions for occupiers of this unit.
- 5.14 Unit 4 has a proposed basement unit, which could be accessed independently of the main dwelling. Whilst it would not have the facilities to be occupied independently, a condition will be imposed to ensure that the basement would only be used as ancillary to unit 2 because independent occupation would not provide an acceptable standard of living for occupiers and it would adversely impact on the residential amenity of the occupiers of unit 2.
- 5.15 It is therefore considered that there would be no significant adverse impacts on the residential amenity of either future or existing occupiers from this proposal and it is in accordance with Policies PSP8 and PSP43.
- 5.16 Impact on highway safety
The site is located within an established urban area, so the necessary services and facilities are accessible by all transport modes. This is in line with the requirements of PSP11. The proposed development would result in an increase of three dwellings, which would not create a significant amount of new traffic when considered in the context of the former medical use. The proposed dwellings would therefore not have any severe impacts on the highway network.
- 5.17 The proposed development would have 2 three bedroom units and 1 four bedroom unit. The Council's parking standards requires the provision of two spaces for each unit, which is detailed on the plans. There is sufficient hardstanding to allow vehicles to leave the site in a forward gear.
- 5.18 The site is accessed by the existing road through the site. Planning permission has been granted for amendments to this road, which would then be adopted as public highway. The access arrangements would remain broadly similar to the existing situation. There would be sufficient access to and from the site so there would be no adverse impacts on highway safety from this proposal.
- 5.19 Impact on trees
Concerns have been raised about the potential impact on trees from the proposed development. An Arboricultural Report has been submitted by the applicant, which has been assessed by the Council's Arboricultural Officer. The

report sets out measures to safeguard the nearby trees on site and a condition will be imposed on the permission to ensure that the recommended measures are undertaken.

5.20 Other matters

Concerns have been raised that the red line encroaches on land that falls outside the control of the applicant and is within the strategic open space for the wider development. The applicant has signed Certificate B and has confirmed that the correct certificates have been signed. It is the responsibility of the applicant to ensure that they have all the relevant consents in place alongside any granting of planning permission. Issues relating to landownership are outside of the planning process and are a civil and legal matter between the parties. On the basis of what has been submitted, the Local Planning Authority is satisfied that the correct certificates have been signed.

5.5 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning permission is **GRANTED**, subject to the conditions set out.

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

CONDITIONS

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

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

2. All external walling and roofing materials to be used shall match those of the existing building in respect of type, colour, size, pointing, coursing and texture.

Reason: To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

3. The approved development shall be carried out in accordance with the Arboricultural Report and Tree Protection Plan by Silverback Arboricultural Consultancy, received by the Council on 6th February 2020.

Reason: To ensure the trees are not adversely affected by the development proposals in accordance with PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places (adopted November 2017)

4. The basement of unit two (shown on the plans as Bed 4) shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling shown on the plans as unit 2 and shall not be occupied as an independent dwelling unit.

Reason: The basement of unit 2 hereby approved is not capable of independent occupation without adverse impact on the amenities of existing or future residential occupiers contrary to Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

5. Prior to the construction of development above Damp Proof Course (DPC) level, the design and details including materials and finishes of the following items on all dwellings shall be submitted to and approved in writing by the local planning authority:

1. All windows (including cill, reveal and lintels)
2. Extracts, vents, flues & meter boxes

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. The scheme shall be implemented strictly in accordance with the approved details.

Reason: To ensure an adequate standard of external appearance and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

6. Prior to the occupation of units 2 or 3, the windows of bedroom one unit two shall be obscured in accordance with the details shown on Drawing OW02 rev E and retained in perpetuity.

Reason: To prevent overlooking between the properties, in accordance with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

7. Prior to the occupation of the dwellings hereby approved, details of the hedging to the boundaries or the properties, including heights and species, shall be submitted to and approved in writing by the Local Planning Authority. This hedging shall thereafter be retained and any diseased or dead planting replaced.

Reason: To prevent overlooking between the properties and safeguard the character of the curtilage listed building and its setting, in accordance with Policy PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

8. No development shall commence until surface water drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted and approved by the Local Planning Authority.

Reason: To comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework 2012. This is a condition precedent because it is necessary to understand whether soakaways are appropriate prior to any initial construction works which may prejudice the surface water drainage strategy

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure, other than those approved under condition 7 shall be erected or placed on the site without a further planning permission being granted.

Reason: To safeguard the character and setting of the listed buildings, park and garden and conservation area, in accordance with Policy CS9 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

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

Drawings received on 28th June 2019

CS01 Cycle Store
LOC 01 Rev A Location Plan
OWE2 Existing Floor Plans
OWE3 Elevations
SC02 Trip Fence

Drawing received on 9th July 2019
OW/BP/01 Block Plan

Drawings received on 4th November 2019
OW/PL/01 Rev B Planning layout
OW03 Rev C Proposed elevations

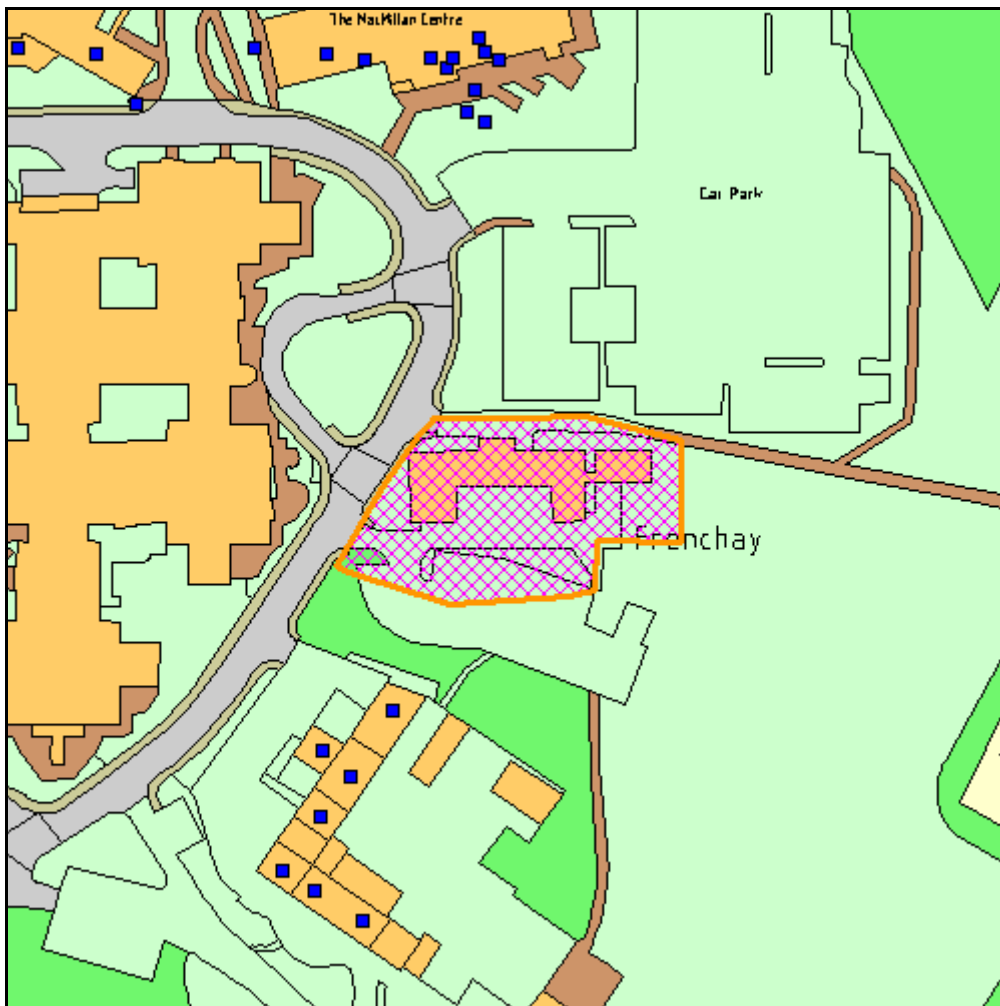
Drawing received on 20th December 2019
OW02 Rev E Proposed floor plans

Drawing received on 18th February 2020
DR01 Drainage connection plan

Reason: To define the terms and extent of the permission.

CIRCULATED SCHEDULE NO. 09/20 – 28 FEBRUARY 2020

App No.:	P19/14063/LB	Applicant:	Cameron Building Services Ltd
Site:	Observation Ward Old Frenchay Hospital Beckspool Road Frenchay Bristol South Gloucestershire	Date Reg:	8th October 2019
Proposal:	Relevant demolition of existing extension and internal and external alterations to existing building to facilitate conversion to 3no dwellings.	Parish:	Winterbourne Parish Council
Map Ref:	363857 177630	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	2nd December 2019



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

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

This application is reported to the Circulated Schedule, due to the objection from Winterbourne Parish Council that is contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application site is the former observation ward that was part of the former Frenchay Hospital. The building is curtilage listed to the Sisters House and the Sisters House Stable Block, which are grade II listed. The site is located within the Frenchay Conservation Area. The grounds are locally listed as a park and garden.
- 1.2 The building was included within the masterplan for the wider Frenchay Hospital redevelopment. It was included within the s106 Agreement for the site for the provision of a nursery.
- 1.3 The original building dates from the 1930s with a later extension to the eastern side. The building is currently vacant and in a state of disrepair.
- 1.4 This is a listed building application for the conversion of the building to three residential units. The existing extension would be demolished and a new extension would be constructed. The proposed extension would project 11.7m from the side elevation and have a depth of 5.3m. There would be a setback of approx. 0.4m from the original building. It would have a flat roof at a height of 3.6m. The brick work would match the existing with a single ply being used for the roof.
- 1.5 The application has been amended since submission to overcome issues of overlooking and to improve the layout and detail of the proposed amenity space.

2. POLICY CONTEXT

2.1 National Guidance

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

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
Frenchay Conservation Area SPD
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 (2nd Edition)".

3. RELEVANT PLANNING HISTORY

- 3.1 PT13/0002/O - Redevelopment of hospital site to facilitate the construction of up to 490 residential units; a new health and social care centre and; a 1 form entry primary school, all with associated works. Outline application with access to be determined: all other matters reserved – Permitted 5th December 2014
- 3.2 P19/3567/F – Erection of a 2 form entry primary school and associated works – Permitted 22nd July 2019
- 3.3 P19/1108/F – Creation of a new road and associated highway works – Permitted 29th November 2019
- 3.4 P19/8104/F - Relevant demolition of existing extension and erection of a replacement single storey side extension to facilitate conversion to 3no dwellings, with parking, screening and associated works. – Recommended for permission

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Object to the application, raising the following points;
- Unable to comment until they have received confirmation regarding the marketing process under the s106 Agreement
 - Current application suggests there are few features left of the listed building, which contradicts previous statements that the suggested cost of the conversion could be prohibitive due to it being a listed building.
- 4.2 Other Consultees
Conservation Officer – Offers the following comments on the application as submitted;
- Principle of the conversion to a new sustainable use is supported.
 - Justification for a large new replacement extension isn't clear
 - Removal of the unattractive existing extension would represent an enhancement to the building
 - Proposed extension looks to reflect the style of the host building and as such, there is a concern about loss of scale and character
 - The sections of the proposed windows show the units being 24mm but this should be reduced further.
 - Details of flues and vents should be provided
 - Visual impact of the boundary treatments isn't clear
 - Boundary treatments needs to retain a degree of openness in the interests of the building and the character of the area

- Needs to be flexibility to facilitate the conservation, the justification for retaining this building needs to be considered and so its potential future contribution to the history and legibility of the former hospital site should be allowed to be lost or undermined.

- No issues in respect of the internal layout

Following the receipt of revised plans, the following comments were provided;

- Issue to set the extension back from the front elevation remains
- Is within the parameters of what was envisaged previously in regards to the new build for the new nursery
- Residential conversion presents a number of significant issues in terms of subdivision and legibility, it has a sustainable future.

Other Representations

4.3 Local Residents

2 letters of objection have been received, raising the following points:

- S106 obliges the building to be used as a community nursery, supporting the new school not a speculative residential development
- Extension is not in keeping with LPA preferences for extensions within the grounds of a listed building
- Their preference exists for contemporary tacky glazing and cladding, as per the publically support but refused Clic Cottage
- Boundaries appear incorrect
- Northern metalled access path to the allotments has been annexed and developed over. *(Officer note: This Local Planning Authority are satisfied that the plans submitted are correct and the correct notices have been signed)*
- No Arborist report not appraisal of trees to be felled submitted *(Officer note: This has now been submitted and assessed by the Council's Arboricultural Officer)*
- Cannot support a situation where the nursery facility has been sidestepped in favour of a project for commercial gain
- Where is the marketing evidence?

Some of the points raised fall outside of the Listed Building Consent process and relate to matters that are considered under the planning permission. For this reason, these objections have been reported and considered in the parallel planning application (P19/8104/F).

5. ANALYSIS OF PROPOSAL

5.1 There is a duty placed on the Council under s16 of the Planning (Listed Buildings and Conservation Areas) Act to pay special regard to the preservation of the building or its setting. Furthermore, it has a duty under s72 of the Act to pay special attention to the preservation or enhancement of the character of the surrounding conservation area.

5.2 As the building is curtilage listed, the impact on the setting of the principal listed building must be considered. The existing building is in a poor state of repair and formed part of the early hospital use at Frenchay Park House.

- The principle of the change of use for the building to have a sustainable future is supported.
- 5.3 The existing extension has an unsightly appearance and there is no objection to its removal. The application proposes the erection of brick extension, which would be set back from the main building. The materials would match the existing building and it would have a similar rhythm in terms of the doors and windows. The Conservation Officer has questioned the justification for a larger extension than the previous harmful extension.
 - 5.4 There is a benefit to the setting of the building by removing the existing extension. The proposed extension has been amended to set it back from the main building, which lessens its impact on the main building. Whilst the harm from the proposed extension would be less than the harm caused by the existing extension, it is still considered that there would be harm caused. When considered in the context of the NPPF, this harm is considered to be less than substantial. Paragraph 196 of the NPPF allows the decision maker to weigh this harm against the public benefits of the proposal including “*securing its optimum viable use.*”
 - 5.5 The construction of the extension would secure the buildings long term future as the building is currently in a state of disrepair and its condition is deteriorating. It is therefore considered that in the context of paragraph 196 of the NPPF, the benefits of the removal of the existing extension and the securing of the building’s future outweigh any harm caused by the size of the proposed extension.
 - 5.6 When the application was submitted, the boundary treatments between the rear gardens were closed boarded fence. The site formed part of the wider Frenchay Park, which would have been an open parkland. The rear gardens need to have adequate screening to provide future occupiers with sufficient private amenity space. The application has been amended since submission for these boundaries to be hedging. This is considered to be acceptable in the context of the historic setting.
 - 5.7 Having visited the site, there is little of historic interest left within the building and its primary historic interest relates to its historic use and its association with the former hospital use. It is therefore not considered that the internal works to facilitate the conversion would have an adverse impact on the special historic and architectural interest of the proposal.
 - 5.8 There is a duty placed on the Council under Section 16 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission for any works to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Under Section 72 of the same Act, it is the Council’s duty to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.

5.9 Consideration of likely impact on Equalities

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

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

6. **CONCLUSION**

6.1 The recommendation to grant Listed Building Consent has been taken having regard to the sections 16(2) and of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Government advice contained in the National Planning Policy Framework.

7. **RECOMMENDATION**

7.1 Listed building consent be APPROVED, subject to conditions

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

CONDITIONS

1. The works hereby approved shall be begun before the expiration of three years from the date of this consent.

Reason

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

2. All external walling and roofing materials to be used shall match those of the existing building in respect of type, colour, size, pointing, coursing and texture.

Reason

To ensure an adequate standard of external appearance and in the interests of safeguarding the setting and appearance of the curtilage building, in accord with policies CS1 and CS9 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017).

3. Prior to the construction of development above Damp Proof Course (DPC) level, the design and details including materials and finishes of the following items on all dwellings shall be submitted to and approved in writing by the local planning authority:
 1. All windows (including cill, reveal and lintels)
 2. Extracts, vents, flues & meter boxes

The design details shall be accompanied by elevations and section drawings to a minimum scale of 1:5 together with cross section profiles. The scheme shall be implemented strictly in accordance with the approved details.

Reason

To ensure an adequate standard of external appearance and in the interests of safeguarding the setting and appearance of the curtilage building, in accord with policies CS1 and CS9 of the South Gloucestershire Core Strategy (adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (adopted November 2017)

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

Drawings received on 28th June 2019

CS01 Cycle Store
LOC 01 Rev A Location Plan
OWE2 Existing Floor Plans
OWE3 Elevations
SC02 Trip Fence

Drawing received on 9th July 2019
OW/BP/01 Block Plan

Drawings received on 4th November 2019
OW/PL/01 Rev B Planning layout
OW03 Rev C Proposed elevations

Drawing received on 20th December 2019
OW02 Rev E Proposed floor plans

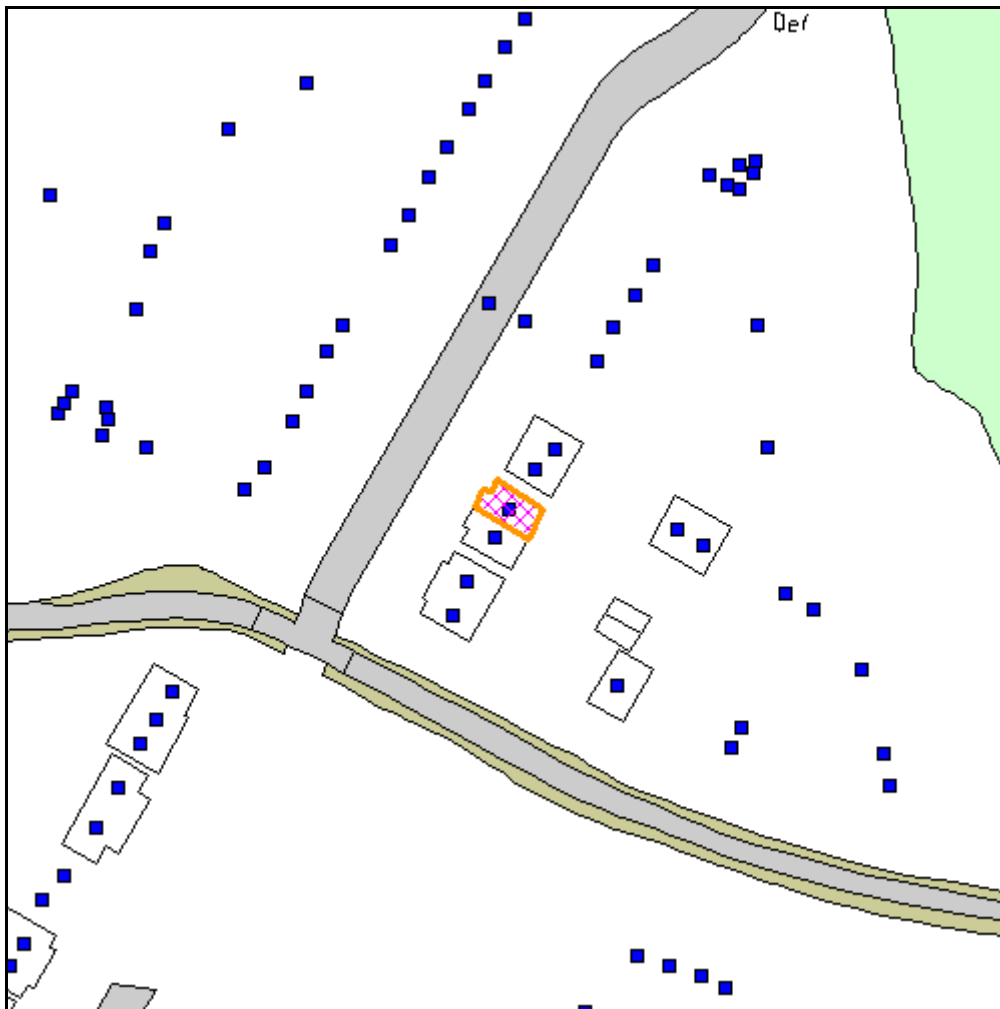
Drawing received on 18th February 2020
DR01 Drainage connection plan

Reason

To define the terms and extent of the permission.

CIRCULATED SCHEDULE NO. 09/20 – 28 NOVEMBER 2020

App No.:	P20/01207/PDR	Applicant:	Mr And Mrs Degan
Site:	156 Willowherb Road Emersons Green Bristol South Gloucestershire BS16 7GT	Date Reg:	21st January 2020
Proposal:	Partial conversion of garage to provide additional living accommodation.	Parish:	Emersons Green Town Council
Map Ref:	367521 177900	Ward:	Emersons Green
Application Category:		Target Date:	16th 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.

REASON FOR REPORTING TO THE CIRCULATED SCHEDULE

Contrary view of the Parish Council.

1. THE PROPOSAL

- 1.1 Planning permission is sought for a partial garage conversion at 156 Willowherb Road.
- 1.2 The application site comprises a three storey semi-detached dwelling. The application site is located within the designated Bristol eastern fringe settlement boundary.
- 1.3 The proposal includes the partial conversion of an integrated garage, no external works are proposed. Permitted development rights have been removed for the property.

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

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

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

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/2649/RM
Erection of 137 units
Approve with Conditions (10/06/2014)

4. CONSULTATION RESPONSES

- 4.2 Emersons Green Town Council
Objection - Proposal will remove one of the existing available parking spaces, with no alternative proposed.
- 4.3 Sustainable Transport
No Objection - Although a parking space would be lost, two off street parking spaces would remain on the hard standing to the front of the property which is in line with SGC minimum parking standards.
- 4.4 Local Residents
No Responses

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
The application seeks permission for a partial garage conversion at an existing residential property. Policy PSP38 of the Policies, Sites and Places Plan permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.
- 5.2 Design and Visual Amenity
Policy CS1 of the Core Strategy and Policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.3 The proposal would include no external works.
- 5.4 On the basis of the assessment set out above, it is not considered that the proposed development would detract from the appearance of the building or negatively impact the visual amenity of the streetscene or character of the area.
- 5.5 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and

- dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.6 The proposal would include no external works.
- 5.7 On the basis of the assessment set out above, it is not considered that the development proposal would result in any unacceptable impacts on the amenity of neighbours.
- 5.8 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal will reduce the number of on-site parking spaces at the property from 3 to 2. The number of bedrooms at the property will remain at 3. Therefore, under the Councils minimum parking standards the minimum number of on-site parking spaces requires at the property is 2. The proposal meets this minimum parking requirement.
- 5.9 Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It requires equality considerations to be reflected into the design of policies and the delivery of services.
- 5.10 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the 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 That the application be **Approved** subject to the conditions included on the decision notice.

Contact Officer: Oliver Phippen
Tel. No. 01454 866019

CONDITIONS

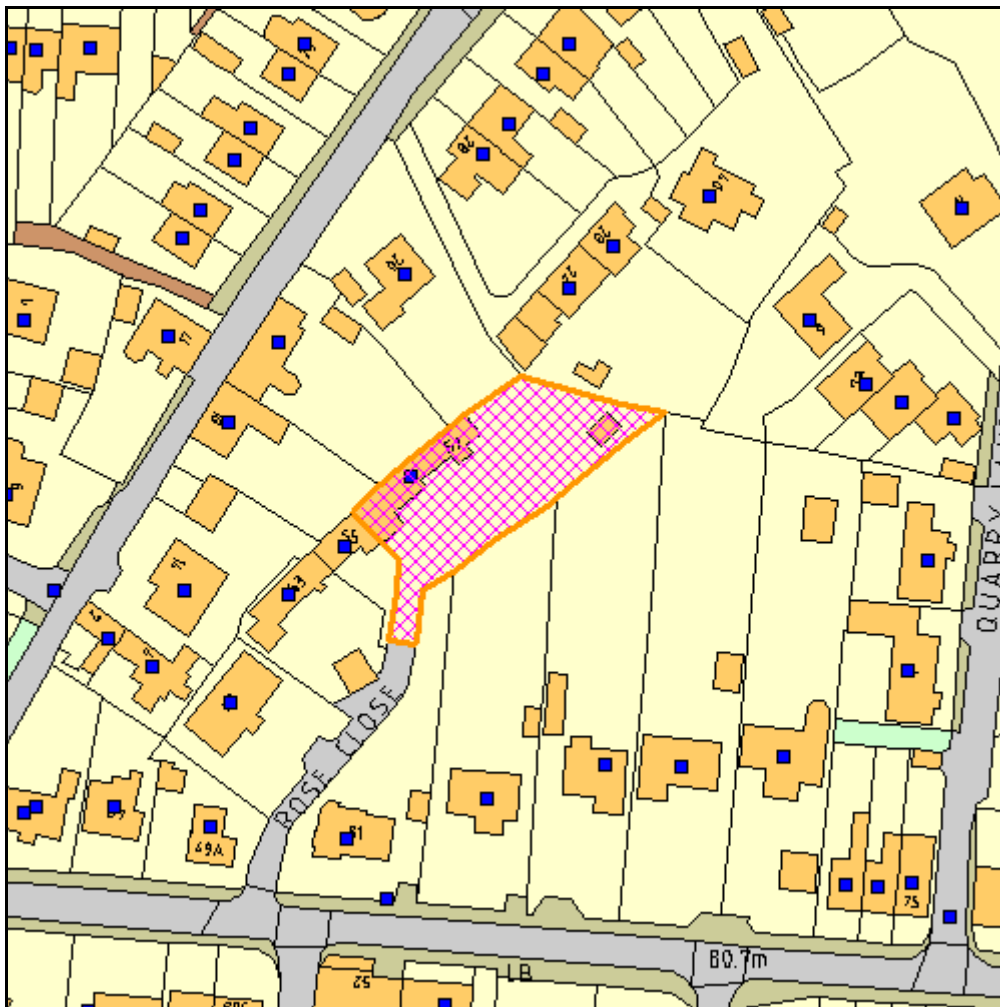
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason

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

CIRCULATED SCHEDULE NO.09/20 – 28 FEBRUARY 2020

App No.:	P20/01623/F	Applicant:	Robert Merrick
Site:	57 Rose Close Winterbourne Down Bristol South Gloucestershire BS36 1DA	Date Reg:	29th January 2020
Proposal:	Erection of a single storey front extension to form additional living accommodation. Installation of raised patio.	Parish:	Winterbourne Parish Council
Map Ref:	365237 179727	Ward:	Winterbourne
Application Category:	Householder	Target Date:	23rd 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.

This planning application will be added to the Circulated Schedule because the proposal has received 1No objection from Winterbourne Parish Council.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a Single Storey front extension and the installation of a raised patio, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at 57 Rose Close and is set within a good sized plot. It is located within the established residential area of Winterbourne Down. The site is accessed via a narrow lane and is situated on a terraced site with a steep embankment to the rear.
- 1.3 The host property is a two storey 19th Century detached natural stone dwelling with a tile covered gabled roof. To the front is a natural stone built porch with hipped roof and to the side are a number of single storey extensions. Boundary treatments are a combination of natural stone walls, side elevations of neighbouring properties and a steep embankment.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

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

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/4352/F. Erection of single storey front extension to form additional living accommodation. Part conversion of garage to form bedroom. Approved. 31.08.2016.
- 3.2 PT16/0012/F. Erection of two storey side and front extension to form additional living accommodation. Withdrawn. 28.01.2016.
- 3.3 PT14/4219/O. Erection of 2no. dwellings (outline). All matters reserved Refusal. 12/01/2015.
Refusal Reasons:
- *Application failed to demonstrate that the proposed development would reach the highest standards of site planning and design in respect of scale, layout and impact of the development on the character and appearance of the locality;*
 - *Application has failed to demonstrate that the proposed development would not have a prejudicial impact on the levels of residential amenity; would not lead to a loss of privacy or that the proposed dwellings would benefit from an acceptable standard of residential amenity;*
 - *Insufficient information submitted with regards to a reptile survey; and*
 - *The application failed to demonstrate that the proposed development provided a safe means of access; provides sufficient turning and manoeuvring space; and, that the development would not have an unacceptable effect on highway safety.*
- 3.4 N7622. Erection of two storey side extension to form lounge and lobby with bedroom over and the erection of a car port. Approval. 13/08/1981.

4. CONSULTATION RESPONSES

- 4.1 Winterbourne Parish Council
Objection – Large extension will obliterate the original classic design and reduce the significant impact of the first floor fenestration.

Other Representations

- 4.3 Local Residents
No Comments received.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of Development
Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable

- level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.
- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.
- 5.3 The proposal is for planning permission to the existing dwelling to erect a single storey extension with 2No velux roof lights and the installation of a raised patio to the front of the host dwelling. Consequently the main issues to deliberate are the impact on the character of the area and the principle dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.
- 5.4 The property has an existing living room, kitchen, bathroom, bedroom and garage to the ground floor and therefore the extra ground floor area proposed will permit an improved living space, developing the dwelling into a modern unit, creating an extension to the existing living room, together with the raised patio to the garden. Careful placement of the aluminium sliding doors will ensure continued privacy onto the adjoining neighbours.
- 5.5 Design and Visual Amenity
Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.6 The proposal consists of a single storey front extension that will project beyond the current living room to expand the space and provide a raised patio to continue the living space into the garden. The existing porch will be demolished. The host dwelling is located in a discreet location and given the modest size of the proposals, these would not be visible from the public realm. The scheme has a relatively limited scope in terms of additional form and is not considered to result in a negative impact on the character of the existing dwelling.
- 5.7 The single storey front extension, will have an overall width of just under 8.4 metres, and be to a depth of just under 1.8 metres (infilling the existing front elevation), with a pair of patio doors providing access to the raised patio. It will have a lean to style roof with 2no velux window, and it will be set down from the existing ridge by 3.3 metres, and extend to 2.4 metres in height to the eaves.
- 5.8 The proposed raised patio will have an overall width of just under 8.4 meters (as the width of the proposed front extension) and be to a depth of 3.1 meters, providing a level threshold to the proposed front extension.

- 5.9 The extension has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment neighbouring properties, matching materials and components to the existing dwelling where possible, and therefore the scale and form of the proposed extensions will respect the proportions and character of the existing dwelling. The existing characteristics of the host dwelling will be continued through onto the proposed extension by way of the natural stone with the red brick quoins and detailing to the external façade and the patio door surround.
- 5.10 Overall, it is considered that the proposed extension would not harm the character or appearance of the area and as such is considered acceptable in terms of visual amenity as the proposal is modest in scale and form.
- 5.11 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance.
- 5.12 The proposals should not prejudice the residential amenity by causing any impact on privacy of the neighbouring occupiers as well as the private amenity space of the host dwelling as it is in a discreet location and screened by the existing garage and topography of the site from properties to the north.
- 5.13 It is modest in scale and consequently is not likely to cause an overbearing impact or unsatisfactory loss of light to habitable rooms to any properties with adjoining boundaries. As a result of the proposal, it would not be considered to negatively impact the residential amenity of properties bounding the curtilage or result in the loss of sufficient private amenity space surrounding it. It would be therefore acceptable in this respect.
- 5.14 Transport
Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal would not result in the loss of the hardstanding that would satisfy the minimum parking standards; as such there are no adverse highway concerns to address. The proposal does not result in the introduction of an additional bedroom and therefore it will not require any additional parking space. Therefore there is no concerns to the proposal in relation to highway safety or parking provision.
- 5.15 Private Amenity Space
The dwelling benefits from a good amount of existing private amenity space to the front of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. The proposal demonstrates that these standards are to be maintained as there will be no changes to the number of bedrooms, and as the dwelling still benefits from an existing large amount of private amenity space to the front of the property, the existing garden should

still benefit from private amenity space of sufficient size and shape, to meet the needs of the occupants.

5.16 Consideration of likely impact on Equalities

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

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 That the application be **APPROVED**.

Contact Officer: Helen Turner
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CONDITIONS

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

Reason

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