

# 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: 19/21**

**Date to Members: 13/05/2021**

**Member's Deadline: 20/05/2021 (5.00pm)**

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

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

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

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

## NOTES FOR COUNCILLORS

### – formal arrangements for referral to committee

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

### **Additional guidance for Members**

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

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

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

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

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

**A template for referral is set out below:**

## **Referral from Circulated Schedule to Development Management Committee**

1. Application reference number:

2. Site Location:

3. Reasons for referral:

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

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

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

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

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

**Date:**

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

# CIRCULATED SCHEDULE 14 May 2021

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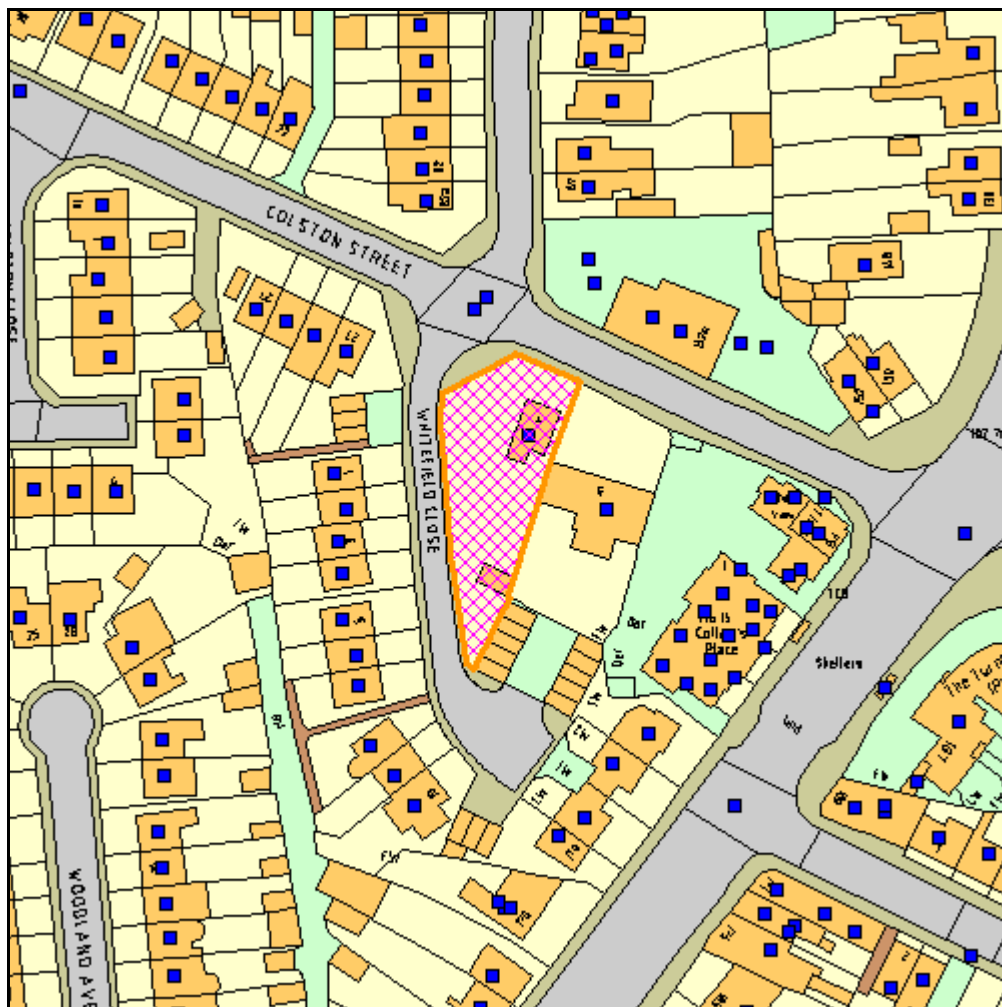
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	<b>P20/00891/F</b>	Approve with Conditions	7 Colston Street Soundwell Bristol South Gloucestershire BS16 4PF	Staple Hill And Mangotsfield	
2	<b>P20/23737/O</b>	Approve with Conditions	Swifts Wood Farm Sundayshill Lane Falfield South Gloucestershire GL12 8DQ	Charfield	Falfield Parish Council
3	<b>P21/00254/F</b>	Approve with Conditions	15 Kipling Road Filton South Gloucestershire BS7 0QP	Filton	Filton Town Council
4	<b>P21/01272/RVC</b>	Approve with Conditions	PI24, PI25, PI26 & 27 North Yate New Neighbourhood South Gloucestershire Yate	Yate North	Yate Town Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
17/21	12 O'Clock Wednesday 28 <sup>th</sup> April	9am Thursday 29 <sup>th</sup> April	5pm Thursday 6 <sup>th</sup> May	Friday 7 <sup>th</sup> May
18/21	Normal			
19/21	Normal			
20/21	Normal			
21/21	12 O'Clock Wednesday 26 <sup>th</sup> May	9am Thursday 27 <sup>th</sup> May	5pm Thursday 3 <sup>rd</sup> June	Friday 4 <sup>th</sup> June

[Dates and officer deadlines for Circulated Schedule May Bank Holidays 2021](#)

**CIRCULATED SCHEDULE NO. 19/21 -14th May 2021**

<b>App No.:</b>	P20/00891/F	<b>Applicant:</b>	Mrs Louisa Jefferies
<b>Site:</b>	7 Colston Street Soundwell Bristol South Gloucestershire BS16 4PF	<b>Date Reg:</b>	12th February 2020
<b>Proposal:</b>	Erection of 1 no. detached dwelling and 2 no. semi detached dwellings with access and associated works (Resubmission of P19/11244/F).	<b>Parish:</b>	
<b>Map Ref:</b>	364717 175020	<b>Ward:</b>	Staple Hill And Mangotsfield
<b>Application Category:</b>	Minor	<b>Target Date:</b>	7th April 2020



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N.T.S.

P20/00891/F

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

## **INTRODUCTION**

This application appears on the Circulated Schedule, as a result of consultation responses received, contrary to Officer recommendation.

### **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of 1 no. detached dwelling and 2 no. semi-detached dwellings with access and associated works. This follows the withdrawal of P19/11244/F.
- 1.2 The host property is a detached dwelling fronting Colston Street. The dwelling is essentially a corner plot, containing curtilage that extends to the side and rear, containing associated outbuildings, garage and hardstanding. The detached dwelling would be located alongside the host property, whilst the semi-detached properties would be located off Whitfield Close to the rear. The site is located within the urban area of Soundwell.

### **2. POLICY CONTEXT**

#### 2.1 National Guidance

National Planning Policy Framework  
National Planning Policy Guidance

#### 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design  
CS4a Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS15 Distribution of Housing  
CS16 Housing Density  
CS17 Housing Diversity

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

PSP1 Local Distinctiveness  
PSP2 Landscape  
PSP8 Residential Amenity  
PSP11 Transport Impact Management  
PSP16 Parking Standards  
PSP20 Flood Risk, Surface Water and Watercourse Management  
PSP37 Internal Space and Accessibility Standards for dwellings  
PSP38 Development within Existing Residential Curtilages  
PSP43 Private Amenity Space Standards



- 2.3 Supplementary Planning Guidance  
Design Checklist SPD (Adopted) 2007  
Residential Parking Standards SPD (Adopted) 2013  
Waste Collection: Guidance for New Development SPD (Adopted)  
January 2015

### 3. RELEVANT PLANNING HISTORY

P19/11244/F - Erection of 1 no. detached dwelling and 2 no. semi detached dwellings with access and associated works. Withdrawn 15/10/19.

### 4. CONSULTATION RESPONSES

4.1 Parish Council  
No Parish

4.2 Other Consultees

Sustainable Transportation

No objections in principle subject to securing additional details and layout improvements

Highway Structures

No comment

Archaeology Officer

Condition for a programme of archaeological investigation/work recommended.

Lead Local Flood Authority

No objection in principle, recommends surface water drainage condition

Ecology Officer

No objections, bat impact unlikely. Checks recommend ahead of commencement of any works.

The Coal Authority

The Coal Authority raised substantive concern to the application as originally submitted, on the basis of the proposed development falling within a high risk area and there being no suitable coal mining risk assessment or similar to address any concerns, and therefore objected to the planning application.

Subsequently, upon request, a Coal Mining Risk Assessment was received.

Having assessed the details the Coal Authority considers that the assessment and information is sufficient for the purposes of the planning system and meets the requirements of NPPF (paras. 178 and 179) in demonstrating that the application site is safe and stable for the proposed development.

The Coal Authority withdraw their objection

## **Other Representations**

### 4.3 Local Residents

10 letters of objection have been received, raising the following issues:

- More cars, parking and congestion
- Parking is already an issue and more houses are going to increase this due to the small path access.
- The lane is not wide enough and additional on-street parking will cause additional problems
- The road is unsuitable for construction and servicing vehicles are unsuitable for the road
- Noise and disruption from works
- Concerns over drainage
- Bats in the area may use garage as a roost
- The proposals are high density and there are concerns over space standards
- Will overlook other properties
- Impact upon sunlight
- Privacy concerns with overlooking into gardens

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

Policy CS5 sets out the locational strategy for development in the district. New development is directed towards existing urban areas and defined settlements. As the site is located within the settlement boundary, development is supported in this location. As such, based solely on the location of the site, the principle of the development is acceptable.

5.2 Whilst the locational principle of the proposed development is acceptable under the provisions of policy CS5, the impacts of the development require further assessment to identify any potential harm and potential for mitigation.

5.3 Extensions to dwellings and development within residential curtilages, including new dwellings, are acceptable in principle subject to detailed development control considerations in respect of local amenity, design and transportation; as set out in policy PSP38. The issues for consideration in this respect therefore are whether the proposals have an adverse impact on the amenities of nearby occupiers and whether the design of the proposal is sufficiently in keeping with the site and surroundings and whether the proposals are acceptable in highways terms.

### 5.4 Highways/Transportation

The comments above are noted. The site is located in a sustainable location, within the urban area. The principle of housing at this location is acceptable. There were certain apparent inconsistencies between the submitted details which have been raised in some of the comments received. - The existing dwelling does in fact have 3 car parking spaces and not 1 as indicated on the application form and the proposed block plan shows a total of 6 car parking

spaces and not 8 as indicated on the application form. That said the 6 spaces will be sufficient as there would be 2 for the existing dwelling, 2 for the proposed 3 bed dwelling and 1 each for the 1 and 2 bed dwellings. This is in accordance with the Council's adopted standards.

- 5.5 The parking space adjacent to the garage block at the southern end of the scheme was slightly short of the required 5.5m in front of a wall or building. It was however considered that this could be remedied by removing the footway directly behind the two spaces here as it is not needed. It was considered that the two parking spaces between plots 1 and 2 should be moved towards plot 1 and back about 0.5m. This will enable rear access to plot 2 and sufficient space to access the spaces when cars are parked opposite as currently happens. The 1.5m wide footway and carriageway widening to 4.8m is now considered acceptable, however it was also considered that there was a pinch point on the footway at the entrance to the close which needs widening to 1.5m.
- 5.6 A revised site layout plan has subsequently been submitted, taking the above information and issues into account. This is considered to address the issues raised and is therefore considered acceptable in highways terms.
- 5.7 Visibility from the proposed parking spaces is consistent with the nature of the road and likely speed of traffic. Two covered and secure cycle parking spaces are required for each dwelling including the existing house. Ducting for future provision of electric vehicle charging points will be needed for each parking space.
- 5.8 A condition would also be required to secure the highway improvement works. The applicant will need to enter into a highway works agreement with the Local Highway Authority to carry out the highways works (for example widening of the carriageway, the provision of the footway including the accesses and any change to the existing drainage and street lighting), prior to any works commencing on the public highway. An informative should be added to this effect.

Subject to conditions therefore, the proposal is acceptable in highway terms.

- 5.9 Design and Visual Amenity  
The site itself is currently a mix of side curtilage extending to the south and containing ad hoc outbuildings/garage. The host dwelling fronting Colston Street is a detached dwelling with rendered spar finish. There is recent infill development opposite with modern 3 storey dwellings, of red brick and render finish. Whitfield Close contains lines of terraced dwellings on the other side of the road in a yellow blockwork facing finish and rendered sides. There are semi-detached rendered properties at the end of the road and a group of single storey terraced garages immediately to the south of the site.
- 5.10 There is variety of types, designs, size and finishes of property and buildings in the immediate area. It is not considered that the proposed dwellings would be an unacceptable addition or materially impact any established design or streetscene and can be integrated within the site in terms of layout, design and scale. The proposals would therefore acceptably integrate with the streetscene.

The proposed design and materials utilising Wilton yellow bricks to face with render to the sides with a Dorset spar finish and Mendip smooth brown tiles, is considered acceptable.

With regard to boundary treatments, there is an existing fence where the new one is proposed for plot 1. A condition has been added to ensure retention of the existing mature hedge.

Subject to conditions therefore, the proposal is satisfactory in design and visual amenity terms.

5.11 Residential Amenity

Policies PSP8 and PSP38 of the adopted PSP Plan sets out that development within existing residential curtilages should not prejudice residential amenity through overbearing; overlooking; poor amenity space; loss of light; and loss of privacy of neighbouring occupiers.

5.12 Being a residential area, the site is flanked by other residential properties with varying relationships, layout and orientations to the site. The density of the proposed site, with 3 additional dwellings, is not out of keeping with the surrounding area.

5.13 To the west, the nearest residential properties are across the public highway. In this respect it is not considered that properties on either side of a highway and subsequent driveways/front gardens would give rise to material impact of overlooking or intervisibility. To the eastern boundary the proposed attached properties would back on to an adjacent garden. Some first floor windows are proposed in this elevation, mainly for bathrooms. Concern was raised as to the potential for overlooking as one window would appear to be for a bedroom, although the application has stated that windows to this elevation would be of obscure glazing. It was not considered suitable or appropriate for the bedroom window to be conditioned as obscure glazing. Further revisions have subsequently been received and the bedroom window has been moved to the north elevation. This is considered acceptable and sufficiently away from shared boundaries to prevent material overlooking issues. A condition to ensure that the remainder of the windows on the east elevation are to be of obscure glazing is considered acceptable.

5.14 The new dwellings themselves would provide for a variety of accommodation types and sizes. It is considered that they would provide for an acceptable living environment in each case for the level and type of accommodation proposed. Two of the proposed dwellings would be two bedroom, and one would consist of one bedroom. The associated and useable areas of private amenity space associated with and immediately around each property is considered sufficient, meeting the requirements of PSP43 at this location, taking into account the size of the new dwellings in each case. Adequate levels of amenity space are therefore considered to be available to each unit. Bin stores, access and parking are satisfactorily incorporated within the layout. Any planning permission would not give rights to access, use or develop land not within the applicant's control.

- 5.15 The principle of the proposals for residential development is acceptable at this location. There is sufficient space within the plot to satisfactorily accommodate the dwellings without being cramped or to be at odds with the level of development in the surrounding urban environment. There is satisfactory space within the plot to provide for the dwellings and their adequate siting and orientation within the plot compared to and in respect of surrounding properties. Therefore, given the location of the development within the urban area, relative distances, relationship and orientation to the nearest properties and the design and scale of the development it is considered that the proposals are acceptable. It is not considered therefore that these proposals give rise to material or significant amenity impacts such as to sustain objection and warrant refusal planning permission on amenity grounds.
- 5.16 Ecology/Bats  
The comments relating to bats in the area is noted. As the area is urban any bats using the area are likely to be light tolerant species such as common pipistrelle. The car port form is largely unsuitable for bats due to the exposed nature of it. On the garage there is a lack of areas where bats can use the building, though the corrugate roofing can sometimes create crevices for bats. A bat assessment is not considered expedient or proportionate in this particular instance, however photographic details of all elevations and the inside of the garage were required for confirmation. It is considered on this basis that there is very low risk of bat usage or impact. It is recommended however, as a safeguard, that a check is completed immediately prior to works to check no bats, or birds, are present. If they are they will need to delay works and consult a suitably qualified ecologist. The applicants' lawful requirements in this respect will be highlighted in informatives to any planning permission
- 5.17 Drainage  
There are no objections in principle to the proposals on drainage grounds. Further details and clarification on the precise nature of the drainage provision are required and a condition is recommended in this respect.
- 5.18 Archaeology  
The development is proposed on part of the site of the former James Dobsons' Pin Factory, an important feature of the industrial heritage of the area in the 18th and early 19th centuries. Until redevelopment in the early 2000s, the site between Colston Street and Soundwell Road included several buildings which were likely to have been associated with the pin works. A recommendation for further ground survey work was made in the Avon Extensive Urban Survey (1998) to check for the survival of buildings and features associated with the pin factory. The plot on which No.7 Colston Street now sits is mapped within the pin factory site on the 1<sup>st</sup> Edition OS maps (1880), but has been divided into a separate plot by the 2nd edition mapping of 1902-04.
- 5.19 It is considered that the site has some archaeological potential, however, given the main location of the former pin factory buildings lies to the east of the current site and the level of subsequent development, any sub-surface remains near the street frontages are likely to have been significantly impacted. However, as the preservation and nature of deposits across the entire plot is unknown it is recommended that a programme of archaeological work in the

form of a watching brief on all groundworks is required as a condition of this development.

#### 5.20 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 That planning permission is granted, subject to the conditions recommended.

## CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:  
Location Plan, Existing Block Plan, Existing Elevations and Proposed Plans and Elevations (Bungalow only), (Ref 1907/1 ), received by the Council on the 15th January 2020 and Proposed Site Layout Plan (Ref 1907 3D), received by the Council on the 14th April 2021 and Proposed Plans and Elevations (Ref 1907/2B), received by the Council on the 30th April 2021.

Reason:

To define the terms and extent of the permission.

3. The development shall not be occupied until the highway improvement works identified, (including road widening, accesses, footpath and parking spaces), and illustrated on plan reference 1907/3D, received by the Council on the 14th March 2021, have been completed in accordance with the submitted approved plans.

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.

4. The development shall not be occupied until two covered and secure cycle parking spaces have been provided for each dwelling in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To promote sustainable travel and to accord with policy PSP16 of the South Gloucestershire Policies, Sites and Places Plan..

5. The new dwellings shall not be occupied until electric vehicle charging points have been provided for each new dwelling.

Reason:

To promote sustainable travel and to accord with Policy CS8 of the South Gloucestershire Local Plan Core Strategy.

6. 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 address drainage provision for the site and 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.

Reason:

This is a pre-commencement condition to ensure satisfactory drainage provision is incorporated within the scheme at an early stage.

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

Reason

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

8. Prior to the occupation of the extension hereby permitted, and at all times thereafter, the two proposed first floor (bathroom) windows on the east elevation of plots 2 and 3 shall be glazed with obscure glass to level 3 standard or above. No new windows shall be added to the first floor of the east elevation on any of the dwellings hereby approved.

Reason

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

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

Reason

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

10. The existing hedgerow on site shall be retained. Prior to the commencement of development a scheme of landscaping, which shall include details of the existing hedgerow on the site to be retained, together with measures for its protection during the course of the development; proposed planting (and times of planting) and boundary treatments, shall be submitted to the Local Planning Authority and approved in writing. Development shall be carried out in accordance with the agreed details prior to the first occupation of the associated dwellings hereby approved.

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.

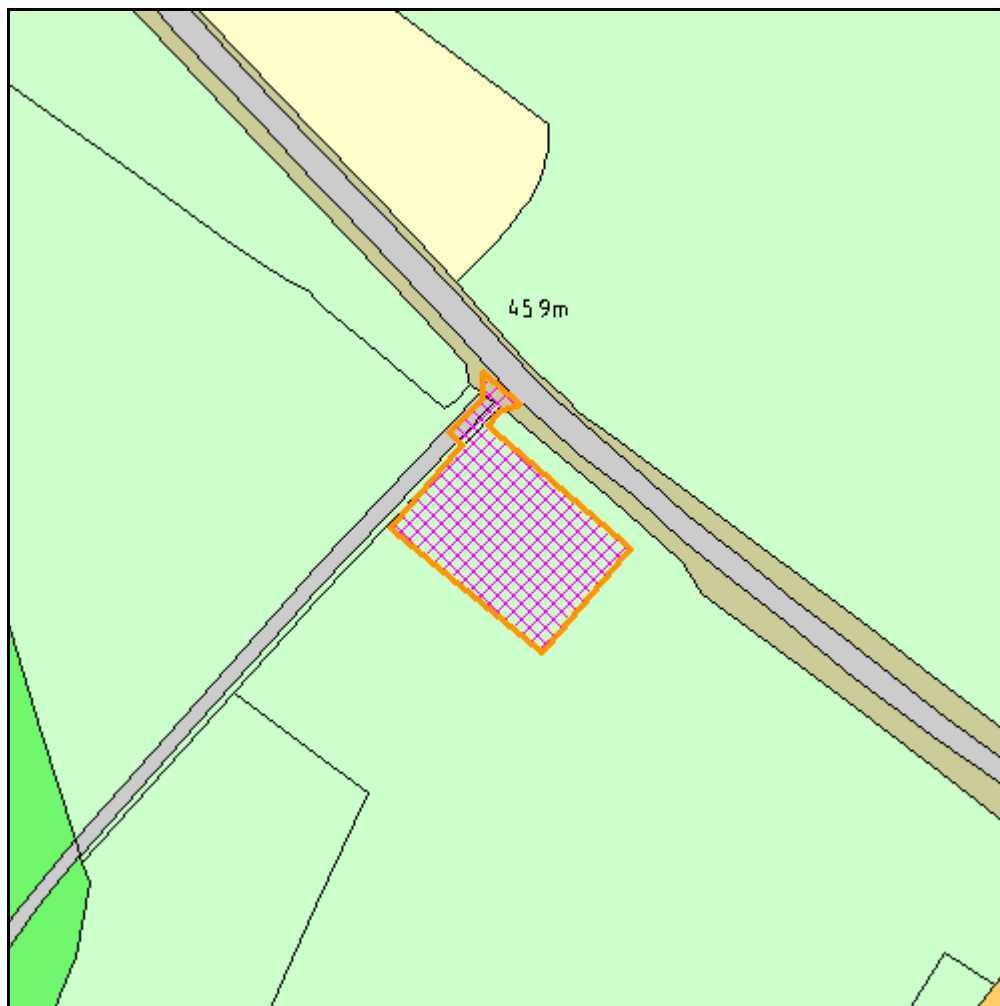
**Case Officer: Simon Ford**

**Authorising Officer: Helen Ainsley**



**CIRCULATED SCHEDULE NO. 19/21 -14th May 2021**

<b>App No.:</b>	P20/23737/O	<b>Applicant:</b>	Mr John King
<b>Site:</b>	Swifts Wood Farm Sundayshill Lane Falfield South Gloucestershire GL12 8DQ	<b>Date Reg:</b>	30th November 2020
<b>Proposal:</b>	Erection of 1no. agricultural workers dwelling (outline) with access, layout and scale to be determined. All other matters reserved.	<b>Parish:</b>	Falfield Parish Council
<b>Map Ref:</b>	366984 193709	<b>Ward:</b>	Charfield
<b>Application Category:</b>	Minor	<b>Target Date:</b>	20th January 2021



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 100023410, 2008. **N.T.S.** **P20/23737/O**

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 referral to Circulated Schedule**

This application appears on the circulated schedule due to the receipt of three letters of objection.

## **1. THE PROPOSAL**

- 1.1 The application seeks outline planning permission for the erection of one agricultural workers dwelling. This is an outline application with access, layout and scale for consideration. The appearance of the dwelling and landscaping of the site are reserved for future consideration. The proposal is for a family dwelling with integrated garage and farm office space. The main dwelling will have a footprint of 10m x 8m with a maximum ridge height of 7m. The garage/office will have a footprint of 8m x 6m.
- 1.2 The application follows an initial three year temporary planning permission for an agricultural workers dwelling under reference PT17/4037/F. The proposal would be constructed alongside the existing temporary structure, allowing for continued habitation at the site and then the temporary dwelling would-be removed upon occupation of this proposal.
- 1.3 The application site consists of an agricultural field situated to the northwest of the agricultural buildings associated with Swifts Wood Farm, Falfield. The site is situated within the open countryside outside of any defined settlement boundary. The proposed access is from an existing gateway accessed from Sundayshill Lane, which currently serves the agricultural buildings. The site access is adjacent to a public right of way.
- 1.4 During the course of the application the location of the proposed dwelling as amended at your officer's request. Re-consultation was carried out on the revised site location.

## **2. POLICY CONTEXT**

- 2.1 National Guidance  
National Planning Policy Framework March 2012

- 2.2 Development Plans

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

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

## CS34 Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP8	Residential Amenity
PSP16	Parking Standards
PSP40	Residential Development in the Countryside
PSP41	Rural Workers Dwellings
PSP43	Residential Amenity Space Standards

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

### 3. RELEVANT PLANNING HISTORY

- 3.1 PT17/4037/F Temporary siting of mobile home for use as agricultural workers dwelling for a further period of 3 years to include raised decking area and steps (Retrospective)  
Approved November 2017
- 3.2 PT14/0093/F Change of use of land for the temporary stationing of 1no. mobile home for use as an agricultural workers dwelling for a period of 3 years.  
Approved March 2014

### 4. CONSULTATION RESPONSES

- 4.1 Falfield Parish Council  
Have no comment to make on the amended site location for proposed dwelling.  
(The Parish did originally raise an objection to the scheme)
- 4.3 Lead Local Flood Authority  
No objection
- 4.4 Landscape Officer  
The Councils landscape officer originally raised an objection to the application. However, following the submission of the revised plan raises no objection and comments that the revised building location is acceptable from a landscape and visual perspective.
- 4.5 Highway Officer  
No objection subject to the provision of two parking spaces and an electric vehicle charging point.
- 4.6 PROW  
A PROW is present at the very entrance to the site. The legal course of the PROW will need to be retained and rectified. No new obstructions (e.g. stiles) are permitted

- 4.7 Agricultural consultant  
Is content that the functional and financial tests have been satisfied and therefore, in agricultural terms, is able to support the application.
- 4.8 Archaeology  
Recommends an archaeological watching brief condition is attached.

### **Other Representations**

- 4.7 Local Residents  
3 letters of objection have been received from local residents. All comments were received to the original set of plans. A summary of the main points of concern raised is as follows:
- The siting is unnecessarily distant from the farm/livestock
  - Queries over how long the mobile home has been occupied for
  - No objection of the house is in its original PT14/0093/F position
  - 4 bed property is large for an agricultural workers dwelling
  - The building should be near the existing sheds, not at the top of the hill

## **5. ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development  
The National Planning Policy Framework (NPPF Feb 2019) paragraph 79 states: Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:
- a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
  - b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
  - c) the development would re-use redundant or disused buildings and enhance its immediate setting;
  - d) the development would involve the subdivision of an existing residential dwelling; or
  - e) the design is of exceptional quality, in that it: - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and - would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.
- 5.2 On 22nd July 2019, the Government introduced guidance under the Planning Practice Guidance (PPG) as to how the need for isolated homes in the countryside for essential rural workers can be assessed when considering paragraph 79a of the NPPF. Considerations could include the following:
- evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise (for instance, where farm animals or agricultural processes require on-site attention 24-hours a day and where otherwise there would be a risk to human or animal health or from crime, or to

- deal quickly with emergencies that could cause serious loss of crops or products);
- the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;
  - whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;
  - whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and
  - in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.
- 5.3 Local Plan Policy PSP41 relating to Rural Workers Dwellings states the following: Outside of the defined settlement boundaries, the erection of dwellings for permanent workers in agriculture, forestry or other rural businesses will be acceptable, where the applicant can demonstrate that:
- 1) the dwelling is required to satisfy a clearly established existing functional need to live at the place of work or within the immediate area, which can't be met within the defined settlement boundaries; and
  - 2) the rural business has been established for at least three years, has been profitable for at least one of them, is financially sound, and has a clear prospect of remaining so; and
  - 3) the need could not be fulfilled by another existing dwelling or building capable of conversion on the unit, or any other accommodation or building capable of conversion in the area, which is suitable and available for occupation by the worker concerned; and
  - 4) the proposal(s) is satisfactorily sited in relation to the rural business and wherever possible, is sited within a hamlet or existing group of buildings. In the case of new businesses, where the need and location have been established, but permanence cannot be demonstrated, the consideration will be given to temporary accommodation, whilst the business establishes.
- 5.4 Full consideration for a temporary agricultural workers dwelling was undertaken during planning applications PT17/4037/F and PT14/0093/F. It was concluded that there was a clear agricultural need to be on site was granted for a temporary period until such time and the business was established.
- 5.5 A new appraisal has been carried out by the Council's Agricultural Consultant who finds there remains a functional need to live on site and there are no suitable dwellings for sale locally. Nor are any buildings suitable for conversion to meet the functional test.
- 5.6 The business continues to trade as P J King & Son and is based on a mixed livestock and arable farming enterprise and a meat processing business. The overall holding extends to 1,268 acres which is similar to that noted in 2017. This is a family operation with Mr & Mrs King and their 4 sons all employed in the venture.
- 5.7 The subject holding in this case is Swifts Wood Farm, which is the base for the suckler cow unit and extends to 111 acres. From an 80 cow unit in 2013, this has now expanded to 140 cows plus followers and 2 stock bulls; a total of

around 265 head of cattle on the holding. Except for the retention of some replacement heifers, yearlings are then transferred to Pedington for finishing. It is considered that there is sufficient infrastructure on the holding to meet the needs and requirements of the suckler cow business. The farm buildings on the holding extend to the following:

- 105ft x 45ft covered yard/livestock building
- 55ft x 75ft covered yard/livestock building plus 35ft x 75ft extension
- 80ft x 40ft and 60ft x 20ft external hardstanding yard

#### 5.8 Functional Need

A functional test is needed to understand what it is about the running of the business that requires someone to be present most of the time. This need must relate to the business based on the stocking and cropping requirements and not the personal needs of those running the business. The need must also relate to a full time worker. A functional need can exist where there is a requirement for a worker to be on hand day and night in case the housed animals require essential care at short notice i.e. on welfare grounds.

- 5.9 In principle, given the proposal relates to housed livestock, a functional need occurs. As to whether the functional test and need for on-site accommodation is satisfied, this then depends on the scale of the activity. In this case, the suckler cow facility at Swifts Wood Farm generates a full time labour need. As a result, based on the information provided, the independent agricultural consultant commissioned by the Council is content that the functional test is met. Your officer agrees with this view.

#### 5.10 Permanent Dwelling

A permanent dwelling should only be considered on well established units. The site has been owned by the business since 2010 and operational as a suckler cow unit for more than 5 years. As a result, based on the information provided, the independent agricultural consultant commissioned by the Council is content that the enterprise is suitably established to justify the case for a permanent dwelling. Your officer agrees with this view.

#### 5.11 Financial Viability

Latest Government guidance (22nd July 2019 - Paragraph: 010 Reference ID: 67-010-20190722) sets out consideration that may be relevant to take into account when applying paragraph 79a of the NPPF and these could include the degree to which there is confidence that the enterprise will remain viable for the foreseeable future.

- 5.12 The agent has provided unaudited trading accounts for P J King and Son, which comprises both the farm and meat processing elements. The accounts show a profit. Whilst the full account details are not public available on the internet, they have been shared with the agricultural consultant whoe is of the opinion that the financial test has been satisfied. Your officer agrees with this view.

#### 5.13 Other Accommodation

A Rightmove search has indicated that there 11 properties for sale approximately 7 mile away from the site. As these are not within 'sight and

- sound' or 'close proximity' they are considered unsuitable to meet the identified need.
- 5.14 Dwelling Size and Location  
Noting this is an outline planning application, the detailed design is 'reserved' for later determination, and as a result only scaled parameters are quoted. Based on an assumed floorspace of approximately 160sqm, this is a reasonable size for an agricultural dwelling.
- 5.15 The scale parameters are secured at this outline stage and can be conditioned as such. Sundayshill Lane has a meandering and rural character with much of its frontage enclosed by field hedgerows, where it lies in open countryside to the west of Falfield. Much of the associated development is concentrated around the lane's southern junction with the A38 Gloucester Road, at Falfield. Within its central section, in the vicinity of the site, scattered dwellings/groups of properties are separated by field frontages. As initially submitted, the proposed dwelling was to be located at the top of a hill – this caused the landscape and case officer concern. As a result, the proposed location was amended to pull the proposed dwelling 'down the hill'.
- 5.16 Following the receipt of the revised siting, the landscape officer confirms the location and scale is acceptable from a landscape and visual perspective. Landscaping is reserved for future consideration. The following will be required to be submitted to support a reserved matter application: A detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (utilising locally indigenous native species), which is to be implemented in the first season following completion of construction works; together with details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be require. Subject to such details being secured at reserved matters stage, the design and visual impact of the proposal is deemed to be acceptable.
- 5.17 Transport and Access  
There is no transportation objection in principle for this proposal. Informatives will be attached to any consent granted to remind the applicant that the vehicle crossover will require separate consent. A condition will also be attached to ensure that the landscaping and appearance details provided at reserved matters stage include two parking spaces and an Electric Vehicle Charging point.
- 5.18 A PROW is present at the very entrance to the site. The legal course of the PROW will need to be retained and rectified. No new obstructions (e.g. stiles) are permitted. An informative will be attached to this effect.
- 5.19 Residential Amenity  
The application site is situated in a very rural area where the closest neighbour is in excess of 11m from the proposed dwelling. In light of this significant distance it is considered that the proposed would have no adverse impact on the amenity of nearby occupiers. The amenity and parking space facilitates is ample for the occupants' needs.

5.20 Archaeology

The archaeology officer has suggested that a watching brief condition may be prudent given that the development will disrupt previously undisturbed ground. However, as there are no know historic relics known in the area, your officer considered such a condition to be un-necessary and will not be attached.

5.21 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 That planning permission is granted subject to the conditions below



**CONDITIONS**

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

1. 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 building to be erected, and the landscaping of the site, shall be submitted 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. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

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

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

Reason

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

5. The development shall be pursued in accordance with the following details as submitted:

Amended Site Location Plan received by the Council on 31st March 2021

Design and Access Statement received by the Council on 27th November 2020

Reason

In the interests of clarity and to prevent the need for remedial action.

6. The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason

The site is not in an area intended for development and the development has been permitted solely because it is required to accommodate a person working in agriculture or forestry, to accord with advice in policy CS5 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, policy PSP41 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017 and the National Planning Policy Framework.

7. The details submitted at reserved matters stage shall include details of any external illuminations, including measures to control light spillage. Development shall be carried out in accordance with the approved details.

Reason

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

8. Details submitted as part of the reserved matters shall include detailed plans showing the provision of car parking and secure undercover cycles parking facilities and an Electric Vehicle Charging Point in accordance with the standards set out in PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017. Thereafter, the development shall proceed in accordance with the agreed scheme, with the parking facilities provided prior to the first occupation of the building; and thereafter retained for that purpose

Reason

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

9. The details submitted at reserved matters stage shall include a detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting (utilising locally indigenous native species), which is to be implemented in the first season following completion of construction works; together with details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be require. The scheme shall be implemented in accordance with the details so agreed.

Reason

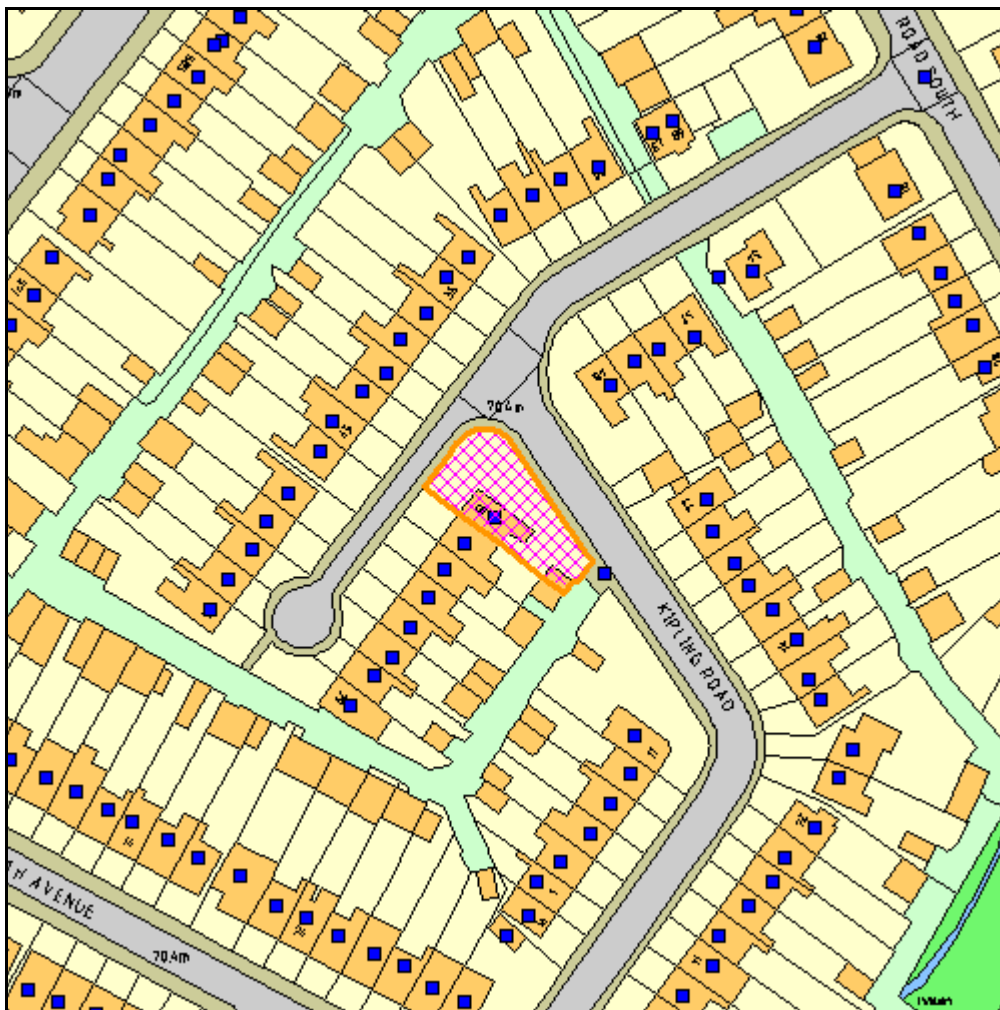
This is an outline permission only and the reserved matters shall be made to the Local Planning Authority

**Case Officer: Marie Bath**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 18/21 -14th May 2021**

<b>App No.:</b>	P21/00254/F	<b>Applicant:</b>	HASSAN KHALEGHI
<b>Site:</b>	15 Kipling Road Filton South Gloucestershire BS7 0QP	<b>Date Reg:</b>	4th February 2021
<b>Proposal:</b>	Erection of 1 no. semi-detached dwelling with associated works.	<b>Parish:</b>	Filton Town Council
<b>Map Ref:</b>	360713 178270	<b>Ward:</b>	Filton
<b>Application Category:</b>	Minor	<b>Target Date:</b>	31st March 2021



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 100023410, 2008. N.T.S. P21/00254/F

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

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

The application is referred to the Circulated Schedule as representation has been received from 6 no. local residents which is contrary to the Officer's recommendation.

#### **1. THE PROPOSAL**

- 1.1 The application seeks full planning permission for the erection of a 1no attached dwelling and associated works at 15 Kipling Road, Filton.
- 1.2 The application site is a corner plot forming part of the residential curtilage of 15 Kipling Road, and is located within the North Fringe of Bristol Urban Area. The proposed development consists of a two storey attached property which would project from the north-east elevation of no.15.

#### **2. POLICY CONTEXT**

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

- 2.2 Development Plans

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

CS1 High Quality Design  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS15 Distribution of Housing  
CS16 Housing Density  
CS17 Housing Diversity  
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  
PSP2 Landscape  
PSP3 Trees and Woodland  
PSP8 Residential Amenity  
PSP11 Transport Impact Management  
PSP16 Parking Standards  
PSP20 Flood Risk, Surface Water and Watercourse Management  
PSP38 Development within Existing Residential Curtilages  
PSP43 Private Amenity Standards

- 2.3 Supplementary Planning Guidance  
 South Gloucestershire Design Checklist (Adopted) 2007  
 Residential Parking Standards SPD (Adopted) 2013

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

- 3.1 PT08/1455/F  
 Erection of two storey side extension to form 2 no. self contained flats and associated works.  
 Refusal: 22/08/2008

### 4. **CONSULTATION RESPONSES**

- 4.1 Filton Parish Council  
 No comment received.

Sustainable Transport

No objection in principle, clarification on number of bedrooms for existing dwelling requested. Spaces are close to minimum dimension, however we do not consider this issue is severe enough to sustain an objection.  
 Electric Vehicle charging facilities requested.

*Updated comments:*

Development is satisfactory following receipt of further information.

Lead Local Flood Authority

No objection.

Highway Structures

No comment.

### **Other Representations**

- 4.2 Local Residents  
 Objection comments received from 6no local residents, summarised as follows;

- Noise concerns resulting from additional people.
- Disruption from construction noise and access may be restricted during this time.
- Loss of light to living area and bedrooms.
- Overshadowing and reduce general light levels in the street.
- Visual amenity- Loss of openness of the corner.
- Loss of privacy from front windows.
- Overdevelopment of the site.
- Additional parking pressures.
- Loss of on-street parking will exacerbate an already difficult parking situation.
- Concerns over visibility and road safety.
- Proposal to create an HMO, already a high density within cul-de-sac.
- Concern over narrowness of consultation.

Councillor Wood**Objection**

- Plans reduce the amount of on-street parking which is at a premium.
- Removal of garden walls and green space.
- Parking spaces do not meet minimum size requirements.
- Parking spaces unacceptably close to road junction, jeopardizing highway safety.
- Unacceptable increase in building density.
- Loss of light.
- Potential loss of privacy for neighbouring properties

**5. ANALYSIS OF PROPOSAL****5.1 Principle of Development**

Planning permission is sought for the erection of 1no attached dwelling. The site is located in Filton which is within the defined north fringe of Bristol Urban Area. Policy CS5 of the South Gloucestershire Core Strategy outlines the locations at which development is considered to be appropriate; new development is directed towards the existing urban areas and defined rural settlements. As such, based solely on the location of the site, the principle of development is acceptable.

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.

The proposal accords with the principle of development subject to the consideration below.

**5.2 Design and Visual Amenity**

Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate; siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Policy CS1 is fully compliant with design guidance in the NPPF.

5.3 The proposed dwelling would project from the side of the host dwelling, on land currently forming part of the residential amenity space and parking area of no.15 Kipling Road; this would result in an extension of the existing terrace from 8 to 9 dwellings. The proposed dwelling would consist of a similar footprint to the existing properties within the terrace, continuing the existing building line and matching the eaves and ridge height of the adjacent built form. The proposed hipped roof and bay window feature are considered to be in keeping with the streetscene and would result in an acceptable appearance to the resulting terrace. Furthermore, the materials to be used in the external finish of the proposal are considered to be acceptable. As such, it is considered by officers that the proposal would appropriately respect the character of the area and is therefore considered to be acceptable in terms of design.

- 5.4 In terms of layout, the proposal includes parking areas to the frontage of both the proposed and existing dwellings with private amenity space located to the rear. It is acknowledged there would be a loss of some private green space, however the impact of this is considered minimal given that a large portion of this area to the side of the existing property is currently in use as hardstanding for vehicle parking. The plans indicate that a soft landscaped area to the side of the proposed dwelling and parking area would also be included and is considered to provide an adequate visual barrier with the highway. Although the site tapers towards the rear, the proposed dwelling is considered to sit relatively comfortably within the plot and would not appear overly cramped or dominant within the streetscene.
- 5.5 Residential Amenity  
Policy PSP8 of the PSP Plan (November 2017) sets out that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from; loss of privacy, and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.6 Some concern has been raised in relation to potential loss of light and loss of privacy from the proposed dwelling. The application site is located within a built-up residential area, the properties located opposite the principal elevation of the proposal are approximately 21 metres in distance, separated by the highway. This is considered by officers sufficient to mitigate any significant loss of privacy over and above what is expected within a residential area such as this. Furthermore, the neighbouring properties to the north-east, south and south-east are deemed to be a sufficient distance and angle as not to result in any material loss of privacy.
- 5.7 Given the siting and scale of the proposal, combined with the separation distances from neighbouring properties, it is not thought to significantly alter the existing levels of light to such a degree as to warrant refusal.
- 5.8 Some concern has also been raised in regards to noise impact from additional residents in the area. The proposal is for a two bedroom dwelling, not an HMO as has been suggested by comments received. It would be unreasonable to assume that any future occupants of a relatively small, single dwelling would create excessive noise over and above what is expected in a residential setting. Should any objectionable noise be occurring this should be reported to the Council's Environmental Protection Team in order for direct action to be taken.
- 5.9 The private amenity space proposed for the new property would be an acceptable size for a two bedroom dwelling to comply with policy PSP43 of the PSP Plan. The existing dwelling would benefit from a functional rear garden which is of a size comparable with the neighbouring properties within the surrounding area.

- 5.10 Overall, it is considered that the proposal would not have any unacceptable impacts on residential amenity and is therefore deemed to comply with Policy PSP8 of the PSP Plan.
- 5.11 Transport  
The application is proposing 2 parking spaces for each of the existing and proposed dwellings to the frontage of the site. The current issues with on-street parking have been highlighted by local residents and concern has been raised that the removal on-street parking by the creation of the proposed driveways would exacerbate the problem. However, the proposed dwelling would be located on a corner plot where double yellow lines are currently present, furthermore the creation of off-street parking for the existing dwelling is thought to partly alleviate the demand for on-street parking and in turn improving the congestion issues in road.
- 5.12 The proposed dwelling is a two bedroom property which would require one off-street parking space to comply with the requirements of Policy PSP16 and it has been confirmed by the applicant that the existing dwelling would remain as a three bedroom property, requiring 2 off-street parking spaces. It is acknowledged that the dimensions are close to the minimum requirements of policy PSP16, however paragraph 109 of the NPPF states that development should only be prevented on transport grounds where the residual cumulative impacts of a development on a road network are 'severe'. In this instance, the Council's Highway Officer has considered that, on balance, the impact of this is not severe enough to sustain an objection.
- 5.13 The proposal includes a cycle store to the rear of the property and the applicant has also indicated that an Electric Vehicle Charging point will be provided. This is not currently indicated on the submitted plans, therefore in order to promote sustainable forms of transport the details will be conditioned.
- 5.14 Drainage  
The proposed block plan indicates that a soakaway will be located to the rear of the property. The council's drainage engineer has raised no concerns with this arrangement.
- 5.15 Other matters  
It is accepted that there would be a degree of disruption to local residents during the construction period, however this is not a material planning consideration and would be for a limited amount of time, it therefore cannot form a reason for refusal. That said, it is hoped that the applicant and contractor would be considerate to local residents during that period.
- 5.16 A number of comments received referred to the proposal as creating an HMO. For a clarity, the application is proposing a 2-bedroom dwelling and planning permission is only required for C4 use (Houses in multiple occupation), where the dwelling is to be occupied by more than six residents.
- 5.17 Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is



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

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

## 6. **CONCLUSION**

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

## 7. **RECOMMENDATION**

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

## **CONDITIONS**

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

### Reason

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

2. Prior to the first occupation of the dwelling hereby approved, 1 no. electric vehicle charging point (or other ultra-low emission facility) shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

### Reason

To encourage and promote sustainable travel options, to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

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

Received by the Council on 17th January 2021;  
Location Plan

Block Plan  
Site Plan (001 Rev A)  
Proposed Ground Floor Plan (002 Rev A)  
Proposed First Floor Plan (003 Rev A)  
Existing Front Elevation (004 Rev A)  
Proposed Front Elevation (005 Rev A)  
Existing Rear Elevation (006 Rev A)  
Proposed Rear Elevation (007 Rev A)  
Existing and Proposed Side Elevation West (008 Rev A)  
Existing and Proposed Side Elevation East (009 Rev A)  
Sewage and Rainwater Discharge (010 Rev A)

Reason

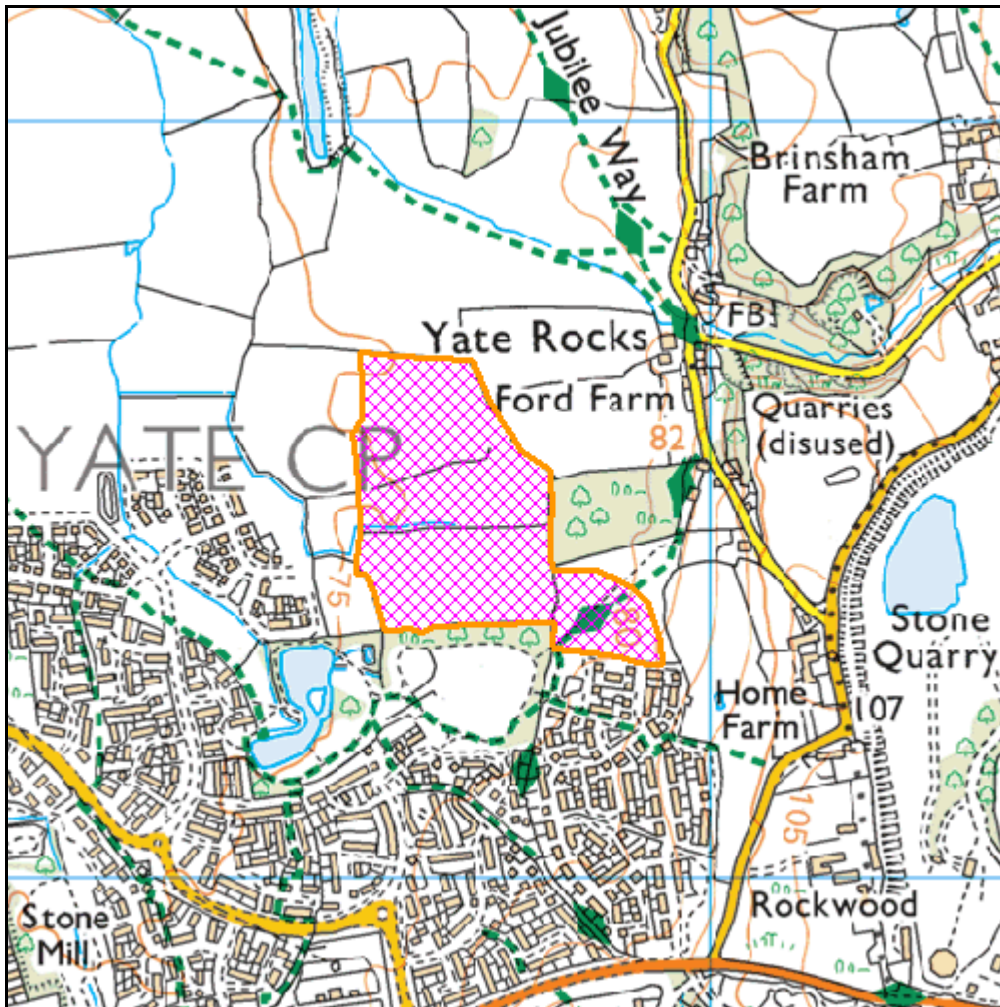
To define the terms and extent of the permission.

**Case Officer: James Reynolds**

**Authorising Officer: David Stockdale**

**CIRCULATED SCHEDULE NO. 19/21 -14th May 2021**

<b>App No.:</b>	P21/01272/RVC	<b>Applicant:</b>	Bellway Homes Ltd (South West)
<b>Site:</b>	PI24, PI25, PI26 & 27 North Yate New Neighbourhood South Gloucestershire Yate	<b>Date Reg:</b>	13th March 2021
<b>Proposal:</b>	Variation of condition 20 attached to permission P20/15724/RVC (superseding permission P19/11377/RM) as added by P21/00190/NMA, to amend the approved plans to reposition 1 no. electricity pylon and to relocate the middle sports pitch. Amendment to original permission (P19/11377/RM) for the erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC).	<b>Parish:</b>	Yate Town Council
<b>Map Ref:</b>	371734 184489	<b>Ward:</b>	Yate North
<b>Application Category:</b>	Major	<b>Target Date:</b>	7th June 2021



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100023410, 2008.

N.T.S.

P21/01272/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.

## **INTRODUCTION**

This application appears on the circulated schedule because an objection has been received from Yate Town Council contrary to the officer's recommendation.

## **1. THE PROPOSAL**

- 1.1 The application seeks planning permission to vary condition 20, attached to the previously approved consent P19/11377/RM (superseded by P20/15724/RVC) by virtue of non-material amendment application P21/00190/NMA, to amend previously approved plans.
- 1.2 The original consent P19/11377/RM granted the erection of 247no. dwellings, creation of play areas and 3no. sports pitches with associated works. The application site is located within the North Yate New Neighbourhood, now known as Ladden Garden Village at the southeastern corner of the site.
- 1.3 The changes sought by this application are to change the location of timber termination poles and stay cables at the northern boundary of the site; the location of the middle sports pitch and to regularise some minor changes to the highway, which has emerged through the S.38 highway adoption process.

## **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  
CS2 Green Infrastructure  
CS4a Presumption in Favour of Sustainable Development  
CS5 Location of Development  
CS8 Improving Accessibility  
CS9 Managing the Environment and Heritage  
CS16 Housing Density  
CS17 Housing Diversity  
CS18 Affordable Housing  
CS30 Yate and Chipping Sodbury  
CS31 North Yate New Neighbourhood

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

PSP1 Local Distinctiveness  
PSP2 Landscape

PSP3 Trees and Woodland  
 PSP6 Onsite Renewable and Low Carbon Energy  
 PSP8 Residential Amenity  
 PSP10 Active Travel Routes  
 PSP11 Transport Impact Management  
 PSP16 Parking Standards  
 PSP17 Heritage Assets and the Historic Environment  
 PSP19 Wider Biodiversity  
 PSP20 Flood Risk, Surface Water and Watercourse Management  
 PSP21 Environmental Pollution and Impacts  
 PSP37 Internal Space and Accessibility Standards for Affordable Dwellings  
 PSP43 Private Amenity Space Standards  
 PSP47 Site Allocations and Safeguarding

### 2.3 Supplementary Planning Guidance

The South Gloucestershire Design Checklist SPD (adopted)  
 The South Gloucestershire Residential Parking Standards SPD (adopted)  
 Waste Collection: Guidance for New Developers SPD (adopted)  
 Extra Care and Affordable Housing SPD (adopted)

## 3. RELEVANT PLANNING HISTORY

- 3.1 PK10/042/SCO, Scoping Opinion for a proposed mixed-use site approximately 104ha in North Yate.
- 3.2 PK12/1913/O, Mixed use development across 100.76 hectares of land comprising up to 2,450 new dwellings (Use Class C3), extra care housing (Use Class C2), 4.63 hectares of employment land (Use Class B1,B2) provision of a local centre, two primary schools, together with the supporting infrastructure and facilities including: new vehicular and pedestrian accesses, public open space and landscaping and proposal to underground the electricity powerlines. Outline application including access with all other matters reserved. Approved on 17th July 2015.
- 3.3 PK15/5230/RVC, Variation of condition 41 of Planning Permission PK12/1913/O to change the proposed wording which related to the need for an Energy Statement and energy targets. Approved on 6th May 2016
- 3.4 PK16/2449/RVC, Variation of condition 12 attached to planning permission PK12/1913/O to allow for a programme for archaeological investigations across the site. Approved on 15th August 2016.
- 3.5 PK17/0039/NMA, Non-material amendment to Condition 19 of PK16/2449/RVC (Outline planning permission for the North Yate New Neighbourhood) to reflect the updated phasing plan submitted pursuant to Condition 4. Approved on 23rd February 2017.
- 3.6 P19/6296/RVC, Variation of condition 19 attached to outline planning permission PK12/1913/O (as amended under applications PK15/5230/RVC, PK16/2449/RVC, PK17/0039/NMA and PK17/4826/RVC) to amend the wording of the condition (19) to "There shall be no commencement of Phase 5 of the

- development as shown on the Phasing Plan submitted pursuant to condition 4, until such time as the internal link road linking Randolph Avenue, Leechpool Way and the access from the Peg Hill development (as approved by planning permission PK12/0429/O) has been implemented and is operational. Construction use and residential use are deemed operational". Approved on 13th September 2019.
- 3.7 PK17/4260/RM, Laying out of landscape and infrastructure (Phase 0) including primary and secondary streets, utilities, services, foul and surface water drainage, hard and soft landscaping. (Approval of reserved matters including appearance, landscaping, layout and scale to be read in conjunction with Outline Planning Permission PK12/1913/O superseded by PK16/2449/RVC). Approved on 21st May 2018.
- 3.8 P19/11377/RM, Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC).
- 3.9 P20/15724/RVC, Variation of condition 19 attached to planning permission P19/11377/RM (Erection of 247 no. dwellings, creation of play areas and 3 no. sports pitches with associated works with appearance, landscaping, layout and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission PK12/1913/O as amended by P19/6296/RVC)) to require compliance with the South Gloucestershire Council Wheelchair Specification rather than Building Regulations M4(3) standard. Approved on 2<sup>nd</sup> October 2020. Approved 8<sup>th</sup> July 2020.
- 3.10 P20/15710/NMA, Non material amendments to reserved matters consent P19/11377/RM (superseded by P20/15724/RVC) by to amend the affordable housing mix and amend the garage eaves. Approved on 6<sup>th</sup> October 2020.
- 3.11 P21/00190/NMA, Non material amendment to reserved matters consent P20/15724/RVC, which supersedes application P19/11377/RM to change the approved roof tiles from SL8 Sunrise Blend to Russell Grampian Cottage red and SL8 Slate Grey to Russell Grampian slate grey and to add the plans previously approved as a condition. Approved on 25<sup>th</sup> February 2021.
- 3.12 P21/00991/NMA, Non material amendment to permission P19/11377/RM to adjust the house types H20, H30 and H40 to ensure compliance with building regulations. Approved on 10<sup>th</sup> May 2021.

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

- 4.1 Yate Town Council  
Objection. We object to the idea of blocked paviour carriageway construction in the residential roads that are going to be adopted.
- 4.2 Transportation DC Officer  
No objection

4.3 Lighting Engineer

The lighting layout should be updated accordingly.

4.4 POS Officer

The movement of the middle pitch further south to accommodate the pylon reduces spectating space and introduces a pylon into public open space but it appears there is no other alternative available

4.5 Landscape Officer

The interventions from highway adoption are unhelpful with regards to the street lighting, street signs and lamp posts. These sit within square areas of tarmac around them and will have a detrimental effect on the character of the street and is contrary to the Council's climate change objectives.

Move the gap in the hedge to be next to the light to avoid fiddly detail next to the sports pitch.

Poor detailing around street lamp and garden wall adjacent to plot 36. Block pave with small unit sets and add climbers and planting to gravel strip.

The revised layout around units 14-16 is less satisfactory than the previous proposal as it takes pedestrians close to the front of the houses and loses some of the width of the POS along the hedge and ditch where levels are tight.

The gravel strips shown to the side of gable walls and garden walls require climbers and ferns to be planted to help soften the street scene.

Negotiating the use of a half batter blockwork kerb in these locations would be a visual improvement over the current full face standard concrete kerb.

There has been an improvement in the variety of surface treatments in some key locations. The addition of an alternative surface for edge drives would also be beneficial to the appearance of the development.

The incursion of the electricity pylons within the park area are very unfortunate and has a harmful effect on the character and appearance of the park generally and the pathway and play areas in particular.

4.5 Highway Structures Officer

No comment

4.6 Drainage Officer

We are now satisfied with the level of information which has been submitted and therefore, providing the development is constructed in accordance with the following approved plans and supporting documents which are acceptable to the LLFA, we have No Objection to the development proceeding.

Main Drainage / Drwg. No. 0681-E-03 / Rev. H / Dated 12-02-21

Drainage Area Plan Network S7a / Drwg. No. 0681-E-8-1 / Rev. F / Dated 12-02-21

Drainage Area Plan Network S7b / Drwg. No. 0681-E-8-2 / Rev. F / Dated 12-02-21

Drainage Area Plan Network S10 / Drwg. No. 0681-E-8-3 / Rev. F / Dated 12-02-21

Exceedance Flow Routes / Drwg. No. 0681-E-04 / Rev. F / Dated 12-02-21

Adoption Plan – PL24, PL25, PL26 & PL27 / Drwg. No. 0681-107 / Rev. I / Dated 12-02-21

Soft Landscape Proposals Sheet 1of4 / Drwg. No. 19141.101 / Rev. L / Dated 12-02-21

Special Advisory;

The above updated compliance details do not cover the Sports Pitch Designs, that element of this proposal is covered by Condition 18 of P19/11377/RM which has yet to be discharged.

This will ensure that prior to any works and/or development relating to the sport pitches, any detailed design submissions are agreed and approved by the Lead Local Flood Authority (LLFA) and Local Planning Authority accordingly.

4.7 Environmental Health Officer

No comment other than: the EMF (pylon) is no longer material on health grounds

4.8 Affordable Housing Officer

As this proposal has no direct impact on the affordable housing units on this scheme there is no objection from Housing Enabling. The recommended conditions previously agreed on these parcels as below should still apply:

All Affordable Dwellings shown on the approved Planning Layout plan no.0681-102 shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level and plot nos. 111, 98, 156, & 159 on Planning Layout plan no.0681-102 which shall be constructed to meet South Gloucestershire Council Wheelchair Specification

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.

M4(2) and M4(3) Informative

The person carrying out the building work must inform the building control body of Condition [X] as the building control body will be required to determine compliance with Part M of the Building Regulations accessibility standard M4(2) and/or M4(3)(2)(a)

4.9 Waste Officer

Refuse vehicle tracking looks good as does the placement of containers for collection. Information on any communal bin stores and their size would be useful to ensure sufficient space.



- 4.10 Crime Prevention Design Advisor  
No Objection or comments

### **Other Representations**

- 4.11 Local Residents  
No comments received

## **5. ANALYSIS OF PROPOSAL**

### 5.1 Principle of Development

The application seeks planning permission to vary condition 20 attached to the previously approved consent P19/11377/RM (superseded by P20/15724/RVC). Section 73 of the Town and Country Planning Act allows for applications for the variation of conditions attached to previously granted planning permissions. The regulations set out that when determining such applications it is only the question of the conditions attached to the approved consent which may be considered. As such, the principle and planning merit of the original scheme cannot be reconsidered under this application.

- 5.2 It is only the conditions which the original permission was subject to that may be considered. The regulations set out that the Local Planning Authority can grant planning permission with conditions differing from the original permission, or it can refuse the application if it considers that the original conditions should apply.

Condition 20 of application P19/11377/RM superseded by P20/15724/RVC lists the approve plans.

- 5.3 The proposed amendment relates to the location of timber termination poles and stay cables located adjacent to the northern boundary of the application site, which will terminate the underground 33kv cable route. The position of the poles and stay cables was not properly identified in survey information on which Barratt and Bellway based their infrastructure and housing plans. As a consequence, their location conflicts with a footpath and drainage ditch proposed around the perimeter of the site.

- 5.4 It is therefore, proposed to relocate the poles and stays approximately 8.5 metres south of its former position within an area of open space adjacent to the play pitches. The position of the centre pitch will need to move further south by approximately 6 metres. Although the poles and stays will be closer to the play pitches and NEAP (a play area for teenagers) that form part of the Bellway application site and will be more noticeable from these areas, they will not adversely affect their use or amenity. In recognition of the fact that the poles and stay would have a greater impact on public open space, an enhanced area of public open space is proposed to the south of the middle pitch. This area will comprise three new storage benches located off the pitch run area by 2 metres. The storage benches proposed are approximately 4 metres in length and 1 metre in width and will provide secure storage for items ancillary to the use of the pitches such as goal posts, corner flags, nets etc. The benches will have a treated timber slat top with metal sides finished in RAL 6005 (Moss Green) and

- will be fixed to a concrete base. The benches will be robust and will enhance the use of the sports pitches by providing useful storage and seating.
- 5.5 Other amendments proposed are small scale and as a result of the S.38 (Highway Adoption) process and have been requested by the Council's Highway Engineer. These include additional changes of surface material to roads, which will serve to slow the speeds of cars. Although the concerns of Yate Town Council are noted, this is the same approach that has been used on all other parcels elsewhere in the North yate New Neighbourhood as a result of the S.38 process and is acceptable. A change proposed to the line of a footpath to the southeast of the site, which connects to Brinsham Park was not acceptable. The amended path alignment brought the path too close to the front of 16 and also closer to the ditch where there would be less room to adequately accommodate any level changes. The amendment was requested by the highway officer as a result of the S.38 highway adoption process to comply with adoption standards; however, in planning terms it was not an acceptable solution. Accordingly, the plans have been amended to retain the previously approved path layout. In order for the proposal to be acceptable in S.38 terms, it is necessary that the path forms an open space path rather than an adopted path. An existing public right of way that extends diagonally between Brinsham Park and Yate Rocks will need to be diverted to accommodate the approved scheme, and this will ensure access between Brinsham Park and Yate Rocks.
- 5.6 Where possible, the comments made by the Council's Landscape Officer have been addressed through revised plans such as the treatment of the pedestrian path adjacent to plot 16 and the hedgerow alignment to the north of the scheme. However, other changes requested by the Landscape Officer haven't been addressed as they have already been approved by virtue of the previously approved scheme. The treatment of the surface of streetlight posts and street signs raised by the Landscape Officer is the same treatment that has been used on all other parcels in the North Yate New Neighbourhood in order to meet Council's S.38 standards and therefore, there is no objection on this basis. The communal storage areas proposed are the same as those approved under the original application and accordingly, there is no objection on this basis.
- 5.7 All conditions attached to the original consent are still relevant and will be copied to the new consent. Condition 20, which contains a list of approved plans, has been updated accordingly.
- 5.8 Consideration of likely impact on Equalities  
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act the public sector equality duty came into force. Among other things those subject to the equality duty must have due regard to: eliminate unlawful discrimination, harassment and victimisation; advance equality of opportunity and foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It

requires equality considerations to be reflected into the design of policies and the delivery of services.

- 5.9 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 consent 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 Reserved Matters Consent is GRANTED subject to the following conditions.

### **CONDITIONS**

1. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of brickwork, demonstrating the colour, texture, facebond and pointing are to be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the brickwork is complete. Development shall be carried out in accordance with the agreed sample.

#### Reason

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

2. Notwithstanding details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of stonework, demonstrating the colour, texture and pointing are to be erected on site and approved in writing by the Local Planning Authority . The approved sample panel shall be kept on site for reference until the stonework is complete. Development shall be carried out in accordance with the agreed sample.

#### 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. Notwithstanding the details submitted, prior to the construction of development above Damp Proof Course (DPC) level, sample panels of render indicating colours and texture, shall be erected on site and approved in writing by the Local Planning Authority. The approved sample panel shall be kept on site for reference until the development is complete. Development shall be carried out in accordance with the agreed sample.

Reason

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

4. Prior to the construction of development above Damp Proof Course (DPC) level, the detailed design 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. Eaves, verges and ridges
  2. All windows (including cill, reveal and lintels)
  3. All external door hoods, architraves, canopies and porches
  4. Extracts, vents, flues & meter boxes
  5. Dormers
  6. Weatherboard cladding relative to masonry external leaf/window frames

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.

5. The pitches hereby approved shall be inspected by a suitably qualified agronomist to ensure they are provided to the required Performance Quality Standard (PQS) for football outlined in the document Specification and Maintenance for Sports Pitches no. 19141 V3. Prior to the first use of the pitches a report confirming that the pitches have been completed and meet the required PQS or any necessary remedial works required in order to meet the PQS and a timetable for their implementation shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To ensure that the pitches are prepared to an adequate standard and are fit for purpose and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

6. The pitches shall have undergone at least two growing seasons prior to their first use.

Reason

To ensure that the pitches are prepared to an adequate standard and are fit for purpose and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

7. The residential units hereby approved shall be built to the fabric first/energy efficiency measures as set out in the Energy Statement hereby approved, including units achieving a minimum airtightness of 5m<sup>3</sup>/h.m<sup>3</sup> @50 Pa.

Reason

In the interests of sustainability and reducing the energy demand of dwellings beyond statutory minimum building regulations and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

8. Notwithstanding the details submitted, prior to the construction of the raised table to the north of plots 49-54, a revised design for the raised table shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason

To ensure the approved plans are consistent with S38 highway adoption plans.

9. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided for the plot to which it relates before the corresponding building is first occupied, and thereafter retained for that purpose.

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

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

Reason

In the interest of the amenities of the site and to accord with policy CS1 of the South Gloucestershire Core Strategy (adopted) December 2013.

11. Any trees or plants shown on the landscaping scheme hereby approved, which die, are removed, are damaged or become diseased within 5 years of the completion of the approved landscaping scheme shall be replaced by the end of the next planting season. Replacement trees and plants shall be of the same size, location and species as those lost.

Reason

In the interests of the character and appearance of the area, to accord with policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017 and policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

12. All hard and soft landscape works shall be carried out in accordance with the details hereby approved. The works shall be carried out in the first planting season prior to occupation of the final dwelling approved under this reserved matters application or in accordance with the programme agreed in writing by the Local Planning Authority.

Reason

In the interests of the character and appearance of the area, and to accord with policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017; and policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

13. Prior to the first occupation of any dwelling in the parcel, details of street lighting shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the first occupation of any dwelling in the parcel.

Reason

To ensure that the lighting scheme does not adversely impact on the landscaping scheme, and to ensure the health and appearance of vegetation in the interest of the character and appearance of the area and to accord with policies CS1 and CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policy PSP2 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

14. Prior to the erection of any bus shelters to be provided, their final position and specification shall be agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

To ensure that the bus shelters meets the Council's standards and are adequate for use and to accord with policy PSP11 of the South Gloucestershire Local Plan Policies Sites and Places Plan Adopted November 2017.

15. Notwithstanding the details submitted, prior to the commencement of development above Damp Proof Course (DPC) level an amended plan showing the location of bird, bat and dormouse locations shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed details.

Reason

In the interests of wildlife and the ecology of the site and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and PSP19 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

16. Prior to the commencement of development above Damp Proof Course (DPC) level samples of roof tiles to be used shall be submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the agreed 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.

17. No development shall commence until the tree protection fencing approved under condition 8 of PK17/4260/RM has been erected in accordance with the approved details. The fencing shall be retained and maintained in accordance with the agreed details throughout the course of the development.

## Reason

In the interest of the health and visual amenity of trees and to accord with policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017. This is a pre-commencement condition to ensure that trees are protected before any development starts.

18. Notwithstanding the details submitted, prior to any works relating to the sports pitches hereby approved taking place, the detailed drainage design for the sports pitches shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

## Reason

To ensure adequate drainage for the pitches is provided to ensure that they are of adequate quality and useable in bad weather conditions and to accord with policy CS1 and CS24 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

19. All Affordable Dwellings shown on the approved Planning Layout plan shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level. Where Wheelchair units are identified on the approved planning layout these units will be constructed to meet South Gloucestershire Council's Specification Requirements for Wheelchair Units.

## Reason

To ensure inclusive design access for all in accordance with Policy CS1 of the South Gloucestershire Council Local Plan Core Strategy (adopted) December 2013.

20. The development hereby approved shall be carried out in strict accordance with the following plans:

House type booklet, 0681-HTB Issue 5  
Garages and car port, 0681-109 B  
Sports pitch proposals, 1914.301 rev E  
Received on 11th May 2021

Planning layout, 0681-102 Q  
street scenes, 0681-103 G  
External works layout, 0681-104-1 J  
External works layout, 0681-104-2 I  
External works layout, 0681-104-3 I  
External works layout, 0681-104-4 I  
External works layout, 0681-104-5 J  
Vehicle tracking layout, 0681-105 H  
Adoption plan, 0681-107 J  
Materials layout, 0681-108 J  
Buildings heights plan, 0681-110 H  
Refuse strategy layout, 0681-111 H  
Code reference plan, 0681-112 H  
Bat bird and dormouse box locations, 0681-117 J  
General layout, 0681-E-01 I

Contours and finished floor levels, 0681-E-02 H  
Main drainage, 0681-E-03-L  
Exceedance flow routes, 0681-E-04-H  
Drainage area plan network s7a, 0681-E-08-1-H  
Drainage area plan network s7b, 0681-E-08-2-H  
Drainage area plan network s10, 0681-E-08-3-G  
Garden areas schedule, 0681 issue 6  
Soft landscape proposals sheet 1 of 4, 19141.101 O  
Soft landscape proposals sheet 2 of 4, 19141.102 O  
Soft landscape proposals sheet 3 of 4, 19141.103 O  
Soft landscape proposals sheet 4 of 4, 19141.104 O  
Sports pitch storage , 19141.121 A  
Received on 29th April 2021

Bat night roost location plan, 0681-119 A  
Received on 10th February 2020

Lesser horseshoe night roost design  
Received on 3rd February 2020

Block G plot 159 wheelchair unit, 0681-115-3 B  
Block H plot 78 wheelchair unit, 0681-115-4 B  
Site sections, 0681-118 B  
Site sections, 0681-118-2

Longitudinal sections - sheet 1, 0681-E-05-1 B  
Longitudinal sections - sheet 2, 0681-E-05-2 B

House type booklet, 0681-HTB Issue 3  
NEAP, 1912.24907 Rev D  
LAP and LEAP, 2001.25294 and 2001.25295 B  
LMMP, 2020-01-28 v4

Tree pit planting details, 19141.111 rev A  
Sports pitch proposals, 19141.301 rev C  
S7a SW 1 in 30 and 100 year plus 30CC, H560  
S7b SW 1 in 30 and 100 year plus 30CC, H560  
S10 SW 1 in 30 and 100 year plus 30CC, H560  
Landscape specification v2  
Proludic - planning support documents  
Sports pitch specification v3  
Received by the Council on 29th January 2020

Parking matrix, 0681 issue 2  
External detailing, 0681-106 A  
Garages and car port, 0681-109 A  
Cycle storage, 0681-113 A  
Bin and cycle store, 0681-114 A  
Plot 98 - wheelchair unit, 0681-115-1 A  
Plot 111 - wheelchair unit, 0681-115-2 A  
Drainage construction details, 0681-E-07



Site wide adoptable construction details 1 of 2, B725-07B  
Site wide adoptable construction details 2 of 2, B725-08C  
Received on 16th December 2019

Topographical survey, 0681-100  
Location plan, 0681-101  
Received on 20th August 2019

Reason  
For the avoidance of doubt.

**Case Officer: Jonathan Ryan**  
**Authorising Officer: Jasbir Sandhu**