

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: 15/21

Date to Members: 16/04/2021

Member's Deadline: 22/04/2021 (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 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 list below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

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

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

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

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

CIRCULATED SCHEDULE 16 April 2021

ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P19/13184/F	Approved Section 106 Signed	Barns At Angers Farm Earthcott Green Alveston Bristol South Gloucestershire BS35 3TD	Severn Vale	Alveston Parish Council
2	P19/13185/LB	Approve with Conditions	Angers Farm Earthcott Green Alveston Bristol South Gloucestershire BS35 3TD	Severn Vale	Alveston Parish Council
3	P20/05916/F	Approve with Conditions	Land Off Fox Den Road Stoke Gifford South Gloucestershire	Stoke Gifford	Stoke Gifford Parish Council
4	P20/10826/RM	Approve with Conditions	Parcel 27B Emersons Green East	Emersons Green	Emersons Green Town Council
5	P20/24010/F	Approve with Conditions	Land At Severn Road Pilning South Gloucestershire BS35 4HW	Pilning And Severn Beach	Pilning And Severn Beach Parish Council
6	P21/00166/F	Approve with Conditions	136 Northville Road Filton South Gloucestershire BS7 0RL	Filton	Filton Town Council
7	P21/00629/PDR	Approve with Conditions	3 Vicarage Court Hanham South Gloucestershire BS15 3BL	Hanham	Hanham Parish Council
8	P21/00768/F	Approve with Conditions	835 Filton Avenue Filton South Gloucestershire BS34 7HJ	Filton	Filton Town Council
9	P21/00819/F	Refusal	106 Long Road Mangotsfield South Gloucestershire BS16 9HP	Staple Hill And Mangotsfield	
10	P21/00840/F	Refusal	Existing Base Station Winterbourne Hill Winterbourne South Gloucestershire BS36 1JW	Winterbourne	Winterbourne Parish Council
11	P21/00902/RVC	Approve with Conditions	39 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	Longwell Green	Hanham Abbots Parish Council
12	P21/01071/F	Approve with Conditions	The Cottage High Street Doynton South Gloucestershire BS30 5TF	Boyd Valley	Doynton Parish Council

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P19/13184/F	Applicant:	Mr Andrew Hendy
Site:	Barns At Angers Farm Earthcott Green Alveston Bristol South Gloucestershire BS35 3TD	Date Reg:	7th October 2019
Proposal:	Demolition of 2 no. barns. Change of use of 2 no. agricultural buildings to form 3 no. dwellings to include the erection of a single storey rear extension (to Barn 2/3) and associated works.	Parish:	Alveston Parish Council
Map Ref:	364085 185505	Ward:	Severn Vale
Application Category:	Minor	Target Date:	28th November 2019



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100023410, 2008. **N.T.S.** **P19/13184/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 Alveston parish Council which is contrary to the Officer's recommendation. The scheme also required a S106 agreement to secure the removal of 2 large barns.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of 2no. barns and the change of use for 2 no. agricultural buildings to form 3 no. dwellings and associated works.
- 1.2 The application site relates to agricultural buildings that are curtilage listed due to their association with Grade II listed Angers Farmhouse, Earthcott Green. The site falls outside of any defined settlement boundary and is therefore in the open countryside. The site is also washed over by the Bristol and Bath Green Belt and a public right of way runs adjacent to the eastern boundary of the site.
- 1.3 The application should be read in conjunction with the accompanying listed building consent, reference P19/13185/LB.
- 1.4 During the course of the application a single storey rear extension (to barns 2 & 3) was removed from the proposal.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

- CS1 High Quality Design
- CS4a Presumption in Favour of Sustainable Development
- CS5 Location of Development
- CS8 Improving Accessibility
- CS9 Managing the Environment and Heritage
- CS15 Distribution of Housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS34 Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP7	Development in the Green Belt
PSP8	Residential Amenity
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
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Development in the Green Belt SPD (Adopted) 2007
Waste Collection SPD (Adopted) Updated 2017

3. RELEVANT PLANNING HISTORY

- 3.1 P19/0579/F
Conversion of existing agricultural building to 1 no. dwelling with associated works.
Approved with conditions: 25/09/2019
- 3.2 P19/0581/LB
Conversion of existing agricultural building to 1 no. dwelling with associated works.
Approved with conditions: 25/09/2019
- 3.3 PT17/4744/F
Conversion of existing agricultural buildings to 3no. holiday cottages (Class C3).
Withdrawn: 08/12/2017
- 3.4 PT17/5095/LB
Conversion of existing agricultural buildings to 3no. holiday cottages (Class C3)
Withdrawn: 08/12/2017
- 3.5 PT18/1129/F
Creation of new road and vehicular access onto Church Road (The B4427).
Approved with conditions: 13/08/2018

4. **CONSULTATION RESPONSES**

4.1 Alveston Parish Council

Objection- concern a precedent is being set with regard to the amount of residential dwellings being erected within a small area/green belt.

Sustainable Transport

Parking arrangements are agreeable, access routes (which are suitable) are not public highway.

Archaeology

Likely the farm has medieval origins. Proposed extension beyond the existing footprint will require ground disturbance and as such a condition for a programme of archaeological work should be applied.

Listed Building & Conservation

Comments received 20th April 2020;

Residential conversion will cause a degree of harm to the setting of the listed farmhouse, however the impact on the setting and in turn significance would be limited, especially as concerns raised have been addressed.

Ecology

No objection, subject to conditions

Lead Local Flood Authority

No objection

Public Rights of Way

Application will affect public footpaths OAN72 and OAN73. Garden of Barn 1 includes a corner to the south-east through which a footpath OAN72 runs. Not clear whether this will be obstructed by the garden boundary. OAN73 runs along the access to the farm- likely to be more traffic using this road. Measures to ensure safety of users of the access road required.

Highway Structures

No comment.

Environmental Protection

No objection subject to informative.

Other Representations

4.2 Local Residents

No comments received.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

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. The

application site is located within the open countryside, outside of any defined settlement boundary. Policy PSP40 of the Policies, Sites and Places plan is therefore engaged, this allows only for specific forms of residential development in the open countryside. Most relevant to this proposal is the following:

The conversion and re-use of existing buildings for residential purposes where:

- (i) The building is of permanent and substantial construction; and
- (ii) It would not adversely affect the operation of a rural business(es) or working farm(s); and
- (iii) Any extension as part of the conversion or subsequently is not disproportionate to the original building; and
- (iv) If the building is redundant or disused; the proposal would also need to lead to an enhancement of its immediate setting.

The existing barns are single storey and consist of a combination of red brick and natural stone walls with clay roof tiles. The condition of the barns are considered to be satisfactory and it is therefore accepted the buildings are of permanent and substantial construction.

Within the submitted Design & Access Statement, it is stated that Angers Farm was historically a dairy farm but is now used as a beef and sheep farm. As a result the existing farm buildings are unsuitable to the current farming system due to them being too low, poorly ventilated, having poor drainage and unable to be accessed by modern machinery. They are therefore being underused. The Council has no evidence to refute these claims and therefore consider that the conversion of the buildings to residential use would not result in any adverse impact on the operation of the working farm.

The proposal would not include any extensions and the existing rural character of the barns would be retained. Enhancements to the setting include the removal of 2 large steel framed barns to the rear of barns 2 and 3. The private amenity space would be appropriately landscaped and would include attractive natural stone boundary walls. The proposal is therefore considered to comply with the requirements of PSP40.

5.2 **Green Belt Assessment**

Paragraph 133 of the NPPF outlines that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open. However, paragraph 146 of the NPPF outlines types of development which are considered appropriate within the Green Belt. The most relevant to the proposed development is '*the re-use of buildings provided that the buildings are of permanent and substantial construction*'.

- 5.3 It has already been established above that the buildings proposed to be converted are of permanent and substantial construction. The application is also proposing to demolish 2 large agricultural barns to the rear of barns 2 and 3, the removal of these barns are essential in order for adequate amenity space to be provided for the future occupiers and to enable the buildings to successfully function as residential dwellings. Furthermore, although the land in

question will see an increase in residential paraphernalia and planting, the removal of the large barns provides significant benefit in terms of the overall impact on the openness of the Green Belt. In agreement with the applicant, a Section 106 agreement has been entered into to secure the removal of these barns prior to the commencement of development.

- 5.4 For these reasons, officers are satisfied that the proposed development would comprise the re-use of buildings that are of permanent and substantial construction, would preserve the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt. Therefore, the proposal is deemed to comply with policy PSP7 of the PSP Plan and would not be inappropriate development within the Green Belt as defined by the NPPF.
- 5.5 Given the above, the proposed development is considered to be acceptable in principle, subject to the considerations discussed in the remainder of the report. Of key importance is the heritage classifications of the buildings and their siting. The development must seek to protect the special historic and archaeological interest, in accordance with policies CS9 of the Core Strategy and PSP17 (December 2013) of the PSP Plan (November 2017).
- 5.6 Design and Heritage
The application site lies within the curtilage of Grade II listed Angers Farmhouse, due to their date and historic functional and associative connection with the farmhouse, combined with the positive and material contribution to the setting of the heritage asset, the barns subject of this application are considered to be curtilage listed and should therefore be treated as part of the listed building when considering the proposal.
- 5.7 The existing barns are considered to display a degree of character and authenticity which can be considered to make a positive contribution to the setting of the listed building. The proposal relates to three structures; Barn 1 which sits to the north of the site, this was a former milking parlour and consists of two distinct structures; Barns 2 & 3 sit to the south of barn 1 and are orientated at a 90 degree angle, they consist of a linear range of single storey shelter sheds comprising of two linked structures.
- 5.8 *Barn 1*
The proposal would maintain the existing footprint of the barn, as well as reusing the existing clay roof tiles and retaining the red brick and natural stone external walls which are considered to significantly contribute to the character of the building. To facilitate the change of use to residential, timber barn style doors would be inserted in existing openings on the east, west and south elevations, while new timber framed patio doors would also be inserted on the west and east elevations serving the kitchen/diner. The existing timber framed windows on the south elevation would be replaced, however the proposed replacements are considered to appropriately reflect the existing design. Overall, the proposed appearance of barn 1 is considered to be acceptable in terms of design, however to ensure the works serve to preserve the architectural and historic interest of the heritage assets, large scale details would be secured by condition should the application be approved.

5.9 *Barns 2 & 3*

During the course of the application a rear extension was removed from the proposal due to concerns raised over the loss of the historical form of the building. Amendments were also made to address the concerns over the remodelling of the east elevation which is considered to make an important contribution to the character and setting of the building group and the listed heritage asset. As with barn 1, subject to large scale details being secured by condition, no objections are raised in terms of design or impact on the heritage assets.

5.10 Overall, it is acknowledged that the change in use from a functional agricultural use to as residential use would result in a change of character and the lack of agricultural activity would detract from the authenticity of the listed farmhouse and subsequently a degree of harm would result. However, the change in character should be balanced against the potential redundancy of the buildings; as is increasingly common with historical agricultural buildings of this nature, the buildings are not considered appropriate for modern agricultural use and as such could begin a decline into a state of dilapidation. In this instance, it is considered that the retention and conversion of the buildings, as well as the removal of the 2 large barns at the rear of barns 2 & 3 is considered to outweigh any identified harm. The removal of these barns have been secured by a section 106 agreement. As such, subject to conditions ensuring a high quality finish, the proposal is considered to adequately respect the character and appearance of Angers Farmhouse and the curtilage listed building group. Also, in the interest of maintaining the character, it is also deemed necessary to restrict permitted development rights for the new dwellings in order to control any future development on the site.

5.11 Landscape

Given the subdivision of the site and intensified residential use, the hard and soft landscaping treatments, especially the proposed boundary treatments, are an important consideration.

5.12 On request by officers a revised landscape plan was submitted which indicated that the boundary treatments to enclose the rear gardens of the three proposed dwellings would consist of 1m high natural stone walls. The internal boundaries would also be accompanied by a hedge. This approach is considered to be appropriate in this instance to ensure a sense of openness is retained in a manner appropriate for the character of the traditional rural buildings. The submitted plans also indicates 12 new trees are to be planted within the rear gardens. As such, subject to a condition securing the landscape scheme, no objections are raised in this regard.

5.13 Residential Amenity

Policy PSP8 of the PSP Plan states development proposals will be acceptable provided they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of occupiers of nearby properties. Unacceptable impacts could result from; loss of privacy; overbearing impact; loss of light; noise or disturbance; and odours, fumes and vibration.

- 5.14 Given the siting and orientation of the buildings, the proposed conversion of the barns are not considered to result in any materially harmful residential amenity impacts to any of the neighbouring occupiers.
- 5.15 It is acknowledged that the proposed boundary treatments separating the dwellings would be just 1m in height and would therefore lead to a degree of inter-visibility. However, it is considered that in this case the harm to the character and appearance of buildings, which would result from a more standard boundary treatments approach, would outweigh any potential privacy concerns. Furthermore, given the single storey nature of the buildings, their orientation and significant size of the proposed gardens, it is not considered likely any inter-visibility between neighbouring properties would be so substantial as to lead to a refusal reason.
- 5.16 The Council has an adopted minimum residential amenity space standard policy (PSP43) which is based on the number of bedrooms at a property. Barn 1 would be a 2-bed property requiring 50 square metres and Barns 2 & 3 would be 3-bed properties requiring 60 square metres of private amenity space. The proposed dwelling would each provide sizable rear gardens far in excess of the requirements of policy PSP43.
- 5.17 Ecology
In support of the application a bat and bird survey report was submitted, an updated version was subsequently received on 19th May 2020. All of the barns were confirmed as having low bat roosting potential and no evidence of roosting bats was detected. The Council's ecologist is satisfied with the updated surveys and the proposed mitigation measures. Therefore, subject to conditions, no objections are raised in terms of ecology.
- 5.18 Transportation and Public Rights of Way
It is acknowledged that the rural setting of this site is likely to make the proposed dwelling wholly car dependent, that said the addition of three dwellings is not considered to result in a significant increase in traffic and would therefore not represent a severe highways impact.
- 5.19 Two off-street parking spaces would be provided for each of the three dwellings to comply with Policy PSP16 of the PSP Plan. Furthermore, an existing access would be utilised which is considered suitable for the number of likely vehicle movements. Should vehicles be required to pass over land which is outside of the ownership of the applicant to access the site, it is assumed that appropriate agreements are made between the applicant and the relevant land owners. For clarity, any subsequent planning approval would not provide permission to access land not within the ownership of the applicant.
- 5.20 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 It is recommended that the authority be delegated to the Director of Environment and Community Services to **grant** planning permission subject to the conditions set out below and the terms of the Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the following:

- i. To demolish 2 no. barns shown hatched red on the plan prior to the commencement of development.

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

Reason

In order that the works serve to preserve the architectural and historic interest of the curtilage listed barns and to maintain and enhance the character and setting of the grade II listed Angers Farmhouse, all in accordance with section 16(2) and 66(1) of

the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

3. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.
 - a) All new windows and fixed glazing (including cill, head, reveal and glass details for barn 1
 - b) All new doors (including frames and furniture)
 - c) All new vents and flues

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the curtilage listed barns and to maintain and enhance the character and setting of the grade II listed Angers Farmhouse, all in accordance with section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

4. Prior to first occupation of the approved dwellings all hard and soft landscape works shall be carried out in accordance with the approved details (drawing no. 50965/07/103 REV B).

Reason:

In order that the works serve to preserve the architectural and historic interest of the curtilage listed barn(s) and to maintain and enhance the character and setting of the listed building, all in accordance with section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

5. The development shall proceed in strict accordance with the Mitigation Measures provided in both Ecological Appraisals (Burrows Ecological, September 2018, TRERcS, May 2020). The mitigation to barn 4 is no longer relevant and specific attention should be brought to the precautionary method statement (A.4 Burrows Ecological Appraisal, September 2018).

Reason

To ensure the works are carried out in an appropriate manner and in the interests of conserving the local biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19

of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

- 6. Prior to first occupation, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include:
- Identify those areas/features on site that are particularly sensitive for bats and other wildlife that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the plan, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of conserving the local biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework

- 7. Prior to first occupation, evidence of the installation of the ecological enhancement features recommended in the Ecological Appraisal (Burrows Ecological, September 2018 and TRERcS, May 2020) shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to bird boxes and bat boxes.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of conserving the local biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

- 8. The development hereby approved shall be carried out in accordance with the following documents:

Received by the Council on 3rd October 2019;
Proposed Roof Details 01 & 02 (50965/07/200)

Received by the Council on 6th February 2020;
Barns 2&3 Existing Drawings Combined (50965/07/00002 REV B)
Barns 2&3 Proposed Joinery Details (50965/07/105 REV A)
Barns 2&3 Proposed Joinery Details (50965/07/106 REV A)
Barns 2&3 Proposed Joinery Details (50965/07/107 REV A)
Barn 1 Proposed Joinery Details (50965/07/108 REV A)

Barn 1 Proposed Joinery Details (50965/07/109 REV A)

Received by the Council on 13th February 2020;
Barn 1- Existing Drawings Combined (50965/07/001 REV C)
Proposed Block Plan (50965/07/101 REV B)
Existing Site and Block Plans (50965/07/003 REV B)
Barns 2&3- Proposed Drawings Combined (50965/07/0102 REV C)

Received by the Council on 25th March 2020;
Barn 1- Proposed Drawings Combined (50965/07/101 REV C)

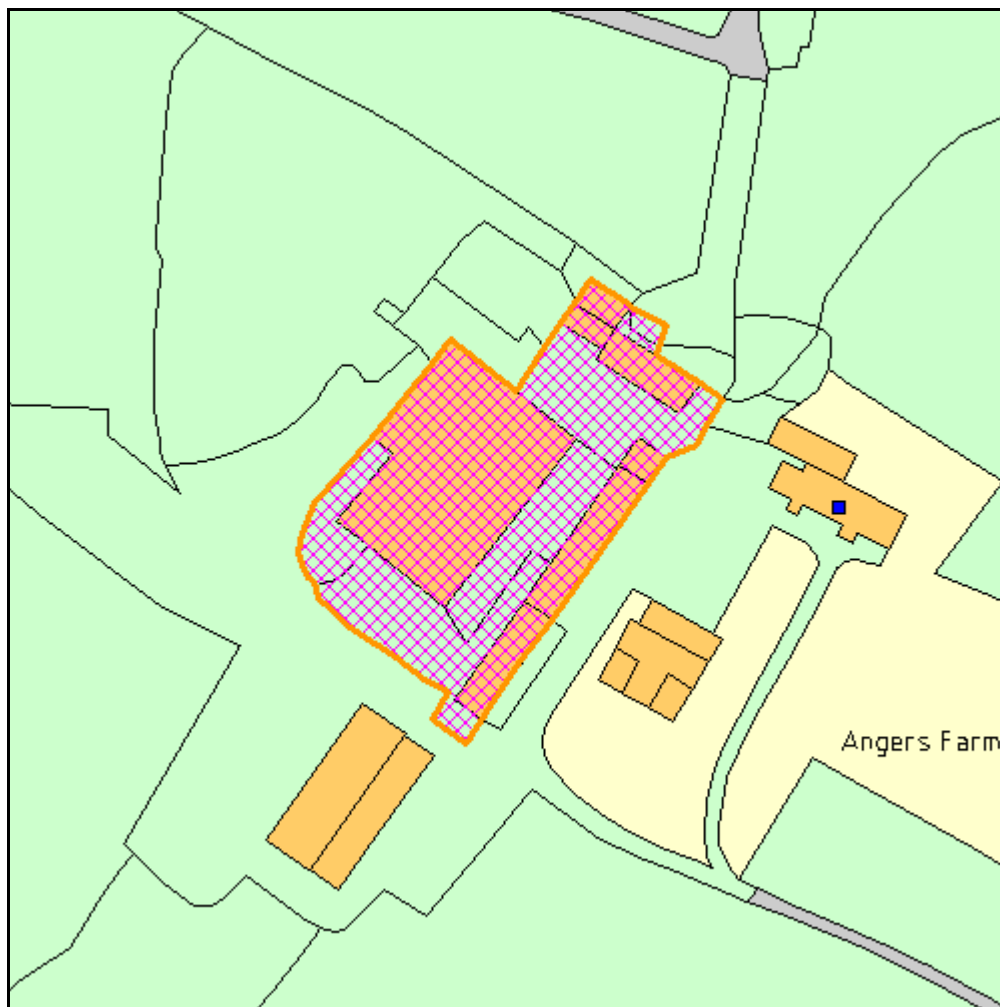
Received by the Council on 31st March 2020;
Proposed Landscape Plan (50965/07/103 REV B)

Reason
To define the terms and extent of the permission.

Case Officer: James Reynolds
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P19/13185/LB	Applicant:	Mr Andrew Hendy
Site:	Angers Farm Earthcott Green Alveston Bristol South Gloucestershire BS35 3TD	Date Reg:	7th October 2019
Proposal:	Internal and external alterations to include the replacement of doors and windows to 2 no. buildings, the erection of a single storey rear extension and creation of new window openings to 1 no. barn (Barn 2/3).	Parish:	Alveston Parish Council
Map Ref:	364139 185506	Ward:	Severn Vale
Application Category:	Minor	Target Date:	28th November 2019



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100023410, 2008. **N.T.S.** **P19/13185/LB**

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 Alveston Parish Council against the accompanying full application which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of 2no. barns and the change of use for 2 no. agricultural buildings to form 3 no. dwellings and associated works.
- 1.2 The application site relates to agricultural buildings that are curtilage listed due to their association with Grade II listed Angers Farmhouse, Earthcott Green. The site falls outside of any defined settlement boundary and is therefore in the open countryside. The site is also washed over by the Bristol and Bath Green Belt and a public right of way runs adjacent to the eastern boundary of the site.
- 1.3 The application should be read in conjunction with the accompanying full planning application, reference P19/13184/F.
- 1.4 During the course of the application a single storey rear extension (to barns 2 & 3) was removed from the proposal.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
 National Planning Policy Guidance
 Planning (Listed Building and Conservation Areas) Act 1990
 Planning (Listed building and Conservation Areas) Regulations 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design
 CS9 Managing the Environment and Heritage

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

PSP17 Heritage Assets and the Historic Environment

3. **RELEVANT PLANNING HISTORY**

- 3.1 P19/0579/F
Conversion of existing agricultural building to 1 no. dwelling with associated works.
Approved with conditions: 25/09/2019
- 3.2 P19/0581/LB
Conversion of existing agricultural building to 1 no. dwelling with associated works.
Approved with conditions: 25/09/2019
- 3.3 PT17/4744/F
Conversion of existing agricultural buildings to 3no. holiday cottages (Class C3).
Withdrawn: 08/12/2017
- 3.4 PT17/5095/LB
Conversion of existing agricultural buildings to 3no. holiday cottages (Class C3)
Withdrawn: 08/12/2017
- 3.5 PT18/1129/F
Creation of new road and vehicular access onto Church Road (The B4427).
Approved with conditions: 13/08/2018

4. **CONSULTATION RESPONSES**

- 4.1 Alveston Parish Council
No comment.

Listed Building & Conservation

Comments received 20th April 2020, updated 6th April 2021;

Residential conversion will cause a degree of harm to the setting of the listed farmhouse, however the impact on the setting and in turn significance would be limited, especially as concerns raised have been addressed.

Conditions suggested

Other Representations

- 4.2 Local Residents
No comments received.

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
This is an application for listed building consent. As such, the only consideration is what impact the proposed development would have on the special historic or architectural features of the curtilage listed group of barns and Grade II listed Angers Farmhouse and will therefore be assessed against

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

5.2 Impact on Heritage

The application site lies within the curtilage of Grade II listed Angers Farmhouse, due to their date and historic functional and associative connection with the farmhouse, combined with the positive and material contribution to the setting of the heritage asset, the barns subject of this application are considered to be curtilage listed and should therefore be treated as part of the listed building when considering the proposal.

5.3 The existing barns are considered to display a degree of character and authenticity which can be considered to make a positive contribution to the setting of the listed building. The proposal relates to three structures; Barn 1 which sits to the north of the site, this was a former milking parlour and consists of two distinct structures; Barns 2 & 3 sit to the south of barn 1 and are orientated at a 90 degree angle, they consist of a linear range of single storey shelter sheds comprising of two linked structures

5.4 *Barn 1*

The proposal would maintain the existing footprint of the barn, as well as reusing the existing clay roof tiles and retaining the red brick and natural stone external walls which are considered to significantly contribute to the character of the building. To facilitate the change of use to residential, timber barn style doors would be inserted in existing openings on the east, west and south elevations, while new timber framed patio doors would also be inserted on the west and east elevations serving the kitchen/diner. The existing timber framed windows on the south elevation would be replaced, however the proposed replacements are considered to appropriately reflect the existing design. Overall, the proposed appearance of barn 1 is considered to be acceptable in terms of design, however to ensure the works serve to preserve the architectural and historic interest of the heritage assets, large scale details would be secured by condition should the application be approved.

5.5 *Barns 2 & 3*

During the course of the application a rear extension was removed from the proposal due to concerns raised over the loss of the historical form of the building. Amendments were also made to address the concerns over the remodelling of the east elevation which is considered to make an important contribution to the character and setting of the building group and the listed heritage asset. As with barn 1, subject to large scale details being secured by condition, no objections are raised in terms of heritage impact.

5.6 Overall, subject to conditions ensuring a high quality finish, the proposal is considered to adequately respect and preserve the character and appearance of Angers Farmhouse and the curtilage listed building group.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 That the Listed Building Consent be **APPROVED** subject to the conditions included on the decision notice

CONDITIONS

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

Reason

As required by Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) to avoid the accumulation of Listed Building Consents.

2. Prior to the commencement of the relevant works, the detailed design of the following items shall be submitted and approved in writing by the local planning authority.

- a) All new windows and fixed glazing (including cill, head, reveal and glass details for barn 1
- b) All new doors (including frames and furniture)
- c) All new vents and flues

The details shall be submitted via elevation and section drawings at a scale of 1:10, and the development shall be completed strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the curtilage listed barns and to maintain and enhance the character and setting of the grade II listed Angers Farmhouse, all in accordance with section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

3. Prior to commencement of relevant works, full details of the proposed floors, wall and ceiling finishes and insulation shall be submitted and agreed in writing by the local planning authority. The development shall thereafter be carried out strictly in accordance with the agreed details.

Reason

In order that the works serve to preserve the architectural and historic interest of the curtilage listed barns and to maintain and enhance the character and setting of the grade II listed Angers Farmhouse, all in accordance with section 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the national

guidance set out at the NPPF and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan Development Plan Document (adopted November 2017)

4. The development hereby approved shall be carried out in accordance with the following documents:

Received by the Council on 3rd October 2019;
Proposed Roof Details 01 & 02 (50965/07/200)

Received by the Council on 6th February 2020;
Barns 2&3 Existing Drawings Combined (50965/07/00002 REV B)
Barns 2&3 Proposed Joinery Details (50965/07/105 REV A)
Barns 2&3 Proposed Joinery Details (50965/07/106 REV A)
Barns 2&3 Proposed Joinery Details (50965/07/107 REV A)
Barn 1 Proposed Joinery Details (50965/07/108 REV A)
Barn 1 Proposed Joinery Details (50965/07/109 REV A)

Received by the Council on 13th February 2020;
Barn 1- Existing Drawings Combined (50965/07/001 REV C)
Proposed Block Plan (50965/07/101 REV B)
Existing Site and Block Plans (50965/07/003 REV B)
Barns 2&3- Proposed Drawings Combined (50965/07/0102 REV C)

Received by the Council on 25th March 2020;
Barn 1- Proposed Drawings Combined (50965/07/101 REV C)

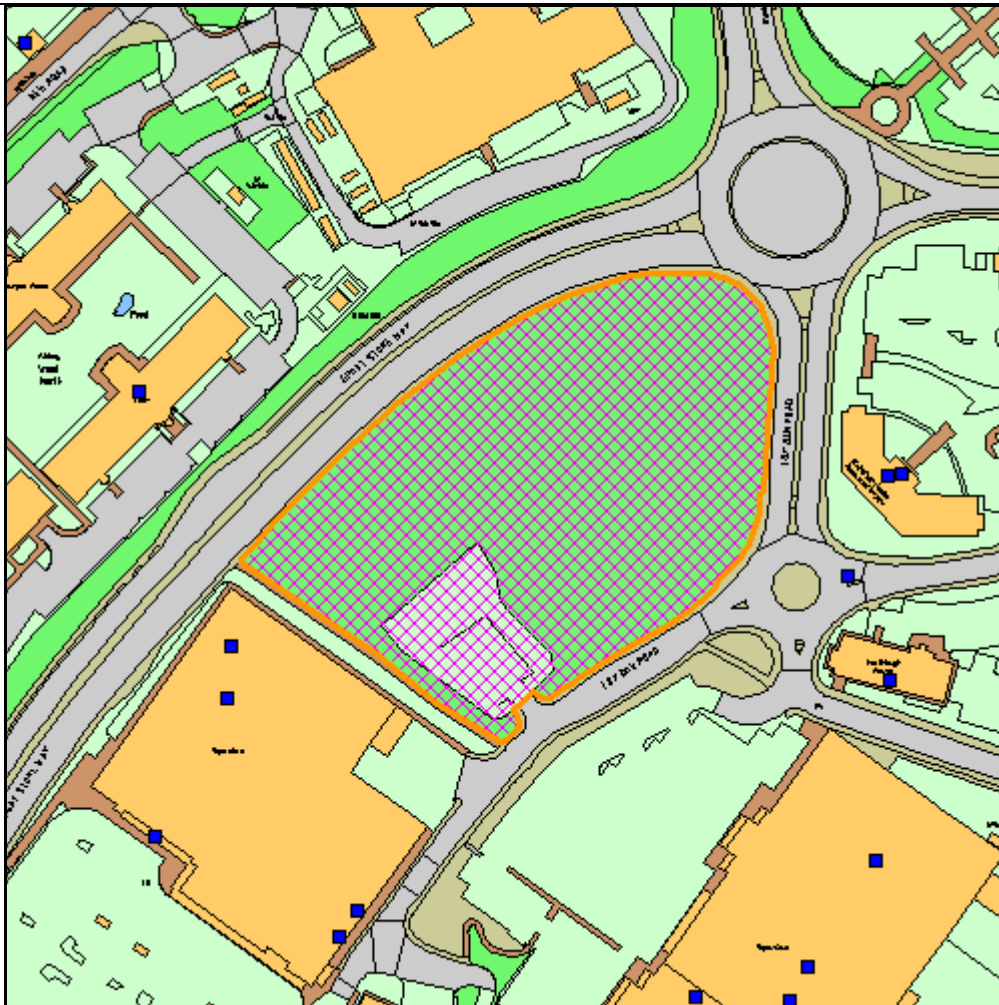
Received by the Council on 31st March 2020;
Proposed Landscape Plan (50965/07/103 REV B)

Reason
To define the terms and extent of the permission.

Case Officer: James Reynolds
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P20/05916/F	Applicant:	Baylis Estates LtdBaylis Estates Ltd
Site:	Land Off Fox Den Road Stoke Gifford South Gloucestershire	Date Reg:	14th April 2020
Proposal:	Erection of mixed-use development comprising of Hotel and Restaurant, Supermarket, Coffee Shop with Drive Thru Facility and multi-use building (comprising flexible combinations of Use (Class A1) shops, (Class A2) financial and professional, (Class A3) food and drink, (Class A5) hot food takeaways, (Class B1) business, (Class D1) non-residential institutions, and (Class D2) Assembly and Leisure), with parking, landscaping and associated works.	Parish:	Stoke Gifford Parish Council
Map Ref:	361710 178947	Ward:	Stoke Gifford
Application Category:	Major	Target Date:	9th July 2020



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P20/05916/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.

THE PROPOSAL

- 1.1 The application site extends to 1.8 hectares of vacant land occupying a corner plot to the south west of the roundabout junction between Great Stoke Way and Fox Den Road, Stoke Gifford, in the Bristol North Fringe. It is situated to the north (rear of) the Stoke Gifford Sainsbury's Superstore and west of (opposite) the former B&Q warehouse (now occupied by The Range, Lidl supermarket, Poundstretcher, and DW Sports Fitness), with office development beyond the other boundaries.
- 1.2 The submitted Planning Statement refers to an area of hardstanding in the southern corner of the site linked to what appears to be the remains of a former building. This is understood to be the site of a visitor centre constructed in association with the development of the adjacent Aviva office campus in the early 1990's. As a consequence, the Planning Statement concludes that the site can be considered to be 'previously developed land'. However, the Government's definition of 'previously developed land' (Ref: NPPF Annex 2) specifically excludes "*land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape*". Having inspected the site, it is the judgement of Officers that the remains of any structures here have indeed, blended into the landscape, and it is therefore concluded that it should not be considered as 'previously developed land' as defined in the NPPF. That said, it is not considered to have a significant bearing on the determination of this application, given its location within the urban area, and its allocation in the development plan for development (see Analysis below).

- 1.3 There is tree planting along all boundaries which it is understood was undertaken as part of the now demolished visitor centre works. There is also an existing vehicular access at the southern corner. A public right of way (PROW) runs adjacent the south western boundary separating the site from the rear blank elevation of the Sainsbury's store. This PROW runs through a thin strip of land sandwiched between the application site and the Sainsbury's store and is owned by the Council (N.B. the Council's Property Services Team are aware of this application – see PROW Team Consultation Response below).
- 1.4 The site slopes down gently from southeast to northwest, with a further abrupt drop down an embankment along the boundary with Great Stoke Way. Fox Den Road to the south east is separated from the car park of the former B&Q site by a retaining wall; the former B&Q site being at a significantly higher level.
- 1.5 Full planning permission is sought for a mixed-use development comprising: a hotel and restaurant; a supermarket; coffee Shop with drive thru facility; and a multi-use building comprising a flexible combination of uses. At the time of submission, these uses were listed as Use Classes A1 shops, A2 financial and professional services, A3 restaurants and cafes, A5 hot food takeaways, B1 business, D1 non-residential institutions, and D2 assembly and leisure.
- 1.6 It is noted that since this application was submitted, the Use Classes Order has been amended with most of the above use-classes being amalgamated into Use Class E (Commercial Business and Service) with the exception of the hotel which remains as Use Class C1, with the remainder falling within Use Classes F1 (learning and non-residential institutions, F2 Local Community uses or Sui Generis (uses not falling within the aforementioned classes) (Ref: Town and Country Planning (Use Classes) (Amendment) England Regulations 2020). That said, the Regulations provide for a 'material transitional period' from 1 September 2020 to 31 July 2021 during which, any planning applications submitted prior to 1 September 2020, which this application was, should be determined by reference to the previous Use Classes Order.
- 1.7 The proposed schedule of accommodation indicates the following:
- Four storey hotel (103 bedrooms) and restaurant (4,383 sqm) - Premier Inn and Beefeater
 - Single storey drive thru (167 sqm) - Costa
 - Two storey multi-use building (1,504 sqm)
 - Single storey discount supermarket (1,785 sqm) – Aldi
- 1.8 The proposals also include details of parking, landscaping and other associated works.
- 1.9 It is understood that three of the four buildings have been pre-let with the occupiers named as Premier Inn, Aldi, and Costa.
- 1.10 The accompanying masterplan and phasing plan allow for the provision of a landscaped area of publicly accessible open space (a 'pocket park') to be provided in the event that the multi-use building is not developed until a later phase. Indeed, it is clear that there is currently no occupiers identified with any part of this building, and the applicant has made it clear that it has no intention of erecting it as part of Phase 1 on a speculative basis (i.e. in the absence of any pre-lets).
- 1.11 The Applicant submitted the following documentation in support of the application (as originally submitted):

- Site Location Plan;
- Detailed Site Layout Plan;
- Elevations & Floorplans;
- Sections and Site Levels;
- Street Scene or Context Plan;
- Roof Plan;
- Landscaping and Survey Plans;
- Phasing Plan;
- Air Quality Assessment
- Planning Statement;
- Design and Access Statement;
- Community Infrastructure Levy Further Information Form;
- Preliminary Ecological Survey and Report;
- Energy and Sustainability Statement;
- Retail Statement;
- Flood Risk Assessment;
- Historic Environment Report;
- Geo Environmental Report;
- Lighting Assessment;
- Noise Impact Assessment;
- Tree Survey / Arboricultural Implications;
- Transport Assessment/Statement; and
- Surface Water Drainage Details.
- Framework Travel Plan
- Statement of Community Involvement
- Coal Mining Report
- Addendum to Transport Assessment
- Retail Impact Assessment
- Marketing Overview

1.12 Following consultation on the scheme (as originally submitted), consideration by the Design West Design Review Panel, and further discussions with officers, amendments to its design

and layout were submitted in February 2021; though the floor areas listed above remained unaltered. These amendments were accompanied by:

- Revised plans
- Addendum to the Design and Access Statement
- Technical Note responding to the highways/transportation issues raised
- Addendum to the Retail Impact Assessment
- Addendum to the marketing Overview
- Economic Benefits Statement
- Covering Letter explaining all the above and responding to other matters raised by Officers

1.13 Two sets of further amended plans were submitted in March 2021 together with a note responding to the Designing Out Crime Officer.

2 POLICY CONTEXT

2.1 South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013

CS1 High Quality Design
 CS2 Green Infrastructure
 CS3 Renewable and Low Carbon Energy Generation
 CS4 Renewable or Low Carbon District Heat Networks
 CS4A Presumption in Favour of Sustainable Development
 CS5 Location of Development
 CS6 Infrastructure and Developer Contributions
 CS7 Strategic Transport Infrastructure
 CS9 Managing the Environment and Heritage
 CS11 Distribution of Economic Development Land
 CS12 Safeguarded Areas for Economic Development
 CS14 Town Centres and Retailing
 CS23 Community Infrastructure and Cultural Activity
 CS24 Green Infrastructure, Sport and Recreation Standards
 CS25 Communities of the North Fringe of Bristol

2.2 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
 PSP9 Health Impact Assessments
 PSP10 Active Travel Routes
 PSP11 Transport Impact Management
 PSP18 Statutory Wildlife Protection
 PSP19 Wider Biodiversity
 PSP20 Flood Risk, Surface Water, and Watercourse Management

PSP21 Environmental Pollution and Impacts
 PSP31 Town Centre Uses
 PSP32 Local Centres
 PSP33 Shopping Frontages
 PSP34 Public Houses
 PSP35 Food and Drink Uses
 PSP44 Open Space, Sport and Recreation
 Appendix 3 Key Objectives for the Proposed District Centre at Stoke Gifford

2.3 National Planning Policy Framework 2019 and Planning Practice Guidance

2.4 Supplementary Planning Documents:

Design Checklist SPD (Adopted) August 2007
 Shopfronts and Advertisements SPD (Adopted) April 2012
 Renewables SPD (Adopted) November 2014
 CIL and S106 SPD (Adopted) March 2015

2.5 The preparation of a development brief for this site was commenced by the current agents and architects acting for the previous owners AVIVA (i.e. not the current applicants) in association with the Council but this never progressed beyond a draft dated May 2017 i.e. it was not consulted on or adopted as a supplementary planning document and consequently cannot be afforded any weight in the determination of this application.

3 RELEVANT PLANNING HISTORY

3.1 P87/1060 Comprehensive development on approximately 40.7 hectares (100.65 acres) to include residential, retail, office and employment uses, petrol filling station and ancillary works including construction of distributor road (outline). Approved 22nd June 1987 - lapsed

3.2 P93/1527 Erection of office building complex totalling 580,000 square feet in floor area (as defined in class B1 of the town and country planning (use classes) order 1987) construction of new roads, car parking and landscaping works Approved 14th July 1993 - lapsed

3.3 P97/2229 Development within Class A3 (Food and Drink) and class C1 (Hotels) of the Town and Country Planning (Use Classes) Order 1987, together with parking, landscaping, access and associated works - lapsed

3.4 There is a large number of planning applications relating to the adjoining retail park, the most recent being:

P20/08495/F Erection of hotel (Class C1) and food and beverage retail unit (Class A1) with parking, access, landscaping and associated works. Abbey Wood Retail Park Station Road Filton South Gloucestershire BS34 7JL – Approved 14th December 2020.

4 CONSULTATION RESPONSES

(Please note, the consultation responses, given their length, are set out below in summary form only. The full comments are available for inspection on the South Gloucestershire Council's Website. A second round of consultation was undertaken on 15th February 2021 following the receipt of: material amendments to the submitted plans, supplementary plans and further documents.)

Stoke Gifford Parish Council

- 4.1 Stoke Gifford Parish Council object to this planning application on the grounds of vehicular access location, with concerns it will exacerbate congestion, and the loss of mature trees. Consideration should be given to an access directly off the mini-roundabout near to The Range and retaining more of the existing trees. We also have concerns about the drive-thru facility and the number of parking bays.

Second response:

In principle Councillors were keen with the plans presented and feel Stoke Gifford as a Parish would benefit, and it would create a town centre feel. The area is currently empty and members would like to see any trees that are removed, replaced.

There are concerns with vehicular access near a lorry layby and also within the plan presented there is a landscaped pocket park within the area where a multi-use building is proposed to be built at some stage. The original plan to build the multi-use building has been halted due to the Covid-19 pandemic. The developers informed members that the access was across Fox Den Road and has been approved by SGC Highways. They are widening the road and will provide ample parking bays. They have also increased the electrical charging points available.

There was some confusion amongst Councillors whether the multi-use building forms part of the application. The agent confirmed to members the multi-use building proposal is for a two story building to cater for shops, offices, and a gymnasium upon request. There is currently no demand for a building due to Covid-19 hence why a landscaped pocket park has been added to the application, with the possibility for the multi-use building to be brought forward as a stage 2 of the application if and when demand/conditions are appropriate.

Stoke Gifford Parish Council has no objection to this planning application.

Other Consultees

Planning Policy Team

- 4.2 The proposed development would not be in accordance with local or national planning policies, in that there is no assessment of the impact that the convenience units will have on the wider retailing community (through an impact assessment). Furthermore, given the location of the site, the design, layout, levels of parking and mixture of uses are not considered to currently demonstrate a proposal which is making the most efficient use of land, in line with the NPPF.

Urban Design

- 4.3 Unable to support the scheme as originally submitted, notwithstanding the improvements made following pre-application discussions.

Second Response: Some further improvements acknowledged but still some points of concern

Third response: Some significant changes shown. It is vital that the details of materials including depths between panels and reveals are closely controlled through the imposition of conditions.

Landscape Officer

- 4.4 The proposals (as originally submitted) are considered contrary to policy and there is a landscape objection.

Second and third response: Objection withdrawn following adjustments to positions of buildings on the boundaries, retention of more existing trees, and additional and more appropriate tree planting on the boundaries and within the carpark. The implementation of this and the tree protection measures should be secured by way of conditions.

Tree Officer

- 4.5 The proposal is to remove all trees that are growing around the edges of the site. The scheme should incorporate the higher quality existing trees and then enhance with new planting, not remove everything and expect that less replanted trees can mitigate for their loss.

Second Response: The revised layout incorporates more of the existing established trees although there are still significant losses. The landscape plan mitigates by way of proposed planting for the loss of existing trees proposed for removal. The applicant will need to update/submit a Tree protection plan and detailed arboricultural method statement for the protection of the retained trees.

Ecology

- 4.6 No objection subject to imposing conditions to ensure the development proceeds in strict accordance with the mitigation measures provided in the Preliminary Ecological Appraisal and a technical note. A lighting design strategy for biodiversity should also be secured, implemented, and monitored by way of conditions.

Conservation Officer

- 4.7 No objection

Archaeology and Historic Environment Record Officer

- 4.8 There is archaeological potential to this site which will need further investigation to understand and to determine the appropriate form of mitigation. This should be secured by way of a condition.

Public Rights of Way

- 4.9 The connection to the existing PROW to the south would be welcomed as it would encourage greater use of it. The PROW runs through a strip of land in Council ownership. Discussions have taken place with the Property Services Team to secure works on land in the Council's ownership to secure the link and future maintenance.

Second Response: No objection.

Highway Structures

- 4.10 No objection subject to any vehicle routing having regard to the structures on Hatchet Road that have a height restriction.

Arts and Development Officer

- 4.11 If the application is approved, the Council should apply a planning condition for a public art programme that is relevant and specific to the development and its locality and commensurate with its size and visibility.

Crime Prevention Designing Out Crime Officer (DOCO)

- 4.12 Not acceptable in its current format

Second Response: This application still does not demonstrate that it has met the safety and security requirements of the National Planning Policy Framework or the South Gloucestershire Core Strategy.

Third Response: I have reviewed all the plans and in particular the DOCO Consultee Response Schedule and find that the applicant has now demonstrated that they have considered the crime risk and where necessary sought to address them. An important part of this response is the provision of CCTV, whilst the applicant has indicated the installation of the system it may be prudent for the case officer to consider conditioning such a system.

Lead Local Flood Authority

- 4.13 No objection in principle to this application subject to the imposition of appropriate conditions.

Environmental Policy and Climate Change Team

- 4.14 As proposed this scheme does not come close to achieving a 'net zero emissions' standard or SGC's emerging policies out for consultation. They do, however, exceed current policy requirements on emissions, BREEAM and electric vehicle parking.

Sustainable Transport

- 4.15 First Response: Pleased to note that this application is accompanied by a Transport Assessment (TA) and Framework Travel Plan as requested during the pre-application discussions. Further details were requested in respect of a number matters covered in the TA.

Second Response: Comments were made to the Applicants about the Framework Travel Plan which was otherwise considered broadly satisfactory. Its implementation should be secured by condition. A Construction Management Plan (CMP) should also be produced for this site before works commence

Third Response: The applicant provided additional information in the form of an Addendum Transport Assessment (ATA) and a Technical Note. These documents raised other issue and so further information was requested and received. The traffic flows associated with this site will not have a significantly detrimental impact upon the local highway network. It is also accepted that the proposal will not materially increase congestion, over and above that already experienced.

Following discussions with the prospective tenants the applicants have agreed to reduce the total number of parking spaces to 240 parking spaces. Whilst we understand that this represents a significant reduction on their original this still seems excessive. However, in view of the Council's lack of adopted guidance for the provision of parking spaces to accompany the land-uses included within the site we cannot object on this basis.

We had previously indicated that we did not consider that the existing pedestrian crossing provision on Great Stoke Way was adequate to serve the new development as suggested by the applicant. Therefore, we requested that a modified and more comprehensive design be produced and that it was the subject to a formal Road Safety Audit (RSA) procedure. This has now been undertaken by the applicant and the RSA indicates that a safe crossing facility can be provided without recourse to traffic signals.

Food and Health Team

- 4.16 All of the food businesses will be required to comply with food hygiene legislation and related requirements.

Environmental Protection – Contaminated Land Officer

- 4.17 No objections in principle subject to the imposition of a condition to secure details of the design for gas protection measures.

Highways England

- 4.18 No objection

Other representations

Local Residents

- 4.19 22 Representations have been received from local residents mostly concerned with the loss of trees. Other points raised concern:
- Question the need for an additional food store.
 - Uninspiring development; it should be more bespoke.
 - Unsustainability of a another drive thru
 - Additional traffic generation at peak times in an already congested area
 - Access should be taken direct off the roundabout
 - The site should ideally be left as a landscaped greenspace
 - Loss of natural habitat
 - GP surgery, small independent retail units and/or community building, library and restaurants would be more useful.
 - Trees should be retained to combat greenhouse gas emissions

There is also some qualified support for the principle of the site being developed.

5 ANALYSIS OF PROPOSAL

Introduction

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the development plan, unless material considerations indicate otherwise. The development plan consists of the adopted South Gloucestershire Local Plan Core Strategy which was adopted in 2013 (SGLPCS) and the Policies, Sites and Places Plan adopted in November 2017. The National Planning Policy Framework constitutes a material consideration but does not change this approach i.e. the

starting point for determining a planning application is always the development plan. That said, the NPPF is also clear that at the heart of the Framework there is a presumption in favour of sustainable development (Ref NPPF Paragraph 10). Paragraph 11 of the NPPF confirms that for decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

- 5.2 This presumption in favour of sustainable development, and the different approach to be taken to this, depending on whether or not relevant policies are deemed to be out of date, is reflected in Policy CS4A of the adopted Core Strategy. And, for the avoidance of doubt, there is nothing in the relevant provisions of the Framework to suggest that the expiration of 5 years beyond the adoption of a plan (7 years in the case of the Core Strategy) requires that its policies should be treated as out-of-date, with the exception of policies for the provision of housing where Paragraph 11(d) is engaged (see above) and an alternative basis for calculating housing need may be triggered in certain circumstances. This planning application, however, does not include any proposals for residential development.
- 5.3 The decision on whether relevant local policies are out-of-date is a planning judgement, and it is the Officers' judgement that they are not out-of-date and consequently Paragraph 11 (d) is not engaged.

The Principle of Development

- 5.4 For the avoidance of doubt, the uses proposed in this application (retail, restaurant, drive-through restaurant, hotel, and components of the multi-use building) all fall within the definition of 'main town centre uses' set out at Annex 2 to the NPPF.
- 5.5 Policy CS5 of the adopted Core Strategy sets out the general strategy for development and indicates that most new development will take place within the communities of the North and East Fringes of the Bristol urban area. The application site is located within the North Fringe of Bristol.
- 5.6 Policy CS12 safeguards land for economic development and an inspection of the Policies Map confirms that the application site falls within a larger area extending to the north and east including the AVIVA campus and land west of Great Stoke Way but excluding the adjacent Sainsbury's and former B&Q sites. Paragraph 9.10 of the Core Strategy indicates that priority will be given to uses which fall within the B Use Classes, and that retail and other main town centre uses will have to meet the sequential test set out in national policy. Paragraph 9.10 also states that "*residential use will not be acceptable as provision has been made elsewhere in the Core Strategy*". The proposals do not include any residential development.

- 5.7 Policy CS14 is concerned with protecting and enhancing the vitality and viability of existing centres in South Gloucestershire in recognition of their retail, service and social functions. It indicates a 'new centre' at 'Sainsbury's/B&Q, Stoke Gifford be:

"investigated to serve the Stoke Gifford, Harry Stoke, UWE and Cheswick village area".

- 5.8 It goes on to say that:

"New investment in main town centre uses consistent with the NPPF will be directed into the town and district centres, reflecting the scale and function of the centre including making provision for 34,000 sq.m. net of new comparison floorspace by 2026 to meet the needs of the communities in South Gloucestershire. The distribution of this floorspace will be through the Policies, Sites and Places Development Plan Document or a replacement Core Strategy/Local Plan."

This will be achieved by:

Identifying in the Policies, Sites and Places Development Plan Document or a replacement Local Plan/Core Strategy centre boundaries, primary shopping areas, shopping frontages, and development opportunities in accessible locations within and on the edge of centres;

Encouraging retail, commercial, leisure and cultural development within a centre of an appropriate type and scale commensurate with its current or future function;

Safeguarding the retail character and function of centres by resisting developments that detract from their vitality and viability and protecting against the loss of retail units;

Applying the sequential approach when considering proposals for new town centre uses;

Requiring impact assessments for edge-of-centre and out-of-centre proposals with a floorspace over 1,000 sq.m. gross;

Encouraging convenient and accessible local shopping facilities to meet the day to day needs of residents and contribute to social inclusion."

- 5.9 Insofar as the application site is concerned, paragraph 9.25 states that:

"A new centre is also proposed, potentially on land currently occupied by Sainsbury's and B&Q off Great Stoke Way, to serve the new housing areas to be developed along the Ring Road in the Stoke Gifford/Filton area, UWE and nearby existing housing and employment areas."

- 5.10 Part 2 of the Core Strategy sets out the Spatial Strategy and Policy CS25 covers the communities of the North Fringe of the Bristol Urban Area. Point 5 confirms that the Council will:

"Support the investigation, planning and potential redevelopment of the Sainsbury's and B&Q retail sites at Stoke Gifford to provide a new 'district centre' to serve the North Fringe South Area."

- 5.11 In addition to the above area/site specific policies in the Core Strategy, Policy PSP31 deals with town centre uses, which is what are proposed here, and Point 1 confirms that: *"Development proposal(s) for main town centre uses will be directed to town and district centres, identified on the Policies Map",* which the centre at Stoke Gifford is.
- 5.12 Policy PSP31 Point 2 states that:
- "Large scale retail proposal(s) will be acceptable within Primary Shopping Areas, identified on the Policies Map."*
- 5.13 The proposed retail element is 1,785 sq m and can reasonably be described as 'large scale' although the application site is not identified as falling within the primary shopping frontage of the centre. That said, Policy PSP31 Point 3 'identifies' the new Stoke Gifford Centre with 5,000sqm of A1 comparison floors space; as does Policy PSP47, albeit without indicating a quantum of floorspace. Policy PSP31 also requires any proposals in excess of 350sqm to be accompanied by a Retail Impact Assessment (RIA). The application, however, includes 1,785sqm of primarily A1 convenience floorspace, not comparison floorspace.
- 5.14 Therefore, insofar as the development of this particular site is concerned, and the uses proposed, all of which fall within the definition of 'main town centre uses' (Ref: NPPF Annex 2), it is reasonable to conclude that the application would, in-principle, be policy-compliant, subject to further consideration of the type of retail floorspace proposed, and a RIA concluding there is no significant adverse impact on other centres.
- 5.15 A RIA and a subsequent addendum have been submitted by the applicants, and they have been reviewed by the Council's retail consultant DPDS. As a result of this, it has been concluded that the proposed foodstore would not have a significant adverse impact on any other identified centre. The Council's retail consultant is also clear that while the Applicant's assessment is not supported by up-to-date data, it is sufficient in the specific circumstances of this case, for it to recommend that no objection should be raised on retail impact grounds.
- 5.16 The identification in Policy PSP31 of the proposed centre at Stoke Gifford with 5,000 sqm of comparison retail floorspace was made having regard to the need for around 34,000 square metres of comparison floorspace across the district for the period 2011 to 2026/27 (18,000 sq m by 2021 and a 'possible' further 16,000 sqm by 2026/27). This scale of need for comparison retail floorspace was identified in the retail study prepared by Roger Tym and Partners for the Council in February 2010. That study also indicated no need for additional convenience retail floorspace, though the lack of need is not a factor on its own that could justify refusal. Notwithstanding the fact that the retail floorspace that is proposed (i.e. primarily convenience, though a small element of Aldi's trading is comparison) falls within the same Use Class as comparison floorspace, it is the case that the scheme as a whole would not make a meaningful contribution to the delivery of comparison floorspace at the Stoke Gifford Centre, though some future redevelopment and/or intensification on the existing Sainsbury and former B&Q sites could potentially deliver some.
- 5.17 It is therefore the case that, in this very particular regard, the proposal could be said to be not be entirely in accordance with the development plan. That said, there are two factors which mitigate the weight that should be attached to this. Firstly, as indicated above, the uses that are proposed are all policy-compliant and, in the case of the retail element, fall within the same Use Class in any event; indeed a small proportion of the Aldi store would be given over to comparison goods. Secondly, the Council's retail consultant agrees with the applicant that the change in retail trends, since the Roger Tym Study was published in February 2010; not

least the very significant growth in internet shopping, have significantly reduced the need (and demand) for further convenience floorspace. Indeed, paragraph 7.58 of the PSP Plan is clear that a revised retail need figure would be required this year (2021) in any event. There is, moreover, a concern (shared by the Council's retail consultant) that such a level of additional A1 Comparison retail floorspace could potentially have a harmful effect now, in the current retail climate, on the vitality and viability other centres unlike the level and type of floorspace (A1 Convenience retail) now proposed.

- 5.18 Officers' overall conclusion therefore is that, in principle, the proposed mix of main town centre uses is in general accordance with Policies CS5, CS12, CS14 and CS25, PSP31, PSP47 and the NPPF. There are, however, a number of more detailed considerations in the PSP Plan which are relevant to determining this application. Many of these are conveniently set out in Policy PSP31 - Point 12 (listed as nine 'General Assessment Criteria') and at Appendix 3 – listed as 7 'key objectives' for the proposed District Centre at Stoke Gifford. This report consequently considers each criterion and objective in turn.

Policy PSP31 (12) General Assessment Criteria

- 5.19 Policy PSP31 Point 12 sets out nine general criteria against which proposals for all main town centre uses will be assessed. The Applicant set out its assessment under each criterion in its letter to the Council dated 3rd February 2021. Officers' assessments are set out below.

i. Positively respond to any centre specific health check or locally prepared and endorsed vision (see also PolicyCS1 criteria 4)

- 5.20 There has been no health check as such for the 'Sainsbury's/B&Q, Stoke Gifford District Centre' as it is a 'new proposed centre, to be investigated' (Ref: Policy CS14).
- 5.21 Insofar as an 'endorsed vision' is concerned, a series of 'key objectives' for "*establishing a successful vibrant centre at Stoke Gifford*" are set out at Appendix 3 to the PSP Plan. A commentary on these is set out further below.

ii. Be in proportion to the role and function of the location

- 5.22 Given the mix of uses and the amount of floorspace proposed, it is clear, having regard to the Retail Impact Assessment, and the Addendum to the Retail Impact Assessment, that these proposals are in proportion to the role and function envisaged for this new District Centre as a whole. The Council's retail consultant is also in agreement with the applicants that there is now no demand for comparison floorspace on anywhere near the scale referred to in policy PSP31 and that in the current circumstances, such retail floorspace (i.e. 'comparison') on that scale would be more likely to be harmful to the vitality and viability other existing centres.
- 5.23 The hotel, coffee drive-thru, and Multi Use building, would certainly make a positive contribution to the diversity of uses within the centre.

iii. Ensure any shopfront(s), sign(s) or advertisement(s), are of a scale, detail, siting and type of illumination appropriate to the character of the host building, wider street scene and avoids a harmful effects on amenity of the surrounding area

- 5.24 In some respects this criterion is tailored more to the consideration of shopfront details in more traditional high streets. The details of the elevations and space in front of Aldi have been the subject of design improvements during the course of the application and it is certainly not concluded that it would have a harmful effect on amenity or the surrounding

area. Details of signage and advertising will be the subject of subsequent applications. The details of lighting, with particular respect to safeguarding the ecological value of the trees that are proposed to be retained, and the proposed new landscape planting, are to be secured by condition.

iv. Have convenient, safe and attractive access to and from surrounding residential areas for pedestrians and cyclists

- 5.25 The proposals include five new appropriately designed pedestrian accesses into the site with three defined routes through it; improving connections to and through the site. The scheme does not include any off-site improvements to the rest of the District Centre other than the welcome creation of a new link to the PROW on Council owned land separating the application site from the rear elevation of Sainsbury's.
- 5.26 Neither does the scheme include any off-site improvements to the existing pedestrian and cycle routes to residential areas further afield other than the proposals to improve the pedestrian crossing at the Great Stoke Way roundabout (western arm). The design of a safer crossing without recourse to the installation of traffic signals has passed a formal Road Safety Audit and been agreed in principle; with the detailed design subject to final confirmation prior to implementation under a Section 278 Agreement. This is also considered to be an improvement, albeit a very modest one, from an urban design perspective. Investment in the network of safeguarded/proposed Active Travel Routes in the wider Stoke Gifford area (Ref: Policy PSP10) would need to bid for CIL funds generated by this and other developments.

v. Have appropriate provision for parking and servicing

- 5.27 Car parking (all surface level) would be the dominant use of the site and is consequently a significant, and largely negative, influence on the overall appearance and character of the scheme. Concern has been expressed by consultees about the level of parking from both an urban design point of view and with respect to encouraging sustainable travel. In response to this, the Applicants have reduced the number of spaces from 265 to 240 and the Highways Officer has advised that due to the lack of parking standards for such uses an objection could not be sustained (see below re tree planting within the car park and quality of materials used). The 16 disabled spaces, 9 parent and child spaces, together with the 10 electric vehicle spaces (increased from 3) are all policy-compliant, as are 40 covered and 52 uncovered cycle parking spaces.
- 5.28 Swept path analysis, appended to the TA, has confirmed that the arrangements for servicing are appropriate.

vi. Not give rise to unacceptable levels of vehicular traffic to the detriment of the amenities of the surrounding area and highway safety

- 5.29 The NPPF is clear that development should only be prevented or refused on highway grounds (other than in respect of an unacceptable impact on highway safety) if the residual cumulative impact on the road network would be severe (Ref: Para 109). The Applicants have submitted a Transport Assessment and Framework Travel Plan and subsequent Technical Notes/addenda in response to concerns raised by the Highways Officer about trip generation estimates, which included large reductions to reflect the impact of multi-visiting, linked and pass-by trips, which were considered unrealistic. Up-dated (more realistic) trip generation estimates were consequently submitted and it is concluded that the traffic flows associated with the development will not have a significantly detrimental impact upon the local highway network.

- 5.30 It is also accepted that the development would not create a significant increase in traffic flows at the junction of the often congested Great Stoke Way/A4174 Ring Road and Great Stoke Way and Fox Den Road i.e. it will not materially increase congestion, over and above that already experienced. Certainly there is no suggestion that the residual cumulative impacts on the road network would be severe.

vii. Where possible and viable include and make positive use of upper floors

- 5.31 The proposed multi-use building, and the hotel, do have uses on upper floors; 5 storeys in total in the case of the hotel. The proposed Aldi and Drive-thru costa do not.
- 5.32 The Applicants have been specifically challenged on this point and consequently submitted a Marketing Overview and a subsequent Addendum in response that the Council's Retail Consultant has reviewed. Work on a draft design brief with the previous site owner had envisaged multi storey development comprising largely of student accommodation but that requirement has since been provided for elsewhere. The current owners had approached leading apartment developers but without any success. Apartment development on the scale necessary here represents a considerably greater risk to developers and their funders than housing, and in the North Fringe tend only to take place as part of a larger mixed residential development. They would also have generated additional parking requirements. The Council's retail consultant agrees with the overall conclusion that the development of upper storeys above the Aldi and Costa Drive-thru is unrealistic in the economic circumstances now prevailing.

viii. Demonstrate a positive contribution towards the public realm and non-car circulation

(See urban design and landscaping comments below under the consideration of the 'key objectives')

ix. Be well served by public transport

- 5.33 The site is very well served by public transport as is evident from the 7 bus services running within 400 metres; 4 of which stop on Great Stoke Way adjacent the Sainsbury's store. Parkway Railway station is also located approximately 850 metres to the north.

PSP Plan Appendix 3 - 7 Key Objective for the Proposed Stoke Gifford District Centre

- 5.34 Appendix 3 to the PSP Plan provides an overview of the Town and District Centres within South Gloucestershire, providing contextual information and information on the level of growth expected at each centre. Key objectives for development proposals are set out for Stoke Gifford which was designated as a proposed 'New Centre'. The summary for Stoke Gifford states that:

Core Strategy Policy CS14 set out that the area around Sainsbury/ B+Q area at Fox Den Road would be investigated as a District Centre to serve the Stoke Gifford, Harry Stoke, UWE and Cheswick Village areas where there are major employment and residential areas. A remodelled centre here would also be expected to serve the proposed new neighbourhoods to the east of Harry Stoke where only a local centre and small scale retail facilities are proposed.

The area which would form the Stoke Gifford Centre is now defined on the Proposals Map, and includes land [the application site and land at Abbey Retail Park] for further

expansion and growth in addition to the existing developed area. The Primary Shopping Area within Stoke Gifford is also defined on the proposals map. As the current character of Stoke Gifford, is of large format stores with wider frontages, it is not proposed to define primary and secondary shopping frontages in support of Policy PSP33.

At present Stoke Gifford has two main retail areas. The out-of-centre former B+Q Store, Sainsbury's store at Fox Den Road, and the out of centre retail park at Abbeywood which has a larger range of units and recently improved sense of place. These two main predominantly retail areas are separated by the Filton Ring Road. Key objectives for the development of the centre set out in this appendix, will be used to inform the design and delivery of emerging proposals within Stoke Gifford district centre.

- 5.35 It then goes on to list 7 Key objectives for establishing a successful vibrant centre at Stoke Gifford. The Applicant set out its assessment under each objective in its letter to the Council dated 3rd February 2021. Officers' comments are set out below.
- 5.36 In considering these, the first point to note is that these key objectives apply to the Centre as a whole and not just the application site. The second point to bear in mind is that the first two objectives concern off-site matters, which for the most part, are beyond the direct control of the applicant (landowner) and would need to be secured by a Section 106 Agreement and would therefore need to be "necessary to make the development acceptable in planning terms; directly related to the development; and fairly and reasonably related in scale and kind to the development."
1. Connectivity and accessibility for pedestrians and cyclists to the existing and new communities in the area - including: Filton Abbey Wood Train Station, MoD, Parkway Station, East of Harry Stoke New Neighbourhood, UWE (including the planned new stadium site) and Bristol Parkway Train Station
- 5.37 See commentary above in respect of Policy PSP31 (12) Criterion iv "Have convenient, safe and attractive access to and from surrounding residential areas for pedestrians and cyclists".
2. Connectivity, accessibility and legibility for pedestrians and cyclists within the Stoke Gifford Centre; from the vacant Axa Site to the existing Sainsbury's/former B&Q sites, across Filton Way to Abbey Wood Retail Park
- 5.38 See commentary above in respect of Policy PSP31 (12) Criterion iv "Have convenient, safe and attractive access to and from surrounding residential areas for pedestrians and cyclists".
3. Active frontages facing onto Filton Road, Station Road and Great Stoke Way –To encourage connectivity, legibility and vitality, breaking down the dominance of blank facades and surface car parking
- 5.39 The Applicant has been quite clear that the scale and mass of each building has been primarily determined by the building's use and the prospective tenant's requirements (all three buildings comprising Phase 1 having been pre-let). There is active frontage facing into the site and on Fox Den Road and the roundabout. There is, however, limited informal surveillance onto Great Stoke Way. What there is, is confined primarily to the glazing shown for the west elevation of the Multi-use building.

- 5.40 In common with all modern convenience retail stores, the proposed Aldi focusses what limited active frontage it seeks to operate with on the car parking area. Achieving street-level active frontages on Great Stoke Way is constrained by the change in level; the proposed buildings necessarily being sited some way above the level of the footway, hence the emphasis here being on landscape treatment. The amended plans, however, now propose a significant increase in the total amount of glazing facing onto the proposed access area from Great Stoke Way, with an extra level introduced showing a small proportion of active frontage at street-level.
- 5.41 Following the submission of amended plans, the dominance of the proposed surface car parking has been broken down to some extent by the introduction of further tree planting and a modest reduction in the number of spaces. The amended plans also identify more logical and legible connections through the site (see below).

4. Significant element of A1 comparison retail to be provided – as required by PSP31, 5000m2 across the new District Centre, focussed on Primary Shopping Area (PSA) and edge of PSA sites

- 5.42 The Council's Retail Consultant has confirmed that this level and type of retail floorspace is no longer feasible (and potentially not desirable) for the reasons set out above under the heading 'Principle of development'.

5. Vertical and horizontal mix of uses to take advantage of the extremely sustainable location and the opportunities for higher density / intensity of development, making an effective use of land potentially including some residential use on upper floors

- 5.43 See commentary above in respect of Policy PSP31 (12) Criterion vii "Where possible and viable include and make positive use of upper floors", and the Council's Retail Consultants conclusions on the submitted Marketing Overview and Addendum.

6. Emphasis on high quality design and providing an urban development form with landmark buildings to enhance the local character, sense of place and legibility

- 5.44 Insofar as architecture and materials are concerned, the built and hard landscape elements are shown to be generally of a high quality; though the implementation of this, down to the finer, but very important, detail of materials, colours, finishes and the depths of reveals on panels will need to be closely controlled through conditions.
- 5.45 Insofar as locating a landmark building at the site is concerned, Officers are not in agreement that the hotel is in the ideal location. But certainly its scale and massing is appropriate to this site and there have been a number of improvements to the elevations during the course of the application. Moreover, the footprint has also been moved back from the boundary to facilitate improved landscaping. There has also been a noticeable improvement to the quality of the materials to be applied to the hotel building following consultation. The render material that was initially proposed, and identified as being a particular issue, has been replaced with copper and bronze coloured metal cladding panels of varying depths, which if correctly installed, should be an improvement. This will need to be carefully controlled by condition.
- 5.46 The design of the Costa Drive-Through is very standard and considered less interesting than others recently built elsewhere and the recently approved Greggs drive-through at the Abbey Wood Retail Park.

- 5.47 Overall, the Multi-use building is considered to have a simple but refined style with large window openings. The combination of brick and vertical timber cladding should work well, but this whole approach to the design, as with the other buildings, relies on the quality of the materials, particularly the brick which will need to be closely controlled by the imposition of appropriate conditions.
- 5.48 The overall design and juxtaposition of buildings and spaces has reduced, but not entirely eliminated potential 'entrapment spots' without natural surveillance where crime and antisocial behaviours could occur. Where this has not been possible CCTV is to be incorporated, and securing this together with a strategy for external lighting is the subject of conditions.

7. Provision of high quality public realm, landscaping and new street trees, particularly along the main highways – to promote connectivity and legibility across the site and to break down the barriers formed by major roads and rail corridors.

- 5.49 The site is currently a vacant unmanaged plot of land containing scrub vegetation. There were a number of objectors who raised concerns about the scheme as originally submitted, concerning the removal of all the trees that it is understood were planted around the boundaries of the site when the visitor centre was installed (see paragraph 1.2 above). The scheme as amended, on more than one occasion, moves the two main blocks of development back from the boundaries enabling more of these trees to be retained, with some additional planting, and some reduction in the gradient on the western boundary. It is concluded that the amended landscaping plan now satisfactorily mitigates for what are still significant losses by way of proposed new planting, and a tree protection plan has now been submitted to secure those that are to be retained.
- 5.50 The strip of land outside the application site containing the PROW running along the back elevation of the existing Sainsbury's store is currently maintained by the Council. It is proposed to connect this PROW to the site and secure replacement planting and its future maintenance under a license agreement with the Council.
- 5.51 As discussed above, the large area of car parking is a dominant feature of the scheme and there has been on-going negotiation to increase the quality, and numbers of new trees planted not just around the site but within the carpark in order to break it up and better reinforce the legibility of the pedestrian routes through it. During the course of the application the number of car parking spaces has been reduced by 25 (approximately 10%) and the number of trees increased using semi-mature specimens for more instant impact. Cellular confinement tree pits have now also been proposed and details to confirm satisfactory drainage arrangements into the SuDs drainage system for the scheme are to be secured by condition, together with implementation and maintenance of the rest of the landscaping.
- 5.52 Public realm materials now identified in the amended scheme are considered to be of a high quality with a logical application across the site corresponding more closely with use and function. Consideration has also clearly been given to the use of edging materials such as kerbs.
- 5.53 As above, however, there is little within the control of the applicant that would achieve any breakdown in the barriers formed by major roads and rail corridors, though any such wider initiatives could bid for CIL funding that is being generated.

Other Matters not covered above

Ecology

- 5.54 No designated sites will be impacted by these proposals and the site offers low potential for foraging by bats given its isolated nature; being surrounded by busy roads. A Preliminary Ecological Appraisal and a technical note were submitted with the application and it is proposed to impose a condition to ensure that development proceeds in strict accordance with this.
- 5.55 It is important that the landscape enhancements that are proposed provide ecological value and it is therefore also proposed that a 'lighting design strategy for biodiversity' should also be secured, implemented, and monitored by way of conditions.

Heritage

- 5.56 There are no above-ground designated or non-designated heritage assets that would be remotely affected by this proposal. A condition would however be necessary to secure an archaeological investigation prior to ground works taking place.

Sustainability Issues

- 5.57 The measures incorporated into the development as originally submitted are intended to achieve:
- A 23.1% reduction in CO₂ emissions beyond the Building Regulations Part L2A 2013 gas baseline.
 - BREEAM 'Very Good' in the hotel.
- 5.58 Since the original submission the applicant has:
- increased the number of electric charging vehicle points from three to ten;
 - reduced the parking provision by circa 10% (265 to 240);
 - made revisions to enable the retention of a number of existing trees;
 - increased the quantum and quality of planting and landscaping across the site, namely within the car parking area; and
 - designed the scheme to connect the proposed tree pits with the SuDs system to ensure minimal water requirements for the trees as well as reducing the amount of surface water run-off entering the tanked system.
- 5.59 As proposed, this scheme does not come close to achieving a 'net zero emissions' standard. Nor would it comply with SGC's emerging policies, which at the time of determination do not carry any weight. Suggestions of ways to further exceed current development plan policy requirements were made to the Applicants but not taken up. The inclusion of 180m² PV system on the hotel is welcome. However, the proposal to achieve a 23.1% reduction in CO₂ emissions exceeds current policy which encourages emission reductions in mixed use schemes but does not set an emission reduction target. The proposal to achieve BREEAM 'Very Good' in the hotel exceeds current policy which encourages but does not require BREEAM 'Very Good'. The proposal to provide 10 electric vehicle charge points, with ducting in place for a further 10 also exceeds current policy and the required specifications can be secured via condition. These would be served from a new dedicated substation on-site.

Environmental Issues

- 5.60 The submitted site investigation identifies a potentially unacceptable risk from ground gas (carbon dioxide). A condition is therefore recommended in order to secure details of the final design of the proposed gas protection measures.
- 5.61 Some disturbance during the construction phase is inevitable but this would be on a short term basis only, and an appropriate condition to control the hours of working can be imposed. In addition a condition to secure a Construction Environment Management Plan (CEMP) has been recommended by the Transportation Officer.

Impact on Residential Amenity

- 5.62 The site lies within a Proposed District Centre and there are no residential properties located nearby; the adjoining areas being occupied primarily by retail, office and hotel uses, surrounded by major roads.

Phased development

- 5.63 The applicants have made it clear that while the hotel, food store and drive thru are pre-let and thus provide the confidence necessary to construct these as a first phase; they have been unable to secure similar pre-lets for the Multi-Use building and in those circumstances its construction will be delayed. Rather than leave that part of the site 'vacant' and undeveloped, the phasing plan shows this area to be laid out as a pocket park. This will be secured by way of a condition but on the clear understanding that at some stage in the future this part of the site will also be developed. If a further planning application were to be submitted in respect of this part of the site for development which departed from the permission granted here for the Multi-Use building (Phase 2), it would need to be determined in accordance with the development plan policies and other material considerations relevant at that time.

Design Review Panel

- 5.64 The scheme as originally submitted was referred to the Design West Design Review Panel (DRP) for review. The panel's written response was couched in terms which sought to encourage further analysis on a number of fronts, which have produced some positive amendments to the scheme, but clearly not the more fundamental re-think of the scheme that Officers recall was discussed at the meeting. In summary, the suggestions and ultimate response, two iterations of the scheme later, are set out above and may be summarised as follows:

- Identify potential off-site improvements to walking and cycling routes - The improvements to the scheme have been limited to the pedestrian crossing at the western arm of the Great Stoke Way roundabout and PROW outside the south western boundary. The Local Plan (Policy PSP10) identifies a wider network of Active Travel Routes (ATRs), investment in which would benefit from funding sourced from, amongst other things, CIL receipts from development such as this.
- Give further consideration to the extent and type of tree planting within the carpark to mitigate the urban heat island effect and reinforce any proposed pedestrian routes, and ensure tree pit construction is properly connected into the SuDs strategy – By and large, the amended scheme (third iteration) reflects these objectives, though given that the final design details of the SuDs is to be secured by condition, the detailed integration of the tree pits (which is proposed) will also need to be similarly covered. More of the existing perimeter trees are to be retained and more appropriate species

planted; facilitated in part by the footprint of the hotel being moved back from the site boundary.

- The DRP acknowledged the challenge of aligning the end user requirements with the wider local plan/community objectives – The extent of the car parking has been revisited; albeit only reduced by 10% which the Sustainable Transport Team has concluded could not form a sustainable transport reason for refusing planning permission. Improvements have been made to the design of the (now five) pedestrian accesses. The density and basic layout of the scheme has however changed very little (see above regarding the non-inclusion of further storeys). The Council's Urban Design Officer has nevertheless acknowledged improvements to the pallet of materials proposed to be used and some concession to providing a small proportion of active frontage on Great Stoke Way and improved informal surveillance; albeit otherwise constrained through the change in level.
- The further iterations of the scheme have not responded to the DRP's suggestions to any great extent to establish more ambitious sustainability targets given the Councils declaration of a climate emergency, nor explore alternative options for the flat roof over the restaurant and the siting and uninspiring design of the coffee drive-thru.

Consideration of likely impact on Equalities

- 5.65 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.
- 5.66 With regards to the above this planning application it is considered to have a neutral impact on equality.

CIL

- 5.67 The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. The introduction of CIL charging commenced on 1st August 2015. In the event that a decision to approve this proposal is issued the scheme would be liable to CIL charging. It is estimated that it would generate approximately £1 million.

Economic benefits

- 5.68 The principal economic benefits of the scheme (in addition to the CIL liability above) are summarised as follows:
- A total of 7,839sqm of additional hotel, restaurant, retail, coffee shop and multi-use building.
 - Up to 170 operational phase jobs on-site plus operational supply chain
 - Unspecified number of construction phase jobs and associated expenditure
 - Hotel visitor expenditure in the economy

- Additional facilities to support the future success of the YTL Arena
- Ongoing Business Rates estimated at ₺592,000pa

The Planning Balance

5.69 Paragraph 7 of the NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. It then goes on to say that achieving sustainable development means the planning system has three overarching objectives: which are:

- an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

5.70 For the reasons set out above at paragraphs 5.1 to 5.69 Officers conclude that the proposals would constitute sustainable development having regard to the Framework when taken as a whole.

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 be GRANTED subject to the conditions listed below:

CONDITIONS

1	<p>The development hereby permitted shall be begun before the expiration of three years from the date of this permission.</p> <p>Reason To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).</p>
2	<p>The development hereby approved shall be carried out in accordance with the phasing identified on the Proposed Phasing Plan 32473-STL-00-ZZ-DR-A-09011-Rev PL20 received 08.02.2021 as follows:</p> <p>Phase 1 (Superstore, Hotel, Restaurant, Costa, Pocket Park and associated pedestrian and vehicular accesses, parking and landscaping) as identified on Proposed Site Plan (P1) 32473-STL-00-ZZ-DR-A-09009-Rev PL20 received 23.03.2021</p> <p>Phase 2 (Multi Use Building and associated pedestrian access and landscaping, replacing Pocket Park) as identified on Proposed Site Plan (P2) 32473-STL-00-ZZ-DR-A-09010-Rev PL20 received 23.03.2021</p> <p>Reason For the avoidance of doubt</p>
3	<p>The development hereby approved shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan 32473-STL-00-ZZ-DR-A-09000-(P2) Rev PL18 received 0.8.02.2021 Proposed Site Plan (P1) 32473-STL-00-ZZ-DR-A-09009-Rev PL20 received 23.03.2021 Proposed Site Plan (P2) 32473-STL-00-ZZ-DR-A-09010-Rev PL20 received 23.03.2021 Proposed Phasing Plan 32473-STL-00-ZZ-DR-A-09011-Rev PL20 received 08.02.2021 Proposed Site Elevations 01 (P1) 32473-STL-XX-XX-DR-A-02001-Rev PL17 received 08.02.2021 Proposed Site Elevations 02 (P1) 32473-STL-XX-XX-DR-A-02002-Rev PL17 received 08.02.2021 Proposed Site Section 01 (P2) 32473-STL-XX-XX-DR-A-03001-Rev PL17 received 08.02.2021 Proposed Site Sections 02 (P2) 32473-STL-XX-XX-DR-A-03002-Rev PL17 received 08.02.2021 Aldi - Proposed Level 00 (P2) 32473-STL-01-00-DR-A-01100-Rev PL17 received 08.02.2021 Aldi - Proposed Roof (P2) 32473-STL-01-01-DR-A-01101-Rev PL17 received 08.02.2021 Multi Use - Proposed Level 00 Plan (P2) 32473-STL-02-00-DR-A-01200-Rev PL19 received 23.03.2021 Pocket Park - Proposed Level 00 Plan (P1) 32473-STL-02-00-DR-A-01204-Rev PL17 received 08.02.2021 Multi Use - Proposed Level 01 Plan (P2) 32473-STL-02-01-DR-A-01201-Rev PL19 received 23.03.2021 Multi Use - Proposed Roof Plan (P2) 32473-STL-02-02-DR-A-01202-Rev PL17 received 08.02.2021 Multi Use - Proposed Core Roof Plan (P2) 32473-STL-02-03-DR-A-01203-Rev PL17 received 08.02.2021 Hotel & Restaurant - Proposed Level 00 Plan (P2) 32473-STL-03-00-DR-A-01300-Rev PL17 received 08.02.2021 Hotel & Restaurant - Proposed Level 01 Plan (P2) 32473-STL-03-01-DR-A-01301-Rev PL17 received 08.02.2021</p>

Hotel & Restaurant - Proposed Level 02 Plan (P2) 32473-STL-03-02-DR-A-01302-Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed Level 03 Plan (P2) 32473-STL-03-03-DR-A-01303-Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed Level 04 Plan (P2) 32473-STL-03-04-DR-A-01304-Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed Roof Plan (P2) 32473-STL-03-05-DR-A-01305-Rev PL17 received 02.08.2021

Costa Coffee Drive Thru - Proposed Level 00 Plan (P2) 32473-STL-04-00-DR-A-01400-Rev PL20 received 23.03.2021

Costa Coffee Drive Thru - Proposed Roof Plan (P2) 32473-STL-04-01-DR-A-01401-Rev PL20 received 23.03.2021

Aldi - Proposed Elevations (P2) 32473-STL-01-XX-DR-A-02100-Rev PL17 received 08.02.2021

Aldi - Proposed Strip Elevations (P2) 32473-STL-01-XX-DR-A-02110-Rev PL17 received 08.02.2021

Multi Use - Proposed Elevations (P2) 32473-STL-02-XX-DR-A-02200-Rev PL19 received 23.03.21

Multi Use - Proposed Strip Elevations 01 (P2) 32473-STL-02-XX-DR-A-02210-Rev PL17 received 08.02.2021

Multi Use - Proposed Strip Elevations 02 (P2) 32473-STL-02-XX-DR-A-02211-Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed Elevations (Hotel) (P2) 32473-STL-03-XX-DR-A-02300-Rev PL19 received 23.03.2021

Hotel & Restaurant - Proposed Elevations (Restaurant) (P2) 32473-STL-03-XX-DR-A-02301-Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed Strip Elevations 01 32473-STL-03-XX-DR-A-02310-Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed Strip Elevations 02 (P2) 32473-STL-03-XX-DR-A-02311-Rev PL17 received 08.02.2021

Costa Coffee Drive Thru - Proposed Elevations (P2) 32473-STL-04-XX-DR-A-02400-Rev PL17 received 08.02.2021

Costa Coffee Drive Thru - Proposed Strip Elevations (P2) 32473-STL-04-XX-DR-A-02410-Rev PL17 received 08.02.2021

Aldi - Proposed GA Sections (P2)32473-STL-01-XX-DR-A-03100-Rev PL17 received 08.02.2021

Multi Use Building - Proposed GA Sections (P2) 32473-STL-02-XX-DR-A-03200- Rev PL17 received 08.02.2021

Hotel & Restaurant - Proposed GA Sections (P2) 32473-STL-03-XX-DR-A-03300-Rev PL17 received 08.02.2021

Costa Coffee Drive Thru - Proposed GA Sections (P2) 32473-STL-04-XX-DR-A-03400-Rev PL18 received 08.02.2021

Artists Impression - View of multi-use building and entrance plaza 32473-STL-XX-XX-VI-A-V0001-Rev PL17 received 09.02.2021

Artists Impression - View of entrance plaza (P2)32473-STL-XX-XX-VI-A-V0002-Rev PL17 received 09.02.2021

Artists Impression - View of hotel and restaurant (P2) 32473-STL-XX-XX-VI-A-V0003 Rev PL17 received 09.02.2021

Artists Impression - View of Costa Coffee Drive Thru (P2) 32473-STL-XX-XX-VI-A-V0004-Rev PL17 received 09.02.2021

Artists Impression - View of Aldi (P2) 32473-STL-XX-XX-VI-A-V0005-Rev PL17 received 09.02.2021

Artists Impression - View from Great Stoke Way (P2) 32473-STL-XX-XX-VI-A-V0006

	<p>Rev PL18 received 09.02.2021 Artists Impression - View of Pocket Park (P1) 32473-STL-XX-XX-VI-A-V0020-Rev PL17 received 09.02.2021 Artists Impression - Approach from GSW Roundabout (P2) 32473-STL-XX-XX-VI-A-V0021-Rev PL18 received 09.02.2021 Artists Impression - Pedestrian Plaza Aerial (P1) 32473-STL-XX-XX-VI-A-V0025-Rev PL18 received 09.02.2021 Artists Impression - Pedestrian Plaza Aerial (P2) 32473-STL-XX-XX-VI-A-V0026-Rev PL18 received 09.02.2021 Artists Impression - Premier Inn from Pocket Park 32473-STL-XX-XX-VI-A-V0027-Rev PL18 received 09.02.2021 Artists Impression - PRW from GSW North 32473-STL-XX-XX-VI-A-V0028-Rev PL18 received 09.02.2021 Artist Impression – Phase 2 Access to GSW 32473-STL-XX-XX-VI-A-V0029-Rev PL19 received 23.03.2021 Landscape General Arrangement (Phase 1) 32473-STL-00-00-DR-L-09001-Rev PL20 received 23.03.2021 Tree Retention and Removal Plan 32473-STL-00-00-DR-L-09102-Rev PL20 received 23.03.2021 Landscape Planting Plan 32473-STL-00-00-DR-L-09140-Rev PL20 received 23.03.2021 Landscape Hard Plan 32473-STL-00-00-DR-L-09160-Rev PL20 received 23.03.2021 Kerb & Edging Plan 32473-STL-00-00-DR-L-09180-Rev PL20 received 23.03.2021 Landscape General Arrangement (Phase 2) 32473-STL-00-00-DR-L-09201-Rev PL20 received 23.03.2021 Landscape Short Site Sections 32473-STL-00-00-DR-L-09301-Rev PL16 received 08.02.2021 Landscape Long Site Sections 32473-STL-00-00-DR-L-09305-Rev PL16 received 08.02.2021 Tree Pit in Hard Detail 32473-STL-00-00-DR-L-09401-Rev PL15 received 08.02.2021 Tree Pit in Soft Detail 32473-STL-00-00-DR-L-09405-Rev PL15 received 08.02.2021 Landscape Details 32473-STL-00-00-DR-L-09410-Rev-PL15 received 08.02.2021 Typical Paving Layouts 32473-STL-00-00-DR-L-09420-Rev PL15 received 08.02.2021 Soil Profile Details 32473-STL-00-00-DR-L-09425-Rev PL15 received 08.02.2021 External Lighting (Phase 1) 0512235-HL-XX-XX-GA-E-610-0402 Rev P1 received 23.03.2021 External Lighting (Phase 2) 0512235-HL-XX-XX-GA-E-610-0401 Rev P3 received 23.03.2021 Proposed Drainage Layout - WIE-14532-SA-92-2000-A04 received 09.04.2020</p> <p>Reason For the avoidance of doubt.</p>
4	<p>Prior to the commencement of any groundworks, including any exempt infrastructure, geotechnical or remediation works, a programme of archaeological investigation (following a Written Scheme of Investigation approved by the LPA) shall be submitted for approval to the LPA. Where archaeology is found, a subsequent detailed mitigation, outreach and publication strategy, including a timetable for the mitigation strategy (or where the results of the evaluation are negative, a final evaluation report), must be submitted to and approved by the local planning authority. Thereafter the approved programme of mitigated measures and method of outreach and publication shall be implemented in all respects.</p> <p>Reason</p>

	<p>This is a pre-commencement condition in order to ensure the adequate protection of archaeological remains prior to ground works taking place, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.</p>
5	<p>No development shall commence until surface water and foul sewage drainage details including SUDS (Sustainable Drainage Systems e.g. soakaways if ground conditions are satisfactory), for flood prevention; pollution control and environmental protection have been submitted to and approved in writing by the Local Planning Authority. A detailed development layout showing surface water and SUDS proposals is required as part of this submission.</p> <p>Reason To comply with Policy PSP20 of the South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 ; Policy CS1 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019. This is a pre-commencement condition to ensure that the site can be adequately drained prior to ground works taking place.</p>
6	<p>A full Construction Management Plan shall be submitted to and approved in writing by the Council before work commences for the relevant phase. Thereafter the development shall be carried out in accordance with the approved plan. The construction management plan must cover the following highways and transportation matters:</p> <ul style="list-style-type: none"> o In the interests of highway safety, it must contain full details of the regime to be implemented to access the site during construction particularly for large construction related vehicles. This must be submitted to and approved in writing by South Gloucestershire Council before the access is brought into use and construction commences. o These details must also include, not only the intended access route, but also the proposed construction period, its hours of operation, the number of vehicles (delivery and workers transport) associated with this process, the measures to be implemented to ensure that mud is not carried onto the adjoining road network, provision for on-site worker parking and any other information which will help ensure road safety is maintained for all users. o Moreover, if access by large indivisible units is required, this should include computer track plotting to ensure that this is possible. o The submitted Construction Traffic Management Plan must be implemented and adhered to throughout the construction phases of the development. o No development shall commence until a highway condition survey (including photographs) of the adjoining road network (area to be agreed) is submitted to and approved in writing by South Gloucestershire Council. o Pursuant with Section 59 of the 1980 Highway Act, South Gloucestershire Council will wish to recover the cost of any damage caused to the highway by construction traffic associated with the proposed development. To this end, on completion of the site's construction work, a second highway condition survey shall be submitted to and approved in writing by the Council. This will enable the extent of any repairs will be assessed at a meeting with the Developer on completion of the construction work. <p>Reason In the interests of highway safety and to accord with Policy PSP11 of the South</p>

	<p>Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) 8th Nov. 2017. This is a pre-commencement condition to ensure that the entire development from its outset can be carried out in a satisfactory manner.</p>
7	<p>A. Remediation Strategy – Prior to commencement of relevant works of the development, the final design for the proposed gas protection measures should be submitted to and approved in writing by the local planning authority. The design criteria should be justified in line with current guidance and best practice to mitigate the level of risk identified. The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed (proposed verification strategy).</p> <p>The approved remediation scheme shall be carried out before the relevant phase of development is occupied.</p> <p>B Verification Strategy - Prior to first occupation a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.</p> <p>C Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.</p> <p>Reason To ensure that adequate measures have been taken to mitigate against possible ground contamination. To comply with Policies PSP20 andPSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 ; Policies CS1 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019. This is required prior to commencement to ensure public health is safeguarded throughout the entire construction period and thereafter.</p>
8	<p>Prior to the commencement of the development hereby approved, a scheme for prevention of pollution during the construction phase shall be submitted to and approved in writing by, the Local Planning Authority. The scheme should include details of the following:</p> <ol style="list-style-type: none"> 1. Site security. 2. Fuel oil storage, bunding, delivery and use. 3. How both minor and major spillage will be dealt with. 4. Containment of silt/soil contaminated run-off. 5. Disposal of contaminated drainage, including water pumped from excavations. 6. Site induction for workforce highlighting pollution prevention and awareness. <p>Invitation for tenders for sub-contracted works must include a requirement for details of how the above will be implemented.</p> <p>Reason To prevent pollution of the water environment. To comply with Policies PSP20 and</p>

	<p>PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 ; Policies CS1 and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 ; and National Planning Policy Framework Feb 2019. This is a pre commencement condition to ensure that the scheme covers the entire period of construction.</p>
9	<p>Notwithstanding the submitted details, no development (including any site clearance or demolition works) for the relevant phase shall commence until a Tree Protection Plan is submitted and the location of the tree protection fencing agreed in writing by the Local Planning Authority Arboricultural Officer. For the avoidance of doubt, the Tree Protection Plan shall accord with BS5837 (2012). Thereafter the development shall be implemented in accordance with the agreed details, with all tree protection fencing erected PRIOR to any site clearance works. The Council must be notified when all the tree protection and cellular confinement is in place, to allow this to be checked on site and ensure that it is in accordance with the tree protection plan and 'no dig' construction method statements. The applicant's arboricultural consultant should oversee these works. All tree protection must be left in place for the duration of the site clearance, demolition and construction works and should not be moved without written authorisation by the Local Planning Authority Arboricultural Officer.</p> <p>Reason To ensure the works are carried out in an appropriate manner and in the interests of the health and visual amenity of the trees. Also to avoid any damage to existing trees to be retained and ensure the existing trees and hedgerows are protected during the works, in accordance with best arboricultural practice, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017. This is a pre-commencement condition to ensure that the appropriate measures are agreed and implemented prior to any site clearance and possible damage to trees which are to be retained.</p>
10	<p>Prior to the commencement of above ground works for the development hereby approved, a commissioning plan for a unique site specific integrated scheme of Public Art (including but not limited to artist/s brief/s, longlist of artists, timescales and budget) to be implemented within the development site, shall be submitted to the Local Planning Authority for approval in writing. For the avoidance of doubt, the submission shall be prepared in line with recommendations in the Council's Art and Design in the Public Realm - Planning Advice Note. Thereafter, detailed designs by the commissioned artist shall be agreed in writing prior to installation and the Artwork shall be installed in accordance with the details and timescales so agreed.</p> <p>Reason To protect the character, distinctiveness and visual amenity of the site and the surrounding locality; and to accord with Policy CS23 - Community Infrastructure and Cultural Activity and Policy CS1 - High Quality Design Point 7 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013). Such plans to be produced prior to commencement of above ground works to ensure that public art is considered at the outset of design to develop a scheme which is fully integrated into the site.</p>

11	<p>The development hereby approved shall incorporate the energy efficiency measures, renewable energy, sustainable design principles and climate change adaptation measures into the design and construction of the development in full accordance with the Energy and Sustainability Strategy (Hoare Lea dated October 2019) as amended by letter from JLL dated 3rd February 2021 prior to occupation.</p> <p>A total 23.1% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations shall be achieved.</p> <p>Reason</p> <p>To ensure that the development incorporates measures to minimise energy demand and greenhouse gas emissions, and can adapt to a changing climate in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and Policy PSP6 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov. 2017.</p>
12	<p>BREEAM</p> <p>Prior to occupation of the hotel building hereby approved, the full BREEAM Post Construction report related to the Hotel building (prepared by the registered BREEAM assessor together with confirmation that this has been submitted to the BRE (or other approved registration body), including dates/receipt confirmation email from the BRE) shall be submitted to the local planning authority and approved in writing.</p> <p>Within 6 months of first occupation of the hotel building the final post construction BREEAM certificate(s) indicating that a BREEAM 'Very Good' rating has been achieved for the hotel building shall be submitted to the local planning authority and approved in writing.</p> <p>Within 6 months of the first occupation of the superstore and the Costa buildings hereby approved, the final copy of the BREEAM certificates showing the overall rating achieved under the BREEAM certification scheme for the superstore and Costa buildings shall be provided to the local planning authority.</p> <p>Reason</p> <p>To ensure the development is built in a sustainable manner in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013)</p>
13	<p>Prior to occupation of any building hereby approved, evidence shall be submitted to and approved in writing by the local planning authority that charging infrastructure for electric vehicles (minimum 10 spaces with ducting for a further 10 spaces) has been installed in accordance with the specification in the approved Energy and Sustainability Strategy (Hoare Lea dated October 2019) as amended by letter from JLL dated 3rd February 2021 including the location, specification and power output of each charge point.</p> <p>Reason</p> <p>To provide facilities for the charging of electric vehicles and encourage the transition to electric vehicles in accordance with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013)</p>

14	<p>Prior to commencement of the relevant works, details shall be submitted to an approved by the Local Planning Authority of the proposed PV system including final location, dimensions, design/ technical specification together with calculation of annual energy generation (kWh/annum) and associated reduction in residual CO2 emissions shall be provided within the Energy Statement.</p> <p>Prior to occupation the following information shall be provided:</p> <ul style="list-style-type: none"> • Evidence of the PV system as installed including exact location, technical specification and projected annual energy yield (kWh/year) e.g. a copy of the MCS installer's certificate. • A calculation showing that the projected annual yield of the installed system is sufficient to reduce residual CO2 emissions by 23.1% (the percentage shown in the approved Energy Statement). <p>Reason</p> <p>To ensure that the development contributes to mitigating and adapting to climate change and to meeting targets to reduce carbon dioxide emissions in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (adopted December 2013) and Policy PSP6 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov. 2017.</p>
15	<p>Prior to the commencement of the relevant works, details/samples of the public realm materials; roofing and external facing materials proposed to be used, including details of the depths of reveals and the varied depth of the panels on the hotel building, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples.</p> <p>Reason</p> <p>To ensure a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework (Feb) 2019.</p>

16	<p>Prior to the commencement of above ground works for the development hereby approved, details of the Tree Pits and their connections to the proposed drainage/SuDS system through pipes and catchpit manholes and the location of the underground attenuation tanks shall be submitted to and approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details.</p> <p>Reason</p> <p>To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and the National Planning Policy Framework (Feb) 2019.</p>
17	<p>All hard and soft landscape works, including the details for the 'Pocket Park' (Phase 1 of the development hereby approved) shall be carried out in accordance with the approved details. The works shall not be carried out any later than the first available planting season following the first occupation of any commercial unit or in accordance with the programme agreed with the Local Planning Authority. Any vegetation that fails, is dying or is removed in the first five years following planting shall be replaced in the next available planting season.</p> <p>Reason</p> <p>To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policy PSP2 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017 and the National Planning Policy Framework (Feb) 2019.</p>
18	<p>The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Waterman, September 2019) and a technical note (Waterman, October 2019) (PSP19). Prior to occupation, a "lighting design strategy for biodiversity" for the created habitats and any boundary vegetation shall be submitted to and approved in writing by the local planning authority. The strategy shall:</p> <ul style="list-style-type: none"> • Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and • Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. <p>All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.</p> <p>Reason</p> <p>To ensure there is not excessive light spill onto adjacent habitats; in the interests of protected species and the bio-diversity of the location, to accord with Policy PSP19 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted)</p>

	Nov. 2017 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013.
19	<p>Notwithstanding the submission of Plan WIE14532-SA-95-003-A02, prior to the first occupation of any of the buildings for the purposes hereby approved, full details of the works to the proposed pedestrian crossing on the western arm of Great Stoke Way shall be submitted to and approved in writing by the local authority and implemented in accordance the approved details.</p> <p>Reason In the interests of highway and pedestrian safety and to accord with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and Policies PSP10 and PSP11 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017</p>
20	<p>Notwithstanding the submission of Plan 32473-STL-00-00-DR-L-09001- Landscape General Arrangement (Phase 1) (PL20) prior to the first occupation of the buildings for the purposes hereby approved, full details of the proposed pedestrian link to the existing Public Right of Way running between Great Stoke Way and Fox Den Road and associated works shall be submitted to and approved in writing by the local authority and implemented in accordance the approved details.</p> <p>Reason In the interests of pedestrian safety and amenity and to accord with Policies CS1 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and Policies PSP10 and PSP11 of The South Gloucestershire Local Plan : Policies, Sites and Places Plan (Adopted) Nov. 2017</p>
21	<p>Prior to the first occupation of the buildings of the relevant phase for the purposes hereby approved, full details of the proposed CCTV system shall be submitted to and approved in writing by the local authority. The approved scheme shall be installed, maintained and operated in accordance with the approved details.</p> <p>Reason In order to comply with the safety and security requirements of Policy CS1 of the South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013 and the. National Planning Policy Framework.</p>
22	<p>Prior to the first use of the development for the purposes hereby approved, the car parking facilities (including ducting for electrical vehicle charging points) cycle parking, service areas and vehicle manoeuvring areas on site, shall be provided in accordance with the approved details and subsequently maintained thereafter for that purpose.</p> <p>Reason To promote sustainable forms of travel and to ensure the satisfactory provision of car parking facilities and tuning areas; in the interest of highway safety and the amenity of the area, and to accord with Policies PSP11 and PSP16 of the South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017 and Policy CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th Dec. 2013.</p>
23	Prior to the first occupation of any building for the purposes hereby approved, a Full Travel Plan for the building shall be submitted to and approved in writing by the Local

	<p>Planning Authority so that it can be implemented immediately this takes place. The Travel Plan must be based upon the framework Travel Plan submitted in support of the planning application.</p> <p>Reason To encourage non car modes of transport and in the interest of highway safety and the amenity of the area, and to accord with Policy PSP11 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) 8th Nov. 2017 and Policies CS7 and CS8 of The South Gloucestershire Local Plan Core Strategy (Adopted) 11th December 2013 and the requirements of the NPPF February 2019.</p>
24	<p>The hours of working on site during the period of construction shall be restricted to 07.30hrs to 18.00hrs Mon to Fri; and 08.00hrs to 13.00hrs Sat. and no working shall take place on Sundays or Bank Holidays. The term 'working' shall, for the purpose of clarification of this condition include: the use of any plant or machinery (mechanical or other), the carrying out of any maintenance/cleaning work on any plant or machinery deliveries to the site and the movement of vehicles within the curtilage of the site.</p> <p>Reason To protect the residential amenity of the neighbouring occupiers and to accord with Policies PSP8 and PSP21 of The South Gloucestershire Local Plan : Policies Sites and Places Plan (Adopted) 8th Nov. 2017.</p>

POLICIES CONSIDERED IN THE DETERMINATION OF THIS APPLICATION:

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

CS1 High Quality Design
CS2 Green Infrastructure
CS3 Renewable and Low Carbon Energy Generation
CS4 Renewable or Low Carbon District Heat Networks
CS4A Presumption in Favour of Sustainable Development
CS5 Location of Development
CS6 Infrastructure and Developer Contributions
CS7 Strategic Transport Infrastructure
CS9 Managing the Environment and Heritage
CS11 Distribution of Economic Development Land
CS12 Safeguarded Areas for Economic Development
CS14 Town Centres and Retailing
CS23 Community Infrastructure and Cultural Activity
CS24 Green Infrastructure, Sport and Recreation Standards
CS25 Communities of the North Fringe of Bristol

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
PSP9 Health Impact Assessments
PSP10 Active Travel Routes
PSP11 Transport Impact Management
PSP18 Statutory Wildlife Protection
PSP19 Wider Biodiversity
PSP20 Flood Risk, Surface Water, and Watercourse Management
PSP21 Environmental Pollution and Impacts
PSP31 Town Centre Uses
PSP32 Local Centres
PSP33 Shopping Frontages
PSP34 Public Houses
PSP35 Food and Drink Uses
PSP44 Open Space, Sport and Recreation
Appendix 3 Key Objectives for the Proposed District Centre at Stoke Gifford

National Guidance

National Planning Policy Framework
Planning Practice Guidance

Supplementary Planning Documents:

Design Checklist SPD (Adopted) August 2007
Shopfronts and Advertisements SPD (Adopted) April 2012
Renewables SPD (Adopted) November 2014
CIL and S106 SPD (Adopted) March 2015

**IN ACCORDANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) ORDER 2015**

POSITIVE AND PROACTIVE STATEMENT:

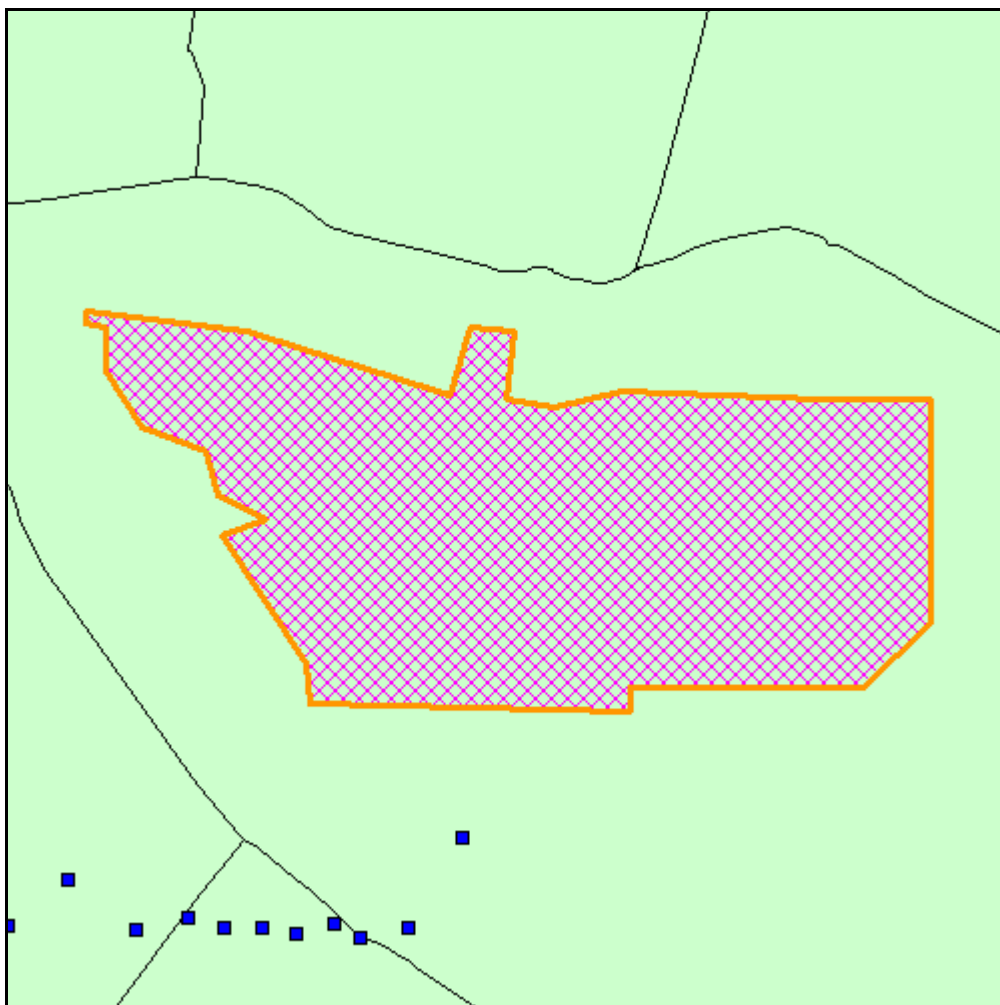
In dealing with this planning application the Local Planning Authority have worked with the applicant in a positive and proactive manner on seeking solutions to problems arising in the following ways:

By providing pre-application advice and negotiating revisions to the scheme in order to overcome officer concerns.

Case Officer: Patrick Jackson
Authorising Officer: Jasbir Sandhu

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P20/10826/RM	Applicant:	Miss Ellen ForttPersimmon Homes Severn Valley
Site:	Parcel 27B Emersons Green East	Date Reg:	4th August 2020
Proposal:	Erection of 27no. dwellings, garages, parking, landscaping and associated works. (Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and scale) to be read in conjunction with Outline Planning Permission P19/09100/RVC, formerly PK04/1965/O))	Parish:	Emersons Green Town Council
Map Ref:	367482 177779	Ward:	Emersons Green
Application Category:	Major	Target Date:	8th October 2020



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100023410, 2008.

N.T.S.

P20/10826/RM

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.

REASONS FOR REPORTING TO CIRCULATED SCHEDULE

A representation has been made by the parish council, which is contrary to the findings of this report. Under the current scheme of delegation the application is therefore required to be taken forward under the Circulated Schedule procedure.

1. THE PROPOSAL

- 1.1 This application seeks reserved matters consent for the erection of 27 no. dwellings, landscaping, garages and associated infrastructure. The reserved matters, which comprise appearance, landscaping, layout, scale and individual access should be read in conjunction with the outline permission ref. P19/09100/RVC (formerly PK04/1965/O). The wider site has the benefit of an approved Detailed Masterplan and Design Code. A Statement of Compliance was submitted as part of the application.
- 1.2 The application site relates to Parcel 27b, which is located centrally within the Lyde Green development. The Design Code stipulates that the parcel falls within the southern 'core' character area. The parcel is located to the east of other residential parcels 27a and 28; for which reserved matters consent was originally granted under application PK18/1513/RM. The site is to be bounded on its northern side by a large area of public open space (southern key area); although reserved matters consent is yet to be granted for the laying out of the POS. The designated secondary school proposed as part of the Lyde Green development is to be situated further to the north. A further development parcel for which reserved matters consent is yet to be sought is to be located to the east of the site.
- 1.3 Through the course of the application process the scheme has been amended in a number of ways. This includes:
 - Reduction in unit numbers from 30 to 27.
 - Amendments to layout at western portion of site.
 - Amendments to parking layout to avoid conflict with junction.
 - Provision of visitor parking spaces.
 - Minor changes to landscaping and surfacing.
 - Changes to external finish of units.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework Feb 2019
National Planning Policy Guidance (2014)

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
CS6	Infrastructure and Developer Contributions
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS29	Communities of the East 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
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
PSP42	Self-build and Custom Housebuilding
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Emersons Green East Development Brief – adopted SPD
South Gloucestershire Biodiversity Action Plan (adopted)
South Gloucestershire Landscape Character Assessment SPD
Approved EGE Detailed Masterplan and Design Codes
Design Checklist SPD (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Waste Collection: Guidance for new developments SPD (Adopted) January 2015.
Extra Care and Affordable Housing SPD (Adopted) May 2014

3. RELEVANT PLANNING HISTORY

Outline Permission

3.1 **PK04/1965/O**

Urban extension on 99 hectares of land comprising of :-Residential development of up to 2550 dwellings; up to 100,000m2 of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m2 of small scale A1, A2, A3, A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (Class D1) and health centre. Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined.

Approved: 14.06.2013

3.2 **P19/09100/RVC**

Urban extension on 99 hectares of land comprising of :- Residential development of up to 2550 dwellings; up to 100,000m2 of B1, B2, B8 and C1 employment floorspace. Up to 2,450 m2 of small scale A1,A2, A3 A4 and A5 uses. One, 2 - form entry primary school, a land reservation for a second 2 - form entry primary school and a land reservation for a secondary school. Community facilities including a community hall and cricket pavilion (class D1). Transportation infrastructure comprising connections to the Folly roundabout on Westerleigh Road and the Rosary roundabout on the Ring Road and the construction of the internal road network. A network of footways and cycleways. Structural landscaping. Formal and informal open space. Surface water attenuation areas. (Outline) with means of access to be determined. **Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application.**

Approved: 17.10.2019

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

3.4 An Environmental Impact Assessment was carried out for the Outline planning permission for this development and officers can confirm that the current RM application does not raise any issues that would call into question the EIA conclusions.

Other related Reserved Matters applications

3.5 **P20/14136/RM – Land to North**

Erection of new primary and secondary school (Reserved matters to include appearance, landscaping, layout and scale to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)).

Approved: 15.03.2021

3.6 P20/12932/RM – Southern Key Space

Laying out of public open space, approval of details of appearance, landscaping, layout and scale following the grant of outline planning permission (PK04/1965/O, superseded by P19/09100/RVC) on Land at Emersons Green.

Status: Pending Decision

3.7 P19/5564/RM

Construction of roads 1B, 6 (part) and 7 together with associated drainage and services (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK15/4232/RVC, formerly PK04/1965/O) amendment to previously approved scheme PK15/1380/RM to amend site levels and drainage.

Approved: 07.10.2020

3.8 P19/18727/RVC - Parcels 27A and 28

Erection of 140no. dwellings with garages, parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O)(resubmission of PK16/5607/RM). Variation of conditions 1, 2 and 3 attached to planning permission PK18/1513/RM to allow additional occupations within the 75m remediation offset area.

Status: Pending Decision

3.9 P19/11462/RVC - Parcels 27A and 28

Variation of condition 1 (to amend the conditioned plans) attached to permission PK18/1513/RM-Erection of 140no. dwellings with garages, parking, landscaping and associated works (resubmission of PK16/5607/RM) (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O).

Status: Pending Decision

3.10 PK18/1513/RM - Parcels 27A And 28

Erection of 140no. dwellings with garages, parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O) (resubmission of PK16/5607/RM).

Approved: 23.08.2018

3.11 PK17/2725/RM

Laying out of public open space and provision of play areas associated with Phase 5; including a Neighbourhood Equipped Area for play (NEAP), a number of Local Areas for Play (LAP), informal open space, bridges, landscaping and all associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK15/4232/RVC (formerly PK04/1965/O).

Approved: 06.11.2017

3.12 PK16/5607/RM - Parcels 27A And 28

Erection of 140no. dwellings with garages, parking, landscaping and associated works. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK04/1965/O).

Refused: 07.11.2017

3.13 PK15/1380/RM

Construction of roads 1B, 6 (part) and 7 together with associated drainage and services. (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PK14/2705/RVC, formerly PK04/1965/O)

Approved: 30.10.2015

4. CONSULTATION RESPONSES**4.1 Emersons Green Town Council**

Objection – lack of any provision for visitor parking.

4.2 Pucklechurch Parish Council

No comments received

4.3 Internal Consultees

Archaeology Officer

No comment

Arts and Development

No comment

Children and Young People

No comment

Conservation Officer

No objection

Ecology Officer

The application does not include any supporting ecological information. Permission PK15/4232/RVC was subject to a series of ecological planning Conditions 28 to 32 in relation to tree and hedgerow protection, slowworm, great crested newt, badger and a Landscape and Ecological Management Plan (LEMP) and development under P20/10826/RM should be carried out in accordance with the same. This will require a pre-commencement badger and slowworm survey.

Environment and Climate Change Team

Sustainable Energy Statement should be provided.

Environmental Protection

This RM application is located within the north western part of a former landfill area which has been the subject of re-engineering and remediation. It is understood the engineering and remediation works are now complete. Validation monitoring and assessment of landfill gas levels post remediation however is still required.

A remediation strategy was approved under Condition 42 of PK15/4232/RVC. This included the requirement for validation monitoring prior to commencement of any construction works within this area (excepting that required to fulfil the monitoring and assessment). This assessment is required to demonstrate that proposed gas protection measures will be adequate to mitigate any potential gas risk post completion of the development before the dwellings are built.

The letter from Persimmon dated 9th July 2020 submitted with this RM application states that they are aware of the above requirements.

Highway Structures

No objection subject to informative relating to supporting structures.

Housing Enabling

The affordable housing quantum has been provided in accordance with the S106 agreement – therefore no objection subject to the applicant meeting Heads of Terms.

Landscape Officer

First Round of Comments

- Parcel lies within the southern core character area and borders the central open space along the northern boundary.
- Location of western group of houses plots 10-13 intrude to an unacceptable degree into the open space area, resulting in central pathway having to divert around them in an awkward arrangement.
- Proposed position of units 14-17 results in the slopes from the edge of the driveway intruding with a 1:3 slope into the RPA of the retained tree line. Will cause damage to health of vegetation. Development footprint should be reduced.
- Position of bin muster points within open space is not acceptable.

- Position of road line and proposed turning head result in significant damage to the character and extent of the open space area.
- Turning head, road line and required slopes together result in the area of open space being unusable for recreation – unacceptable impact on key open space.
- Overall parcel very dense with unattractive appearance to southern road.
- More minor concerns relating to provision of only post and rail fences, and levels of tarmac to driveways.
- Proposed tree planting inadequate – size of some trees at planting too small.

Second Round of Comments

- Changes to site layout are improvement in relation to trees retained. However still two significant issues.
- Alignment of the footpath route through the open space and the space available for the LAP. The position of the westernmost house blocks a direct path alignment and prevents forward visibility. In addition the required levels changes inhibit a satisfactory location for the LAP.
- The intrusion of the turning head into the public open space with a significant impact on its character, appearance and usability. This has related impacts on the alignment of the pavement and pedestrian routes.

Third Round of Comments

- Overall feel there has been improvement to original scheme, but issues remain.
- Still feel slopes to edge of POS are too steep and will be unattractive. Would recommend that this be smoothed and rounded. Native hedging would also help to disguise slope, but should form part of POS for maintenance.
- Block paving to edge driveway area would be beneficial to appearance of area.
- Turning circle continues to project in to POS and would have detrimental visual impact on open space. Recommend alternative turning head between residential units.
- Improvements have been made to position of plots 12 and 13. Would recommend that footpath be realigned to more direct route, and changes made to planting and boundary treatments to define ownership boundaries.
- Change in layout on the southern road has had some benefit in relation to the streetscape in the view from the south.
- Still some concerns regarding rear fencing, bin location, surfacing and tree sizes. Overall feel more can be done to improve scheme.

Lead Local Flood Authority

Following submission of revised plans, no objection.

Lighting Engineer

No objection

Public Open Space

No comment

Public Health

No comment

Self-Build Officer

No comment

Sustainable Transport

First Round of Comments

- Manoeuvring/reversing distance for vehicles at some plots is restricted – needs reviewing.
- Recommend separation of access road from footpath/cycleway.
- Concerns regarding bin collection distance for plots 14 and 17. Auto-track also needed to show if refuse collection vehicle can reverse in to private drive.
- Insufficient provision of visitor parking spaces.
- Parking arrangement in proximity to junction at plots 22 – 26 not ideal. Recommend alternative layout.

Second Round of Comments

- The tactile crossing adjacent to plot 21 and the ramp conflict with the parking entrance for 21 – this detail requires further amendment.
- Safe route to school detail will need to be clarified and segregated from the non-adopted highway area.
- Changes to parking layout to avoid conflict with junction have resulted in some awkward arrangements. Parking for plots 19, 23 and 24 are too remote from the building themselves, with the parking for plots 22 and 23 being next to neighbouring properties. Poor design.
- Provision of 3 visitor parking spaces still falls below requirement.

Third Round of Comments

- Acknowledge changes that have been made by applicant, but still feel there are some issues regarding parking. However have to accept that details of parking will never be perfect unless density is reduced. Therefore cannot see clear solution to agreeing preferable arrangement.
- Still concerned about visitor parking spaces. Noted that some spaces proposed are perpendicular to the road; which will not be adopted and therefore cannot be counted as visitor's parking.
- Overall feel that outstanding transportation issues will have to be weighed up in final planning balance.

Tree Officer

As detailed in the decision for P19/09100/RVC condition 10, arboricultural information should be submitted in support of the reserved matters application, and no details have been submitted in support of the proposed. Whilst the scheme seems reasonable on face value, very little information submitted for the tree officers to assess, as to determine the efficacy of the scheme. Would

ask that the applicant submits supporting information so that the proposed can be fully assessed.

Urban Design Officer

First Round of Comments

- Concerns regarding back-to-back distances. Below standards particularly at western part of site which will affect amenity of future occupants and results in overlooking issues. Different layout options at this part of parcel should be considered.
- Concerns with housetypes and application of external materials. The overall approach should be simplified.
- Overall range of materials is too wide for a smaller development parcel.
- Feel that roof materials should be re-considered. Would need to agree materials samples and potentially sample panels on-site.

Second Round of Comments

- Still outstanding concerns relating to back-to-back distances.
- Still consider that simpler, more refined approach with regard to materials is required.
- Concerns regarding window sizes on certain housetypes.
- Some single garages fall below SGC internal size standards.
- Would suggest that render is dropped as main facing material.

Waste Engineer

No comment

4.4 External Consultees

Avon Fire and Rescue

No comment

Avon Wildlife Trust

No comment

Crime Prevention

No objection or comments

NHS

No comment

Wessex Water

No comment

Western Power Distribution

No comment

4.5 Other Representations

Local Residents

No comments received

5. **ANALYSIS OF PROPOSAL**

Principle of Development

- 5.1 Outline planning permission ref. PK04/1965/O has previously been granted on this site. This covers a substantial part of the Emersons Green East (EGE) development, which was allocated by saved policy M2 of the South Gloucestershire Local Plan (Adopted) January 2006 and which is superseded by policy PSP47 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted) November 2017. The outline planning permission reserved all matters for future consideration, with the exception of the means of access off the 'Rosary' roundabout, which has been approved in detail. The extant outline permission is a Section 73 application, ref. P19/09100/RVC.
- 5.2 In February 2013, the Development Control (East) Committee approved the site wide detailed Masterplan, and subsequently officers approved the Design Code under delegated powers for the outline application site.

Design

- 5.3 The approved Design Code seeks to deliver a series of three character areas across the wider site – southern, northern and central, each of which contains sub areas of spine, core and edge. This is intended to provide continuity and consistency in some elements within the character areas and within the sub areas. The aim is to create a development that is harmonious yet legible and varied. The application site falls within the southern 'core' character area.
- 5.4 The southern core area forms the interface between the southern spine and edge character areas. As per the Design Code, the layout is slightly looser than the more formal spine road yet retains a strong building line with buildings following the orientation of the road. Various informal green corridors bisect the development blocks and buildings front onto green spaces. Buildings are traditional in appearance in terms of detailing and materials, with predominantly render and stone facades. Brick is to be used in limited quantities.
- 5.5 **Density and Built Form**
Within the Design Code, Parcel 27b is shown as being within a lower density development. However the Design Code also stipulates that within the southern core character area, densities are to be low to medium. A lower density parcel is to range from 20-40 dwellings per hectare, with a medium density parcel to range from 30-50. Parcel 27b, with 27 dwellings proposed, achieves a gross density of 43.5 dwellings/hectare. Whilst this is slightly above the 'low' density as highlighted on the density plan, a density of 43.5 can be considered low/medium, as referred to in the southern core character area section of the Design Code. Therefore subject to a more detailed assessment, the density is considered to be appropriate.

- 5.6 In terms of built form and massing, the Design Code dictates that the southern core character area should be predominantly made up of 2 storey buildings, with some key buildings extending to 3 storeys. In accordance with this, the development comprises entirely 2 storey dwellings with some single storey garages. Whilst no taller buildings have been incorporated in key positions, officers acknowledge that given the small scale of the plot and the perimeter layout, the provision of taller buildings would likely result in a jarring appearance and not be suitable. Overall, with respect to density and built form, the proposals are considered to comply with the Design Code.
- 5.7 Layout and Appearance
When compared to other development parcels across the Lyde Green development, parcel 27b is a relatively small development parcel at 0.62ha. The Masterplan shows the units contained within the parcel as following a perimeter layout. Given the restricted size of the plot, this is considered to represent the most viable option. The layout of the development as presented as part of the reserved matters application follows the perimeter layout and is consistent with the Masterplan. Some concerns in regards to the layout were raised by consultees in respect of amenity, landscaping and parking. However these matters are covered in more detail in later sections of this report. Overall officers consider the general layout to be in accordance with the Masterplan.
- 5.8 In terms of the more detailed form and appearance of buildings, concerns were originally raised by the urban design officer regarding housetypes (most notably in relation to the arrangement of fenestration), and the proposed mix of external materials. More specifically, the range of materials proposed was considered to be too wide for a smaller development parcel such as 27b.
- 5.9 In terms of the detailed design of proposed units, the concerns have been put to the applicant. However the applicant has advised that the same housetypes have previously been approved on the adjacent plots at 27a and 28, and that there is no scope for making changes as requested. Officers have reviewed this in more detail and are mindful that the same housetypes have been approved nearby. Whilst it is unfortunate that a compromise has not been achieved, officers take comfort from the fact that there will be a degree of consistency between parcel 27b and adjacent parcels; with the consistency in appearance allowing for the parcels to visually intergate in to one another.
- 5.10 On the matter of materials, officers acknowledge that whilst the urban design officer's recommendations do not appear to have been addressed in full, the overall palette of materials has been simplified over the course of the application. Properties to the south and at the corners of the parcel would be finished in a mixture of recon stone and brick, with properties to the north largely finished in a mixture of brick and render. This approach is considered to result in an improved appearance, when compared to the wider range of materials as proposed as part of the original submission. In any case a condition will be attached to any consent requiring final details of materials to be agreed post-consent.
- 5.11 The concerns raised by the urban design officer regarding the size of garages are also noted. It is acknowledged that some of the garages fall below the

Council's minimum standards in terms of their size. However given that a sufficient level of external parking is provided across the development, this is not considered to be a significant issue, and the garages can still be used for general storage.

- 5.12 The layout and appearance of the development is considered to be consistent with the Masterplan, Design Code and other adjacent development parcels. Whilst some issues raised through consultations have not been fully resolved, amendments have been made over the course of the application which have resulted in design improvements to the scheme. Overall, subject to the agreement of details post-consent, the development is considered to comply with the Council's main design policies CS1 and PSP1, and is acceptable.

Landscaping and Trees

- 5.13 The site is situated immediately to the south of a proposed area of public open space known as the 'southern key area'. A reserved matters application relating to the layout of the POS is currently being considered by the Local Planning Authority. As such, the visual relationship between any development on this parcel and the area of POS is a key consideration in the overall landscape assessment undertaken for the application.
- 5.14 Given that the site previously comprised landfill, no existing vegetation is contained within the site itself. However significant tree cover and other forms of vegetation are present to the west and east; within the future area of POS. Whilst the future management of the vegetation will be secured via the POS application, the applicant has demonstrated that the root protection zones of adjacent trees will be unaffected by the development. Whilst the tree officer has queried whether further information should be provided, given the lack of vegetation within the site and the fact that root protection zones would be unaffected by the development, subject to a condition requiring protective fencing to be erected for any root protection zones falling within the application site boundary, there are no significant concerns regarding impacts on existing vegetation.
- 5.15 In terms of the proposed landscaping across the site and the relationship between the development parcel and the area of POS to the north and west, it is acknowledged that a number of issues have been raised by the landscape officer. Upon original submission, the three main issues raised related to the position of units 11 and 12 in respect of the POS and an adjacent footpath, the projection of the proposed vehicular turning head in to the area of POS to the north, and the overall density of the development. A number of more minor issues relating to slope gradients, general planting, surfacing, boundary treatments and bin locations were also raised.
- 5.16 With regards to the position of units 11 and 12, this has been amended throughout the course of the application to pull the units back further in to the parcel. Whilst this has resulted in a less prominent appearance from areas to the north and east, and an overall improved relationship with the POS, it is acknowledged that the proposed adjacent footpath would still be required to divert around the units; contrary to the recommendations of the landscape

officer. However officers have considered the possibility of pulling the units further in to the parcel, and have concluded that to do so would lead to amenity issues due to reduced distances between units. The final layout as presented is considered to achieve a suitable compromise, and whilst it is accepted that units 11 and 12 would result in a more contrived route for the footpath, the overall impact in landscape terms is not considered to be severe.

- 5.17 In terms of the issue of the proposed turning head, this matter has been discussed at length with the applicant. Unfortunately it has not been possible to achieve an alternative location for the feature as per the landscape recommendations. However officers are mindful that a turning head in this location is shown on the Detailed Masterplan for the wider development, and the area proposed for the turning head is included within the application site boundary for the parcel. Furthermore, transport officers have advised that providing a turning head at an alternative location (between residential units), would be less preferable in highway safety terms. Officer also consider that the provision of a turning head between dwellings would likely lead to amenity issues.
- 5.18 As such, whilst the negative implications on the appearance and usability of the POS to the north as raised by the landscape officer are acknowledged, there is not considered to be a clear resolution. A turning head is required at this part of the development, and attempting to provide this feature elsewhere would have negative implications on other areas of consideration. On this basis, and the fact that the turning head is identified in this location on the Masterplan, the issues raised are not considered to sustain a reason for resisting the proposals.
- 5.19 In respect of the density of the development and the appearance of the site from the south, it is acknowledged that the reduction in unit numbers has allowed for a more comfortable and attractive streetscene along the southern border of the site to be achieved.
- 5.20 In terms of the more technical issues raised by the landscape officer, following negotiations some additional planting features have been introduced within the development parcel. In terms of additional hedgerows and other planting around the perimeter of the site, officers are of the view that this will fall within the area of public open space to the west and north; and the planting would therefore be secured through the reserved matters application relating to the POS.
- 5.21 In terms of the matters of gradients around the perimeter of the site, the applicant has advised that the gradients have been reduced as much as is practicable. To reduce further would require development to be pulled back from the site boundary, which would have knock-on impacts in terms of back-to-back distances between units. In terms of the recommendations regarding surfacing, the applicant has provided amended plans which show block-paving to driveways. With regards to other more detailed recommendations, the applicant has advised that these have been incorporated where possible. However it has been highlighted that similar proposals in terms of the arrangement of boundary treatments and bin stores have previously been

accepted at other development parcels; most notably the adjacent parcels to the south/west.

- 5.22 On balance, officers acknowledge that a number of landscaping matters remain unresolved; most notably with regards to the position of units 11 and 12 and the proposed turning head. However for the reasons discussed above, these issues are not considered to substantiate reasons for refusal. The overall harm in the context of the wider development is not considered to be severe. In terms of more detailed aspects, the applicant has highlighted that their current proposals have previously been accepted at adjacent development plots at Lyde Green. Whilst it is regrettable that not all matters could be agreed upon, given that similar landscaping proposals have previously been accepted, this is also not considered to substantiate a reason for refusal.
- 5.23 Overall, the proposals are considered to be acceptable from a landscaping and arboricultural perspective. Officers are also conscious that there is scope to improve the relationship between the development parcel and adjacent POS through the reserved matters application for the POS, which is currently being considered by the LPA.

Transportation

5.24 Street Hierarchy, Safe Route to School and Informal Home Zone

The Site-Wide Street Codes within the Design Code set out that the parcel will be bounded on its eastern and south-eastern sides by a secondary route. Along the southern edge of the parcel a junction is to be formed between the secondary route and a tertiary route, with a short private drive providing vehicular access to the south-western corner of the site. A tertiary route and short private drive will provide access to the units situated along the northern edge of the parcel, with no through route proposed. As such it is proposed to provide a turning head along the northern edge. The details shown on plans and the overall design of the streets within and around the site are considered to accord with the Street Codes, with no concerns raised by transport officers in this regard.

- 5.25 Whilst the comments made by the transport officer regarding a 'safe route to school' are noted, the Design Code confirms that no safe routes are to be included within the 27b development parcel. Furthermore, given the size of the plot, no informal home zones are proposed.
- 5.26 Parking and Highway Safety
Policy PSP16 sets out the minimum vehicular and cycle parking standards for new dwellings and is based on the number of bedrooms contained within a property. Similar standards are also set out within the Parking Code as part of the Design Code. In addition, the Design Code specifies how parking should be arranged.
- 5.27 In terms of the quantum of parking spaces, two external parking spaces would be provided for each residential unit. Given that none of the units would contain more than 4 bedrooms, the overall quantum of parking is sufficient and complies with the Council's parking standards.

- 5.28 In terms of the layout of parking spaces, concerns were originally raised by the transport officer regarding the relationship between parking spaces for units at the southern border of the site (plots 24-27), and the adjacent highway junction. Given the lack of on-site turning, vehicles would likely be required to reverse on to the highway, which was not considered appropriate at this junction/bend in the road.
- 5.29 The scheme was subsequently amended, with 2no. units removed from the southern border, and parking spaces re-located as to avoid conflict with the junction. Whilst this did improve the relationship with the junction, as a result of the changes a number of parking spaces associated with units were moved to more remote locations; with a significant degree of separation between the spaces and the units to which they would serve.
- 5.30 This issue was raised with the applicant and further changes were made, with a new parking layout incorporated. Whilst the parking spaces for mid-terrace units with no space for parking to the frontage (units 15, 22 and 23), is somewhat removed and is required to be situated at the end of each terrace, the spaces would remain reasonably accessible to future occupants. On balance, the improvements made to the original scheme are noted, and the parking arrangement for the proposed units is considered largely acceptable.
- 5.31 In terms of visitor parking spaces, the original scheme did not make an allocation for any visitor parking spaces. This issue was raised by both the transport officer and the parish council. Following negotiations, a total of 5 visitor spaces were introduced to support the 27 unit scheme; which in numerical terms is policy compliant. 3 spaces are to be located along the northern road, with a further 2 spaces positioned perpendicular to the highway located at the eastern and southern borders.
- 5.32 The transport officer has reviewed this arrangement, and has raised concern that any spaces located outside of the designated highway cannot be adopted; and as such cannot be counted as spaces. However officers are satisfied that through a suitably worded planning condition, the two perpendicular spaces can be retained as visitor spaces. Given the good spread of spaces around the site, it is considered that visitors would have sufficient access to parking spaces.
- 5.33 In terms of cycle storage, the majority of units would be provided with cycle storage facilities within rear gardens; with all units served by an independent external means of access to their rear gardens. Other units would be served by secure cycle storage within proposed garages. It is acknowledged that some housetypes do not include dedicated cycle storage within rear gardens; however given that external access is provided, there is considered to be scope for future occupants to store cycles within rear gardens.
- 5.34 A condition will be recommended, ensuring that the respective vehicular parking and cycle storage for all residential units together with visitor parking spaces are in place prior to occupation of dwellings.

- 5.35 In terms of highway safety, no concerns regarding the levels of visibility at the main access points in to the site have been raised by the highways officer. Auto-track details were submitted with the application to demonstrate that the internal road layout provides a suitable access for all types of service vehicles, including a refuse vehicle.
- 5.36 Following the amendments made during the application process, it is considered that the scheme has been significantly improved with regards to parking and highway safety. Overall, whilst it has not been possible to fully resolve all concerns raised by the transport officer, it not considered that the development would be significantly detrimental to highway safety, and the street hierarchy proposed is considered to be in accordance with the Design Code and Masterplan, as well as local plan policies.

Residential Amenity

- 5.37 In terms of future occupiers of the dwellings, PSP43 sets out a guide for private amenity space which is based on the number of bedrooms at a property. The majority of units have private amenity space which is in accordance with these standards. To add to this, the overall layout of the development is considered appropriate in that rear gardens would be easily accessible to occupants, and arranged in a fashion that would render them easily usable for the carrying out of typical domestic tasks.
- 5.38 However as discussed in the design section of this report, a number of concerns have been raised by the urban design officer regarding the layout of the development and the back-to-back distances between units. An insufficient degree of separation can result in the rear windows of dwellings and their rear gardens feeling overlooked; thus degrading the living environment afforded to future occupants. As per the LPA's Technical Advice Note: Assessing Residential Amenity, back-to-back distances of 20m should be sought between two-storey dwellings.
- 5.39 The concerns raised relate primarily to the western portion of the site. Given the shape of the site and the arrangement of units around the perimeter, a pinch-point is created at this western part. The properties across the remainder of the site are considered to achieve satisfactory back-to-back distances. Upon original submission, distances of roughly 14m were provided between certain units positioned along the southern and northern borders.
- 5.40 The proposals were however amended, with the southern units (14-17), pushed 3m further out towards the site boundary. This was largely achieved through the re-location of parking spaces and amendments to a landscape buffer. As a result, a distance of approximately 17.2m has been achieved. Whilst this falls below the recommended standard, it is noted that the units to the north and south are set at a slight angle to one another, and therefore the rear elevations do not directly face each other. Whilst the impact of this is fairly limited, it is considered to reduce levels of inter-visibility to a degree. Overall, it is considered that a sufficient degree of separation would be provided as to avoid significant privacy issues, and provide an acceptable living environment for future occupants. A similar separation distance is achieved between the rear of

unit 13 and unit 11 to the north-western corner of the site. It is also considered that adequate levels of privacy would be provided.

- 5.41 It is acknowledged however that a distance of only 11m would be provided between unit 13 and unit 10 immediately to the north. However the elevation of unit 13 facing towards unit 10 would comprise a side elevation, with the only window proposed a small landing window. The applicant has advised that this window will be obscurely glazed. Subject to a condition securing this, it is not considered that the positioning of unit 13 would significantly degrade levels of privacy afforded to the occupants of unit 10. On the basis that unit 10 is angled away from the rear elevation and rear garden of unit 13, it is also not considered that this relationship would result in significant overlooking. Officers are however mindful that the positioning of unit 13 immediately adjacent to the southern end of unit 10's rear garden would result in some overbearing effects. However given that unit 10 would be served by a good-sized rear garden which would also be south-facing, it is still considered that an acceptable living environment would be afforded for occupants.
- 5.42 On the basis of the above, whilst the proposals do fall slightly short in certain areas with regards to back-to-back distances, the overall layout is considered to be consistent with the Masterplan; and efforts have been made to improve the relationship between units where possible. To add to the above, it should be noted that the parcel is situated in close proximity to the proposed southern key area of POS. As such residents would have good access to a significant area of public open space.
- 5.43 In terms of the relationship between parcel 27b and other surrounding development parcels, the proposed layout is considered to result in an appropriate relationship. Overall it is not considered that the positioning of any units within the 27b parcel would impinge upon the amenity of occupants of surrounding development parcels.
- 5.44 It is noted that the construction of this development is likely to cause some noise and disturbance to surrounding occupiers. However hours of work are controlled through condition 29 of the outline permission. Given this, it is not considered that any unacceptable impacts would occur. Overall, when considering the impacts of the development on the amenity of existing occupants, and the living environment to be afforded to future occupants, the proposals are considered to be acceptable.

Affordable Housing

- 5.45 In terms of affordable housing provision, this application proposes:
- 7 homes for social rent
(4 x 2-bed 4-person houses, 2 x 3-bed 5-person houses, 1 x 4-bed 6-person house).
- 5.46 Housing enabling officers are satisfied that the affordable housing quantum has been provided broadly in accordance with the S106 agreement and the Affordable Housing Schedule for Distribution (Rev I). However the S106

requires a tenure split of 80% social rent and 20% shared ownership. The scheme proposes 7 homes for social rent only. It is understood that due to S106 tenure and type requirements and the layout of this parcel, the 2 shared ownership units previously allocated to this parcel (Rev H of the Schedule of Distribution) have now been moved to other parcels. This change has been accepted by enabling officers.

- 5.47 It was also requested that the applicant provide confirmation prior to determination that all Affordable homes will be audited for Lifetime Homes compliance in terms of all internal and external areas. This has now been confirmed, and the Affordable Housing proposed as part of this development is considered acceptable.

Drainage

- 5.48 The Lead Local Flood Authority (LLFA) originally raised a number of concerns in relation to the overall drainage strategy. Following the submission of additional information and revisions by the applicant, the LLFA are now satisfied that the drainage strategy complies with the approved Emersons Green Drainage Strategy.

Waste Collection and Storage

- 5.49 All properties are provided with external access in to rear garden areas, and the submitted layout plan shows that slabs will be provided in each rear garden for the storage of bins. This approach is preferable as it negates the need for bin storage to be provided to the front of residential properties; which can negatively impact upon visual amenity. Whilst refuse vehicles will not be able to fully access two of the private drives provided within the development, they will be able to access the road situated along the northern edge. As such whilst occupants of properties located along the private drives will be required to wheel bins to the end of the driveway for collection, the distance is not considered to be excessive. Furthermore no significant concerns have been raised by the Council's transport officer or waste engineers.

Ecology

- 5.50 In respect of site specific ecology, it is noted that no ecological information has been submitted in support of the reserved matters application. This is on the basis that the 27b site area was previously the landfill site and has been remediated in accordance with outline condition 42. As a result, the site is now a capping layer, and therefore has very limited habitat potential. As such, no ecological information was submitted in support of the reserved matters application.
- 5.51 Notwithstanding this, the extant outline permission ref. P19/09100/RVC was subject to a series of ecological planning conditions; 28 to 32 in relation to tree and hedgerow protection, slowworm, great crested newt, badger and a Landscape and Ecological Management Plan (LEMP). This development should be read in conjunction with this permission and should be carried out in accordance with these conditions. The development should also be subject to

Conditions 35 and 36 of ref. P19/09100/RVC in relation to the Folly Brook catchment and pollution preventative measures. Given that the development will be subject to these conditions, no objections are raised to these matters.

Other Matters

- 5.52 The request made by the sustainability officer regarding the submission of an energy statement is noted, and was passed on to the applicant during the course of the application process. However the applicant advised that in their view, matters of sustainability have been agreed as part of the outline consent and s106 agreement, and that further information is therefore not necessary for the reserved matters application. To this end, officers are mindful of the requirements agreed through the outline approval and s106, and that energy statements have not been submitted in support of other reserved matters applications at Lyde Green. As such, the submission of a separate statement in this case is not considered necessary.
- 5.53 In terms of site contamination and environmental health comments, officers are conscious of the previous use of the site as landfill. However as per environmental health officer's comments, the remediation of the site is considered to be adequately covered by conditions attached to the outline consent, and the applicant has confirmed that they are aware of their duties in this respect.

Equality Act 2010

- 5.54 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.
- 5.55 With regards to the above this planning application is considered to have a neutral impact on equality.

Conclusion

- 5.56 This reserved matters application relates to an outline planning permission, and is acceptable in principle. Following considerable negotiations with the applicant, revisions and additional information have been received which have resulted in considerable improvements.
- 5.57 Whilst some issues relating to design, landscaping and transportation have not been fully resolved, officers are mindful that the proposals are consistent with

the Masterplan. Officers are also conscious of the similarities between the proposals presented, and other approved proposals at adjacent development parcels. On balance there is considered to be insufficient harm arising from outstanding issues as to warrant a refusal, and overall detailed matters are now considered acceptable and in accordance with policy, subject to conditions. As such, taking all matters into account, this development is recommended for approval, subject to conditions.

6. **CONCLUSION**

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

7. **RECOMMENDATION**

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

CONDITIONS

1. Approved Plans

The development shall be carried out in accordance with the latest revisions of plans as listed in the following document:

'Drawing Register - Parcel 27B, Emersons Green Job No. 562' - Received by Local Authority 14th April 2021.

Reason

To clarify the plans to which this consent relates.

2. Planting

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

Reason

To prevent losses, damage and to achieve the earliest possible establishment of the landscape and its retention, and protect the character and appearance of the area, in accordance with Policies CS1 and CS2 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.

3. Protective Fencing

Prior to the commencement of below ground works, tree protection fencing shall be erected in accordance with BS5837: 2012 standards, as to protect existing adjacent vegetation from damage during works. The fencing shall remain in place during site works.

Reason

In the interests of the health and well-being of trees and other forms of vegetation in the vicinity of the site, to accord with Policy CS9 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. Brickwork and Recon Stone

Notwithstanding the External Materials Plan (Drawing no. 562_102 Rev C), and prior to construction above slab level of any dwellings hereby approved:

Sample panels of proposed brickwork and recon stone (showing coursing and mortar) to be used in the external finish of buildings shall be erected on site for approval in writing by the Local Planning Authority.

The approved sample panels shall be kept on site for reference until the brickwork and stonework is complete. Development shall be carried out in accordance with the approved details.

Reason

To ensure a high standard of external appearance and to accord with the approved Design Code and Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

5. Samples - Render

Notwithstanding the External Materials Plan (Drawing no. 562_102 Rev C), and prior to the application of external materials, samples of the render proposed to be used in the external finish of units shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a high standard of external appearance and to accord with the approved Design Code and Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

6. Samples - Roofing Materials

Notwithstanding the External Materials Plan (Drawing no. 562_102 Rev C), and prior to the application of any roofing materials, samples of the roofing materials to be used in the external finish of units shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a high standard of external appearance and to accord with the approved Design Code and Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013 and Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

7. Unit 13 - Obscure Glazing

Prior to the first occupation of the unit and at all times thereafter, the proposed first floor windows on the east-facing side elevation of Unit 13 shall be glazed with obscure glass to level 3 standard or above with any opening part of the window being a minimum of 1.7m above the floor of the room in which it is installed.

Reason

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

8. Parking

The off-street parking facilities for all vehicles, including cycles, shown on the plans 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. The full provision of 5 visitor parking spaces shall be provided prior to the full occupation of the development, with a minimum of 3 spaces provided prior to the occupation of 15 dwellings. Once provided, the visitor spaces shall thereafter be retained for that purpose.

Reason

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

Case Officer: Patrick Jackson
Authorising Officer: Jonathan Ryan

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P20/24010/F	Applicant:	Mr And Mrs Grose
Site:	Land At Severn Road Pilning South Gloucestershire BS35 4HW	Date Reg:	14th December 2020
Proposal:	Erection of extension to an existing agricultural building.	Parish:	Pilning And Severn Beach Parish Council
Map Ref:	355667 186923	Ward:	Pilning And Severn Beach
Application Category:	Minor	Target Date:	4th February 2021



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N.T.S.

P20/24010/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 APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection by Pilning and Severn Beach Parish Council contrary to the officer recommendation below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of an extension to an existing agricultural building.
- 1.2 The application site is on agricultural land close to Severn Road in Pilning. The site is within the Bristol/Bath Green Belt, the Severn Estuary Coastal Zone and Flood Zone 3b.
- 1.3 Additional information has been received during the course of the application relating to Flooding and Ecology.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS9	Managing the Environment and Heritage

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP29	Agricultural Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/2103/F - Erection of an agricultural building for the storage of hay, straw, fodder and agricultural machinery. – Permit 05.08.2016
- 3.2 PT18/0184/RVC - Application to vary condition attached to PT16/2103/F (added by PT17/4701/NMA) to substitute the approved plans for drawing numbers 1-4 submitted with this application. (Retrospective). – Permit 29.03.2018

4. CONSULTATION RESPONSES

- 4.1 Pilning and Severn Beach Parish Council – Objection:
Pilning & Severn Beach Parish Council again object to this application for the following reasons
- 1) *it is on the green belt*
 - 2) *the site is in the Coastal Zone; it is in the roosting grounds associated with the land designations of the River Severn. There is concern that increased light and noise will disturb the habitat.*
 - 3) *there is no justification for an agricultural building of this size to serve the small area of agricultural land the applicant occupies.*
 - 4) *the previous planning approval involved stringent conditions as to the use of the barn and the requirement for it to be demolished if not used strictly for agriculture.*
 - 5) *the planting scheme accepted on the previous application was wholly inadequate to shield the barn from public footpaths (in clear view from New Passage, over a mile away), this will be exacerbated by the new flood defences.*
- 4.2 Transportation DC – No objection.
- 4.3 PROW – No objection however the developer must be aware of limitations regarding Bridleway ORN 3 which runs along the entrance track.
- 4.4 Ecology – No objection subject to conditions relating to mitigation measures, external lighting and ecological enhancements.
- 4.5 Landscape – No objection.
- 4.6 Drainage – Objection due to proposal being sited within Flood Zone 3b.
- 4.7 Highway Structures – No comment
- 4.8 Environment Agency – No response received
- 4.9 Local Residents – One general comment has been received, summarised as:
- Long planning history due to concerns with Severn Estuary
 - Proposal within 150m of “The Flash”, an important high tide roost site for protected birds
 - Existing barn has condition attached requiring removal
 - Flood defence scheme will reduce applicant’s land

- Drainage not suitable
- Flood defence works drain into applicant's land
- All conditions from previous application should apply
- Barn should be extended eastward
- Landscaping should be improved
- Conditions relating to Great Crested Newts
- Ensure that the ASEA contractors have rectified mistakes by EA

5. ANALYSIS OF PROPOSAL

Principle of development

- 5.1 The proposal is sited within the Green Belt, where the fundamental aim is to prevent urban sprawl by keeping land permanently open. The essential characteristics of Green Belts are their openness and their permanence. As per para 134 of the NPPF, the Green Belt serves five purposes:
- a) to check the unrestricted sprawl of large built-up areas;
 - b) to prevent neighbouring towns merging into one another;
 - c) to assist in safeguarding the countryside from encroachment;
 - d) to preserve the setting and special character of historic towns; and
 - e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.
- 5.2 Whilst development in the Green Belt is strictly controlled, the NPPF provides a number of exceptions where development within the Green Belt may not be inappropriate. Paragraphs 145 and 146 lists the exceptions, for which the most relevant for this proposal being “(a) *buildings for agriculture and forestry*”.
- 5.3 PSP29 allows for agricultural development outside the defined settlement boundaries providing there are no existing suitable underused buildings reasonably available, and the proposal is reasonably necessary for the purposes of the use and is clearly designed for that purpose.
- 5.4 The agricultural holding is around 6.1 hectares and laid to pasture. The business runs a flock of around 36 ewes, 2 rams and 18 lambs. Lambs are sold as stores and a small number are retained. The applicants also own 3 Dexter steers, 3 Dexter cows in calf, 1 Dexter cow, and 7 pigs.
- 5.5 The existing building was permitted in April 2016, and provides cover for the storage of hay, straw, fodder and agricultural machinery. The extension is required due to the loss of land situated on the holding arising as a result of the Avonmouth Severnside Enterprise Area ecological mitigation and flood defence scheme. The holding has no other buildings that could be utilised.
- 5.6 The extension will match the existing building, being steel portal framed with internal walls of precast concrete panels to 2m, clad externally with spaced timber boarding and a fibre cement roof.
- 5.7 The proposal is considered reasonably necessary for the purposes of agriculture, and is clearly designed for agricultural use. The proposal is

considered to be appropriate development within the Green Belt, and is therefore acceptable in principle.

Flooding

- 5.8 The proposal site is within the Severn Estuary Coastal Zone and Flood Zone 3b (functional floodplain). As such, Drainage have raised an objection. In most situations, only water compatible developments or essential infrastructure is permissible in this area.
- 5.9 A Flood Risk Assessment has been submitted with the application. Within this, the Flood Zone 3b designation is disputed. In order to be disputed, a formal challenge would need to be raised with the Strategic Planning Team. It is noted that work is ongoing to update the SFRA, but a final document is not expected to be ready until later in the year. On that basis, the application continues to be assessed as Flood Zone 3b.
- 5.10 Advice Note 4 of the Environment Agency Standing Advice offers guidance on agricultural development less than 1000m² in Flood Zones 2 and 3. In line with the advice note, the ground levels are similar to the existing ground levels, the building is robust and resilient and allows water entry. The proposed building is not for animal habitation.
- 5.11 With the defence improvement works, the site is shown to be safe until 2098, even with a breach, safe access is therefore available for the lifetime of the development. The A403 is raised above the floodplain heading north, and this or a route away from the coast through Northwick provides safe access routes from the site leading to higher ground and away from the source of flooding.
- 5.12 The application is for a minor development under the EA's definition, and as such, there is no requirement for Sequential or Exception Tests. The proposal is not considered to have an adverse impact on a watercourse, flood plain or flood defences, would not impede access to flood defence or management facilities, and would not have a significant effect on local flood storage capacity or flood flows. Subject to appropriate conditions, the application is considered to be acceptable on the grounds of flooding.

Landscape

- 5.13 The site lies off the north west side of Severn Road within a large field, in open countryside within the Green Belt. A mature hedge runs along the northern field boundary to separate the site from the adjacent public footpath route extending between Severn Road and the Severn Way long distance path, which lies further west.
- 5.14 Previously proposed and approved tree planting is still to be implemented. It is considered that thus planting should not be delayed unnecessarily as it will help integrate both the existing building and proposed extension into their surroundings.

- 5.15 The proposed extension will be seen from the adjacent footpath route to its north, and give rise to a discernible but not substantial visual impact on the openness of the Green Belt.
- 5.16 Providing the formerly approved tree planting is implemented, there is no landscape objection to the scheme.

Ecology

- 5.17 The application site itself is not covered by any statutory or non-statutory conservation designations. However, the field of which it forms a part lies close to the foreshore of the Severn Estuary which is a Site of Special Scientific Interest (SSSI) and protected under the Wildlife & Countryside Act 1981 (as amended) and designated as a Special Protection Area (SPA) under EC Directive 79/409 on the Conservation of Wild Birds ('the Birds Directive') and Ramsar site under the Ramsar Convention on the Conservation of Wetlands of Importance.
- 5.18 The Estuary is also a Special Area of Conservation (SAC) under European Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Fauna and Flora ('the Habitats Directive 1992'), implemented in Britain by the Conservation (Natural Habitats & c) Regulations 2010 ('the Habitat Regulations'), otherwise known as European or Natura 2000 (N2K) Sites.
- 5.19 The scale of the proposed works is very unlikely to impact on the nearby Estuary, therefore an appropriate assessment is not required.
- 5.20 The hedgerow will provide suitable foraging habitat for bats, it is unlikely that lighting will be installed, however if it is further assessment will be required.
- 5.21 Previous ecological surveys have identified a medium-sized breeding population of great crested newts with a peak count of 13 animals associated with a pond some 160m west-south-west of the application site. A desk top study recorded 9 ponds and several ditches within a radius of 500m of the fields as well as a great crested newt record 1km to the south of the application site. Three of these ponds had an 'average' score with a third being scored as 'good' and it is possible that colony of great crested newts recorded forms part of a metapopulation covering a wider number of ponds in the vicinity.
- 5.22 Updated assessments were undertaken for accessible ponds and was supported by a completed rapid risk assessment. Due to the scale of the development and the low suitability of the site for GCN the mitigation recommended within the Reasonable Avoidance Measures are suitable.
- 5.23 The site has the potential though low being an agricultural field, to support ground nesting birds. Appropriate mitigation has been recommended to safeguard overwintering birds, this is of importance due to the local proximity to the Severn estuary.
- 5.24 The sward of the grassland is largely unsuitable for reptiles, Reasonable Avoidance Measures (RAMs) have been recommended and these are

appropriate. Badgers may use the site to commute through, appropriate mitigation has been provided within the Reasonable Avoidance Measures (RAMs). Hedgehogs may use the site for shelter and foraging, mitigation provided within the RAMs will also safeguard hedgehogs.

- 5.25 As the proposal is small in scale and is sited on grassland of low ecological value, and constraints have been addressed and appropriate mitigation recommended, there is no ecological objection to the proposal.

Highways and Public Rights of Way

- 5.26 The resultant building remains very small (less than 300sqm) and does not alter the access arrangements. The extension will not materially affect the travel demand patterns associated with this site, and as such there is no highways or transportations objection.

Residential amenity

- 5.27 Due to the location of the building, sited away from residential properties, and the proposed use of agricultural storage, there is not considered to be significant harm caused to residential amenity due to overlooking, an overbearing impact, or noise.

Other matters

- 5.28 It is noted that the permission for the building had a number of restrictive conditions. The original application had a red line drawn tightly around the proposed building, and as such the extension now under consideration would be outside of the original red line. As such, these conditions would not automatically apply to any further permission given. It is considered reasonable to repeat the relevant conditions, so they apply to the building as a whole.

Consideration of likely impact on Equalities

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

5. CONCLUSION

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

plan set out above, and to all the relevant material considerations set out in the report.

6. **RECOMMENDATION**

6.1 It is recommended that planning permission is GRANTED.

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 hereby approved should be carried out in strict accordance with the details submitted within the Flood Risk and Drainage Strategy - 26th February 2021 V3.

Reason:

In the interests of flood risk mitigation and adequate drainage on the site, and to accord with Section 14 of the National Planning Policy Framework; Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and Policy PSP20 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017.

3. The use of the permitted barn shall only be used for agricultural purposes as defined within Section 336 of the Town and Country Planning Act 1990. Within 3 months of the cessation of an active agricultural use at the site, the barn hereby permitted shall be removed, and the land shall be returned to its previous state (grassland).

Reason:

The barn was only approved at this site due to the barn being required in connection within the existing agricultural use at the site, the barn passed the required Sequential Test and Exception Test on this basis. Further to this, the use of the barn was only reason it was considered to be appropriate in Green Belt terms. With this in mind, should the barn be used for another use, or the agricultural use cease at the site, the building permitted would not only not be reasonably required, but its very presence or differing use would require a full assessment against current planning policy. Further to this, the condition is required in accordance with the following policies: CS1, CS5, CS9 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and Policy PSP20 of the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017.

4. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (Smart Ecology, February 2021) this includes mitigation detailed within the Reasonable Avoidance Measures (RAMs) which details a toolbox talk, supervision of ground clearance, sensitive timing of

works, maintenance of short grassland sward, fingertip search by the ecologist, storage of materials and maintenance of excavations.

Reason:

In the interests of the sensitive ecological nature of the site and its surroundings; and to accord with Policy PSP18 and PSP19 the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

5. Prior to the installation of any external lighting, details are to be submitted and approved the local authority, this is to include location and specification of lighting.

Reason:

In the interests of the sensitive ecological nature of the site and its surroundings; and to accord with Policy PSP18 and PSP19 the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

6. Prior to occupation evidence of ecological enhancements are to be submitted and approved by the local authority. These include but not limited to bat and bird boxes.

Reason:

In the interests of the sensitive ecological nature of the site and its surroundings; and to accord with Policy PSP18 and PSP19 the South Gloucestershire Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

7. The Tree Planting Plan (received 20th February 2017) approved by the Council as part of ref. DOC17/0012 shall be implemented in the first planting season following the approval of this application.

Reason:

In the interests of visual amenity and the Coastal landscape 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 Policies, Sites and Places Plan (Adopted) November 2017; and the provisions of the National Planning Policy Framework.

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

10 Dec 2020		SITE LOCATION PLAN
10 Dec 2020	G105-5-2	EXISTING BLOCK PLAN
10 Dec 2020	G105-5-3	PROPOSED BLOCK PLAN
10 Dec 2020	G105-5-4	EXISTING ELEVATIONS
10 Dec 2020	G105-5-5	PROPOSED ELEVATIONS
10 Dec 2020	G105-5-6	PROPOSED FLOOR PLAN

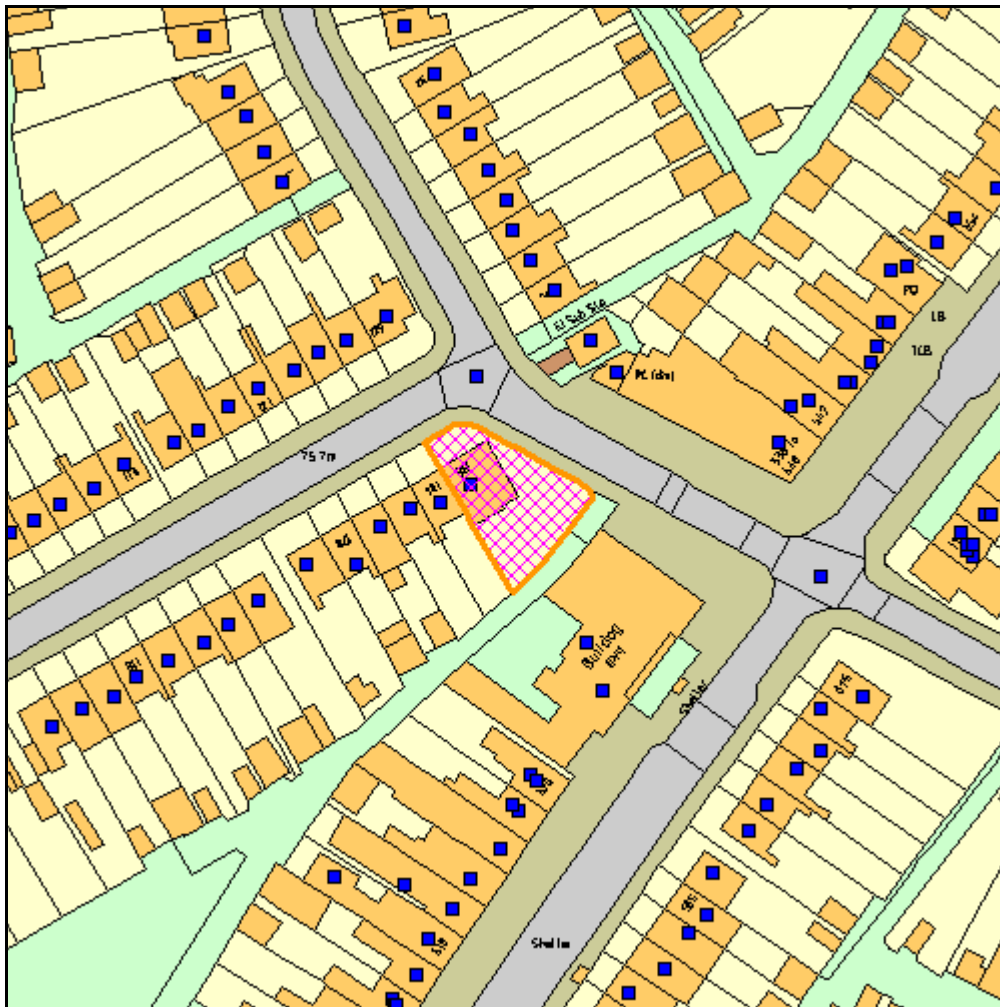
Reason:

To define the terms and extent of the permission.

Case Officer: Rae Mepham
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/00166/F	Applicant:	Mr Naran Hirani
Site:	136 Northville Road Filton South Gloucestershire BS7 0RL	Date Reg:	8th February 2021
Proposal:	Change of use from C4 (6 Person House) to a Sui Generis (7 person HMO) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	Parish:	Filton Town Council
Map Ref:	360513 178261	Ward:	Filton
Application Category:	Minor	Target Date:	29th March 2021



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P21/00166/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 APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following 12no public comments contrary to the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for a change of use from 6 Bed House (Use Class C4) to a 7 person HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application relates to 136 Northville Road, Filton. The dwelling is located within an established urban area and no restrictive designations apply.
- 1.3 To facilitate the conversion, the proposal is to change a small study room into a bedroom for one person. This element does not represent operational development under the Town and Country Planning Act 1990, and thus does not require planning permission. For clarity, it is only the use of the property for a 7 person HMO and its associated impacts which are to be assessed.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Policy Guidance
- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS4a Presumption in Favour of Sustainable Development
CS5 Location of Development
CS8 Improving Accessibility
CS15 Distribution of Housing
CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol Urban Area
- 2.3 South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017
PSP1 Local Distinctiveness
PSP8 Residential Development
PSP11 Transport
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP39 Residential Conversions, Subdivision, and HMOs
PSP43 Private Amenity Standards
- 2.4 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Waste Collection: Guidance for new developments SPD (Adopted) 2015

3. **RELEVANT PLANNING HISTORY**

3.1 No relevant planning history.

4. **CONSULTATION RESPONSES**

4.1 Filton Parish Council – No response received

4.2 Transportation DC – No objection, comments incorporated below.

4.3 Local residents

12no. objection comments have been received, summarised as:

- Too many HMOs in area
- Change to character of area
- Increase in anti-social behaviour
- Increase to nuisance
- Loss of parking provision
- Increased traffic
- Detriment to pedestrian safety
- Loss of property values
- Create an unwanted precedent
- Many unofficial HMOs' already in the area
- Garden unlikely to meet the minimum standards
- Detriment to local business
- Cost to tax rate payers

5. **ANALYSIS OF PROPOSAL**

Principle of development

5.1 Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. Furthermore, Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. Policy PSP39 of the PSP Plan is supportive of Houses in Multiple Occupation provided they would not harm the character of the area; not prejudice the amenity of neighbours; provide adequate amenity space, refuse storage and parking. The proposal accords with the principle of development subject to the consideration below.

Impact on the character of the area

- 5.2 No physical alterations are proposed as the existing office would be converted to provide an additional bedroom. As such the development would not result in any unreasonable impacts to the character of the site or its context.
- 5.3 Concerns have been raised in terms of a loss of a family home and the impact of an HMO on the area. Although there are HMOs present, the surrounding area is made of mostly semi-detached and detached dwellings under C3 use. Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally welcome where it is in compliance with policy PSP16 (discussed later in the report).

Residential amenity

- 5.4 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standards for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum of 5m² amenity space. Using this standard, 7 x 1no. bed flats would require 35m² amenity space. The garden is in excess of this requirement, and as such it is considered that sufficient private amenity space would be provided for future occupants.
- 5.5 Concerns have been raised regarding potential noise from future occupants of the HMO. The proposal would continue to be under residential use and it would be unreasonable to assume that any future occupants, whether they are students or otherwise, would create excessive noise over and above what is expected from a residential property. Should residents encounter any unreasonable noise issues they are encouraged to report these to the Council's Environmental Protection Team. Accordingly, the proposal is considered to be in compliance with the requirements of PSP8 and PSP38.

Highways

- 5.6 Concerns have been raised in regards to parking provision. The Council's parking standards for a 7no. bed HMO is one space per 2 bedrooms, i.e. 3.5no. spaces. This requirement is rounded down, so the requirement is 3no. spaces. Parking demand for a 6 person house is 3 spaces, as such the difference is half a space.
- 5.7 The councils transport officer has confirmed this net increase in parking demand would have a minimal impact on the surrounding highway network. Notwithstanding, a recent car parking survey on Northville Road has identified up to 50 on-street car parking spaces available. Parking in the vicinity of the adjacent junction is controlled by double yellow line parking restrictions. South Gloucestershire Planning Policy PSP16 indicates that on-street car parking can be taken into consideration when assessing the requirement for a HMO. As such no objections are raised subject to a condition to ensure covered and secure cycle parking is provided.

- 5.8 The recycling and bin storage would be located to the front of the property which is considered to be an appropriate location for such a facility. Subject to a condition to secure design details, no objections are raised.

Other matters

- 5.9 The business reasons for an application are not material planning consideration in this case.
- 5.10 There is no reason to assume that any hostile response would occur from reporting noise or anti-social behaviour, and any such response would be a police matter.

Equalities

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

6. CONCLUSION

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

7. RECOMMENDATION

- 7.1 It is recommended that the application be **GRANTED**

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:

Received by the council on 25 January 2021: Combined Floor Plans. Received by the council on 5 February 2021: Site and Block Plan.

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

3. Prior to the first occupation of the HMO hereby approved, the refuse and recycling stores shall be provided in accordance with the revised plans. Once provided, the bin storage facilities shall be thereafter retained for that purpose.

Reason

To ensure that sufficient storage areas are provided for the storage of bins, in the interests of both the visual and general amenity of the locality, to accord with Policy CS1 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013.

4. Prior to the first occupation of the HMO hereby approved, the proposed cycle parking provision must be made available for the future occupants and shall be thereafter retained for that purpose.

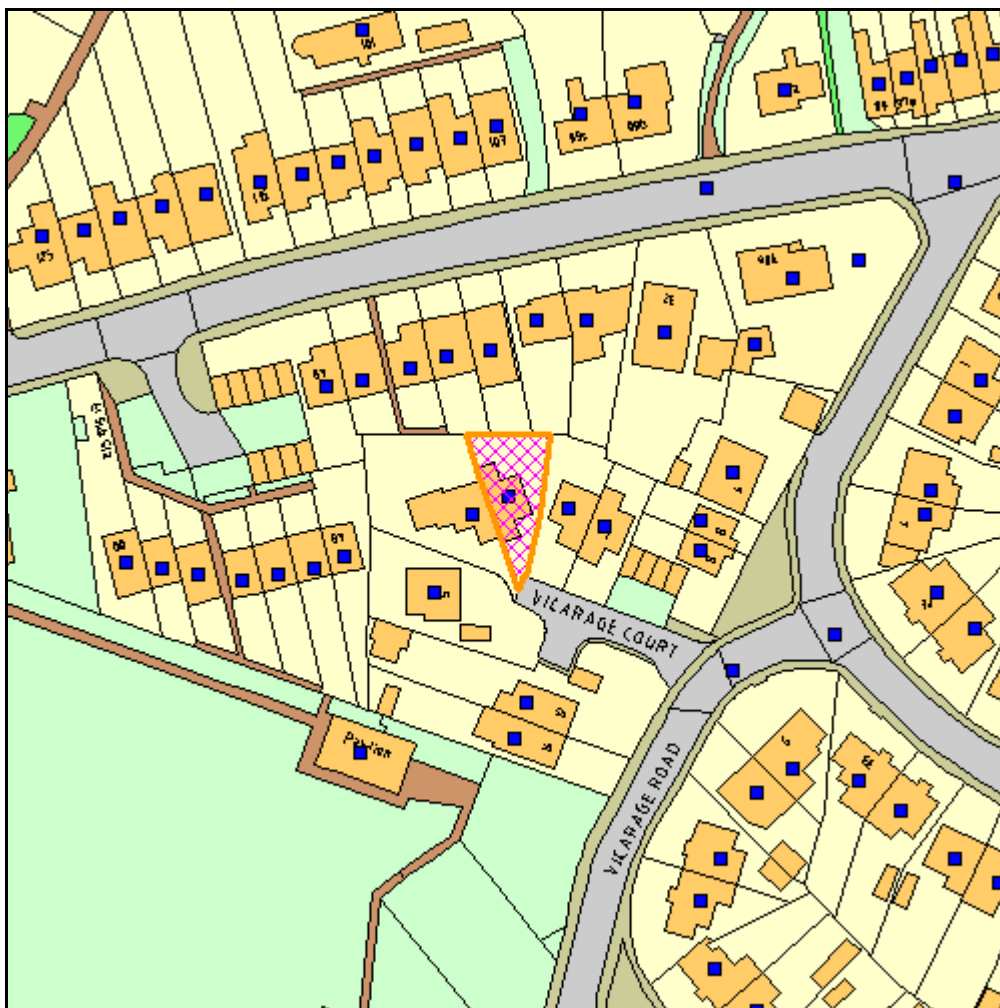
Reason

To ensure the satisfactory provision of parking facilities and to promote sustainable forms of transport, and to accord with Policy CS8 of the South Gloucestershire Local Plan; Core Strategy (Adopted) December 2013; Policy PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

Case Officer: Thomas Smith
Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/00629/PDR	Applicant:	Nartey
Site:	3 Vicarage Court Hanham South Gloucestershire BS15 3BL	Date Reg:	9th February 2021
Proposal:	Erection of single storey rear extension. Replacement of existing garage door with a window.	Parish:	Hanham Parish Council
Map Ref:	363585 172236	Ward:	Hanham
Application Category:	Householder	Target Date:	1st April 2021



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P21/00629/PDR

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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because a representation has been received from the Parish Council of which expresses concerns. Whilst no specific stance is stated (objection/neutral/support), officers are mindful that comments could be construed as an objection.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a single storey rear extension and replacement of an existing garage door with a window to facilitate an internal garage conversion.
- 1.2 The application site is a semi-detached modern dwelling on a residential cul-de-sac in Hanham, within the East Fringe of Bristol Urban Area.
- 1.3 During the course of the application, additional plans have been received. These did not change the proposal and sought rather to clarify the parking arrangement. As such, no public re-consultation was considered necessary as officers are satisfied that no one would be disadvantaged.
- 1.4 Ordinarily, the works would be permitted development. However, several conditions were attached to permission K4470. One of which restricted the use of the garages.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS29	Communities of the East Fringe of Bristol

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

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

PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Design Checklist SPD (Adopted) August 2007
 Householder Design Guide SPD (Adopted) March 2021
 Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 K4470 (approved 27/02/1984):
 Erection of 6 two storey dwellings and 1 single storey bungalow with garages.
 Construction of new vehicular and pedestrian access. (Outline).

4. CONSULTATION RESPONSES

- 4.1 Hanham Parish Council
 Concerns expressed over conversion of garage with no off-street parking provision in an area where there is limited on street parking.
- 4.2 Sustainable Transport
 Notes that the proposal is unlikely to create any significant highway or transportation issues. 2no. parking spaces required – more detailed information requested.
- 4.3 Local Residents
 No comments have been received

5. ANALYSIS OF PROPOSAL

- 1.1 The proposal seeks to erect a single storey rear extension and 'block up' an existing garage door, to be replaced with a window in order to convert the garage to additional living space.
- 1.2 Principle Of Development
 PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.
- 1.3 Design and Visual Amenity

- The extension would be a simple lean-to structure with a depth of c.2.4 metres, height of c.3.5 metres and height to the eaves of c.2.6 metres. The extension would span almost the entire rear elevation, with a small set in at the side of the attached neighbour. To the front, the existing garage door would be infilled with a window.
- 1.4 By reason of their form, scale and overall visual appearance, officers are satisfied that the proposed developments are of an acceptable design that can be considered in compliance with policies PSP38, CS1 and the guidance contained in the recently adopted householder design SPD.
- 1.5 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 1.6 By reason of the scale and siting of the proposed extension, officers are satisfied that there would be no material residential amenity issues, should permission be granted. The same applies to the infilling of the garage door and resultant garage conversion, which is also considered to be acceptable in terms of residential amenity.
- 1.7 The property would also continue to benefit from an acceptable level of private amenity space, should permission be granted.
- 1.8 Parking Standards
PSP16 requires developments to provide levels of parking based upon the number of bedrooms within a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand. Officer's note that concern has been raised by the Parish Council regarding parking. Comments from the highways officer are also noted, in which the level of parking is queried. A plan has been submitted indicating the existing and proposed parking, while also making the proclamation that there would be no material decrease in parking provision.
- 1.9 The proposed development would result in a deficiency of 1no. parking space by reason of the garage being converted. No change in bedroom accommodation is proposed, meaning no policy increase in terms of parking is required. As a three-bed property, current standards would require 2no. parking spaces to be provided.
- 1.10 The garage as existing is c.2.41 metres wide, by c.4.8 metres long. SGC standards set out in PSP16 require a single garage to be 3 metres wide by 6 metres long, in order to be suitable for accommodating a modern motor vehicle and perhaps more importantly, to count towards parking provision. The current garage is substantially undersized and as such, could not be counted towards the parking provision, as per PSP16. To the front is 1no. parking space, which would remain unchanged. The parking provision can therefore be considered

- deficient by 1no. space as existing, and would continue to be deficient by 1no. space, should permission be granted.
- 1.11 Given the above, the impact can be considered neutral as the situation would in effect not be getting any worse. Furthermore, the test for a highways refusal is whether the proposal would result in a severe impact, per paragraph 109 of the NPPF.
- 1.12 Whilst being one space deficient (as existing and as proposed), officers are unable to imagine a situation where one additional (potential) vehicle needing to park in the immediate locality would present a severe impact on the local highway network. This is when considering the availability of un-restricted on street parking, and the fact there would be no (or very little) increase in trip generation from the property, and that the highways officer notes that the proposal is unlikely to present any material highways or transportation issues. Therefore, notwithstanding the loss of the garage, officers consider there to be no highways grounds on which to resist the development, when considering the relevant test in the NPPF. This said, an appropriately worded condition should be applied in the event permission is granted, to ensure the retention of the parking space that is available.

Impact on Equalities

- 1.13 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.
- 1.14 With regards to the above this planning application is considered to have a neutral impact on equality.

6. CONCLUSION

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

7. **RECOMMENDATION**

7.1 It is recommended that permission is **GRANTED**

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 parking space to the front of the property as indicated on plan 201 (revision A) (received 08/03/2021) shall be retained and maintained in perpetuity for its intended purpose.

Reason

In the interest of ensuring an acceptable level of parking and to accord with PSP16 and PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

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

101 A - Site location and block plan

202 A - Existing and proposed site plan

401 A - Existing elevations

301 A - Existing floor plans

402 A - Proposed elevations

302 A - Proposed floor plans

303 A - Proposed floor plan 1:50

501 A - Existing sections

502 A - Proposed sections

Received 08/02/2021

201 A - Existing/proposed site plan (parking plan)

Received 08/03/2021

Reason

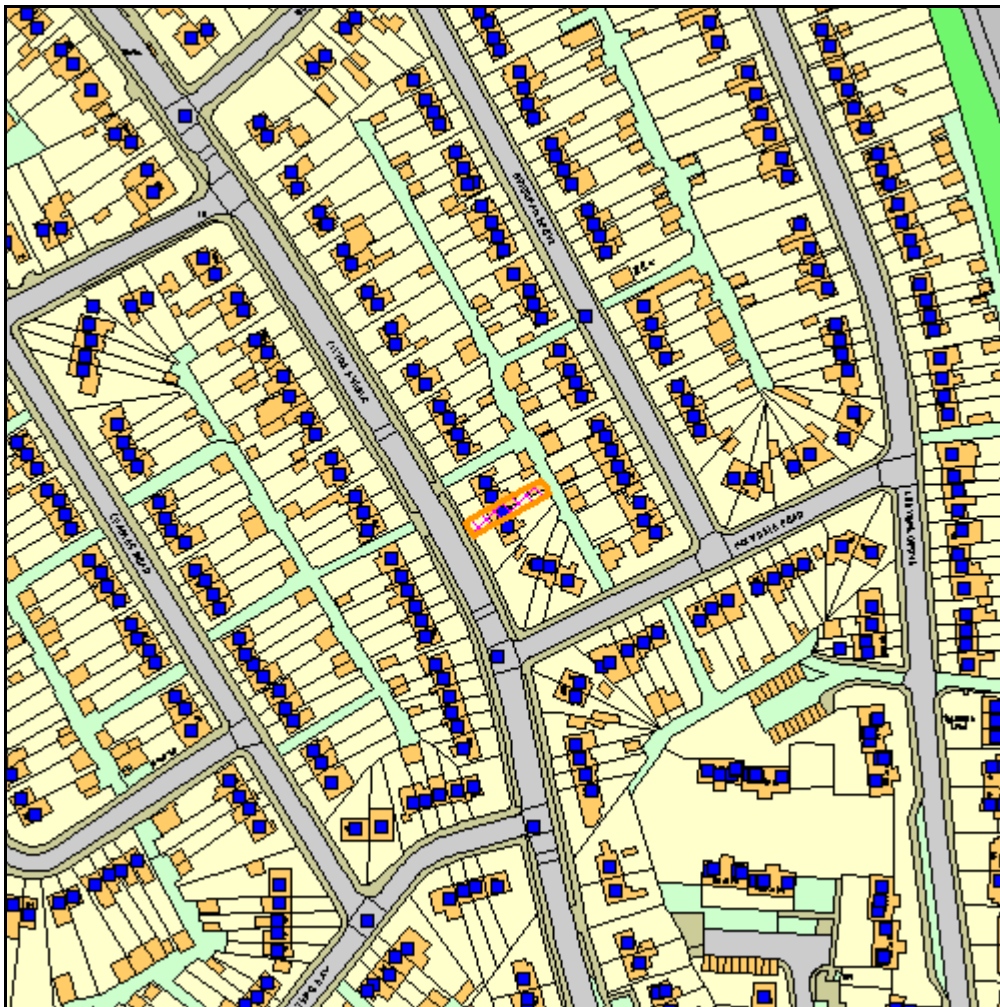
For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/00768/F	Applicant:	Yamin Fang
Site:	835 Filton Avenue Filton South Gloucestershire BS34 7HJ	Date Reg:	23rd February 2021
Proposal:	Creation of new vehicular access.	Parish:	Filton Town Council
Map Ref:	360948 179286	Ward:	Filton
Application Category:	Householder	Target Date:	16th April 2021



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

REASON FOR REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because a representation has been received from a local member, which is contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the creation of a new vehicular access on the Filton Avenue. Works also include the creation of a new driveway.
- 1.2 The application site is a mid-terrace property in the North Fringe of Bristol Urban Area.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Design Checklist SPD (Adopted) August 2007
Householder Design Guide SPD (Adopted) March 2021
Residential Parking Standard SPD (Adopted) December 2013

3. **RELEVANT PLANNING HISTORY**

None.

4. **CONSULTATION RESPONSES**

4.1 Filton Town Council

No comment has been received.

4.2 Sustainable Transport

No objection: condition and informative recommended.

4.3 Tree Officer

No objection to loss of tree/large shrub in front garden to facilitate works (though should be shown on plan). Tree constraints plan and if necessary, method statement and protection plan in accordance with BS:5837:2012 is required due to tree on neighbouring property.

The applicant's agent has indicated acceptance to a pre-commencement condition to this effect.

4.4 Local Residents

1no. representation objecting to the proposal has been received, points of objection summarised as follows:

- Application form filled out incorrectly (trees)
- Loss of tree
- In recent years properties have been rented out and front gardens replaced by parking, reducing kerb appeal of the properties, neighbouring properties, and the street
- Impact on view and line of sight down Filton Avenue will be obscured and dominated by vehicles. View will be restricted and unappealing
- Impact on light if a van is parked there
- 835 already has parking and there is parking on the road

Additionally, a representation from Cllr Chris Wood objecting has been received, stating the following:

- Removal of front wall, hedge, grass verge and tree lead to objection.

5. **ANALYSIS OF PROPOSAL**

1.1 The proposal seeks to create a new vehicular access.

1.2 Principle Of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by,

- respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021.
- 1.3 Furthermore, as the proposal is to create a vehicle access, PSP11 of the Policies Sites and Places Plan is most relevant. PSP11 permits development that generates demand for travel in principle where (inter alia) appropriate, safe, accessible, convenient and attractive access is provided for all mode trips and where new transport related infrastructure would not create or exacerbate traffic congestion or have an unacceptable impact on highway and road safety. The development is acceptable in principle, subject to the following detailed consideration.
- 1.4 Transportation and Parking
The access on to Filton Avenue would have a good degree of visibility on both directions and as noted by the highways officer, would not present any material highway safety concerns. The proposed parking layout would appear cramped for a double width parking area, however this would not itself present any safety impacts, particularly given the depth available which would prevent vehicles overhanging the footway.
- 1.5 It is unclear how many bedrooms are within the property, though this is unlikely to exceed four. In any case however, the proposal would present a material increase in parking provision on top of the existing garage. If this garage dimensionally accords to current standards (3m x 6m), it will provide 1no. parking space as existing and the proposal would result in at least 1no. additional space being provided. As such, the proposal does not present any concerns with regards to parking.
- 1.6 Following the above assessment, officers are satisfied that the proposal is acceptable in terms of parking and transportation. That said, an appropriately worded should be applied to any permission to prevent a loose surface being used on the resultant driveway, in the interest of preventing loose material being tracked on to the highway via the access.
- 1.7 Design and Visual Amenity
The proposed crossover would be a standard piece of highways engineering that would be similar to other crossovers in the immediate vicinity, however, would also require the loss of a small section of verge. Given that this has occurred elsewhere in the street and the small, localised nature of the loss, this is not considered sufficient to sustain a refusal. The proposal would inevitably result in the loss of the front boundary wall. Whilst this is not entirely desirable, other properties in the immediate vicinity have had this done and so it would not appear out of character with the existing street scene. Furthermore, this could happen at any time without the need for planning permission.
- 1.8 Following the above assessment, officers are satisfied that the proposal would not present any design or visual amenity issues that would be sufficient to sustain of justify a refusal. The loss of the tree is addressed in the following section.

1.9 Trees

The proposal would result in the loss of a small tree on the front garden. As a garden tree, this is not protected and is not of sufficient quality to merit protection, and could be removed at any time by the occupier. The loss of the tree is not objected to by the Tree Officer and officers would concur the loss of this relatively low-quality specimen would not be unacceptable. That said, the adjacent neighbour to the Right has a larger tree on the frontage, with a root protection area that may well conflict with the proposed parking area. Accordingly, a tree constraints plan in accordance with BS:5837:2012 for the neighbouring tree should be provided, and if there is conflict with the RPA, an arboricultural method statement will be required with protection plan. This has not been provided pre-determination, and as such will need to be secured through an appropriately worded pre-commencement condition, should permission be granted. The applicant's agent has agreed to the use of a pre-commencement condition on this occasion.

1.10 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.

1.11 By reason of the nature of the proposal, officers do not consider there to be any material overbearing or privacy concerns as a result of the works. Comments from a resident are noted regarding impacts on their property in terms of impact on views and light. Private views are not a material planning consideration, however in terms of outlook it is not the case that a parked vehicle would be unacceptably detrimental to the outlook enjoyed by neighbouring properties. Vehicles parked on frontages is a common situation in many residential areas, including this one. Similar to outlook, a parked vehicle is not liable to present concerns of impacts on light that would justify a refusal on amenity grounds.

1.12 Private Amenity Space

The proposal would have no material impact on the provision of private amenity space at the property, should permission be granted.

Impact on Equalities

1.13 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.

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

6. **CONCLUSION**

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

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

7. **RECOMMENDATION**

7.1 It is recommended that permission is **GRANTED** subject to the following conditions

CONDITIONS

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

Reason

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

2. Prior to the commencement of development, a tree constraints plan shall be submitted to the Council for approval in accordance with BS:5837:2012 for the neighbouring tree. Should this identify a conflict with the root protection area (RPA), an arboricultural method statement and protection plan shall also be submitted to the Council for approval. Works shall proceed in accordance with agreed details.

Reason

In the interest of ensuring the tree on neighbouring land is not adversely affected by the development and to accord with policy PSP3 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

3. The parking area for which the access is to serve shall be surfaced at all times with a bound material, with no loose material used (e.g. gravel).

Reason

To prevent loose material being tracked on to the highway by vehicle movements in the interest of highway safety and to accord with policy PSP11 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

4. Development shall be implemented in accordance with the following plans:

TAC 3597 - 100 - Existing and proposed front site layout
Received 10/02/2021

TAC 3597 - 101 B - Site location and block plan
Received 22/02/2021

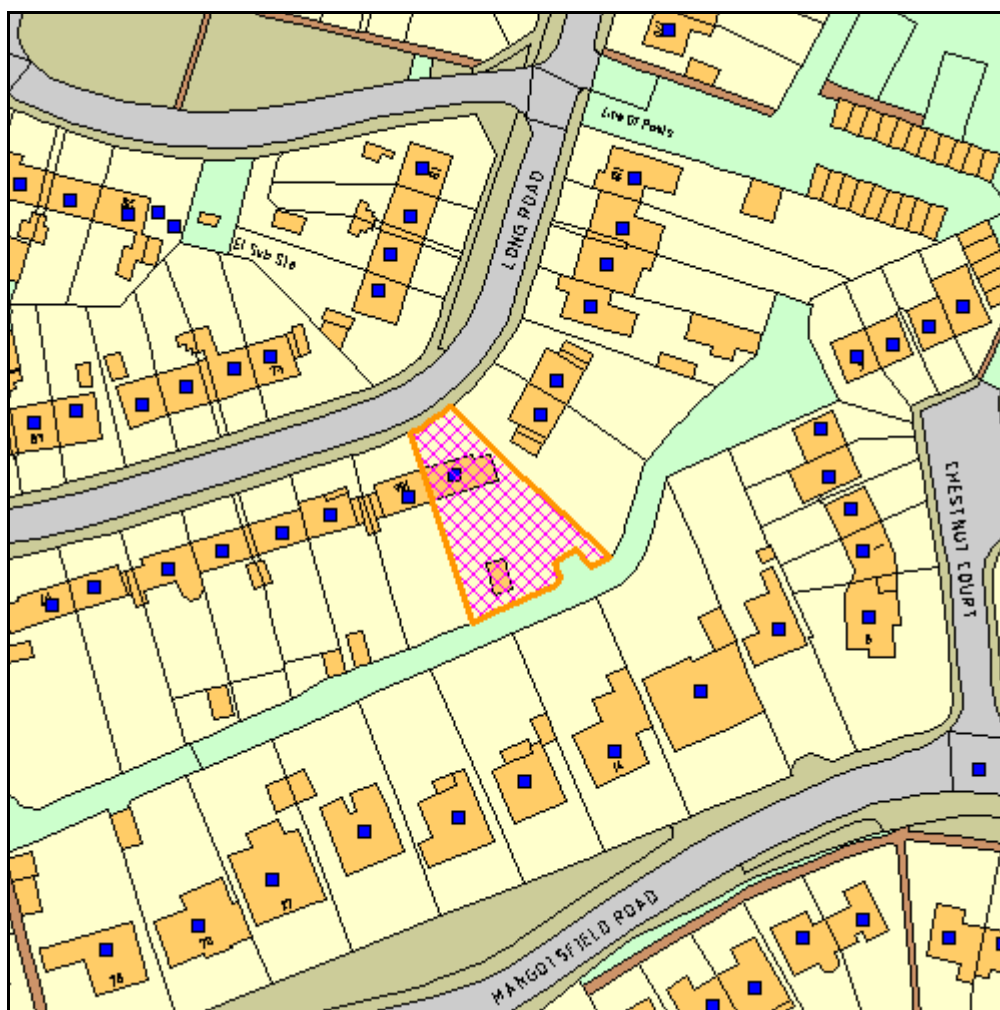
Reason

For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/00819/F	Applicant:	Mr And Mrs Kilpatrick
Site:	106 Long Road Mangotsfield South Gloucestershire BS16 9HP	Date Reg:	17th February 2021
Proposal:	Erection of a detached garage/workshop (retrospective).	Parish:	
Map Ref:	366236 176140	Ward:	Staple Hill And Mangotsfield
Application Category:	Householder	Target Date:	13th April 2021



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P21/00819/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 Referral to Circulated Schedule

This application appears on the Circulated Schedule due to the receipt of more than three letters of support contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission (retrospective) for the erection of a detached garage/workshop at 106 Long Road, Mangotsfield.
- 1.2 The application site comprises a modest plot with the property itself forming a two-storey, semi-detached dwelling. The property benefits from off street parking (via a private track) and a rear garden, providing ample amenity space to current residents, with the case officer recognising there are no restrictive policies that cover the site.
- 1.3 Lastly, it is noted this proposal is a further submission of P20/16790/F with the application seeking to gain retrospective permission for different aspects – specifically, massing and form – to those of the previously approved garage. This analysis is set out in section 5.

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
CS8 Improving Accessibility

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

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

2.3 Supplementary Planning Guidance

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

3. **RELEVANT PLANNING HISTORY**

- 3.1 Ref: P20/16790/F. Permission Granted, 30.10.2020
Proposal: *Erection of a two-storey side extension to form additional living accommodation. Erection of a detached double garage and workshop. (Amendment to previously approved scheme P19/13488/F).*
- 3.2 Ref: P20/13405/NMA. Objection, 21.08.2020
Proposal: Non material amendment to planning permission P19/13488/F to increase the pitch of the garage roof.
- 3.3 Ref: P20/02368/NMA. No Objection, 16.03.2020
Proposal: Non material amendment to P19/13488/F to add double doors to garage/workshop and single door to side extension.
- 3.4 Ref: P19/13488/F. Permission Granted, 11.11.2019
Proposal: Erection of a two-storey side extension to form additional living accommodation. Erection of a detached double garage and workshop.

4. **CONSULTATION RESPONSES**

- 4.1 Emerson Green Town Council
The Town Council have taken the position of no comment with regards to this application.
- 4.2 Councillor Boulton
The councillor has raised an objection on behalf of local residents which is summarised as follows:
 - Object on the grounds of the extent and nature of any business being conducted on residential premises, the hours of work on site, the overdevelopment of the property and issues concerning access to the property.
- 4.3 *[Officer Comment]* The above comment has been noted, with analysis conducted in section 5 of this report.
- 4.4 Sustainable Transport Officer
No comments received.
- 4.5 Planning Enforcement Officer
No comments received.
- 4.6 Local Residents
Four letters of support have been received from neighbours. Key points have been summarised as follows:
 - Mansard roof is more sympathetic from a design perspective than the original pitched roof, which reduces overall impact.
 - Roof design is much better suited.
 - Addition of building has improved aesthetic of immediate area with flat stop style roof that is sympathetic to height of nearby hedging.

- Garage does not intrude on immediate neighbours.

4.7 *[Officer Comment]* The above comments have been noted, with analysis conducted below.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.

5.2 Design and Visual Amenity

Policy CS1 states that development proposals will only be permitted where the highest possible standards of design and site planning are achieved. It states that proposals are required to demonstrate that they: enhance and respect the character, distinctiveness and amenity of both the site and its context; and, have an appropriate density with an overall layout that is well integrated with existing development. Further to this, Policy PSP38 sets out that development must respect the existing form and design of the dwelling and that any development would: not prejudice the residential and visual amenity of neighbours; and, provide adequate parking provision. Both policies seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.

5.3 The constructed development has introduced a significant modification to the previously approved plans, namely, the change in building dimensions and subsequent form. The garage detailed in P20/16790/F (drawing number 106LR.08/F) displays a pitched roof with a maximum height measuring approximately 4.5 meters and an eaves height of 2.5 meters. These measurements are consistent across all four elevations. However, when comparing this to drawing number 50578-1/A (P21/00819/F), inconsistencies between the two plans appear to reveal themselves. The most noticeable of which is the change in maximum height (when measured from ground level) between the front elevation (south) and rear elevation (north). Here, drawing number 50578-1/A (P21/00819/F) shows a height of 4.9 meters (south elevation) and 5.5 meters (north elevation), representing a minimum height increase of at least 0.4 meters. Whilst this would appear a minor increase, the case officer notes the previously refused application (P20/02368/NMA) had dimensions of a similar nature. Similarly, attention is drawn to the report attached to P20/16790/F in which it was suggested any built form extending beyond the 4.5 meter height – which is considered to be the maximum height acceptable for this proposal – would appear overly dominant and result in unreasonable harm to the immediate area. Additionally, it is here where the case officer refers to the supporting planning statement in which it is stated the height of the constructed garage does not increase from the previously approved plans: something which is self-evidently false.

- 5.4 In addition to the change in building height, this application represents a differentiate in physical form from the previously approved plans. The constructed garage now features a mansard style roof (formerly dual pitched) with an approximate 20 degrees difference in roof pitch. The result of these changes has produced a building with 'bulkier' qualities that fundamentally changes the subservient nature of this garage in respect to the host dwelling. The design is entirely out of keeping with its surrounding environment and stands out as an alien feature on the locality. It is understood on the basis of the planning statement that the Councils enforcement officers have already advised that the new design may not be acceptable.
- 5.5 The adaption from the approved plans by means of a minimum height increase of 0.4 meters and the introduction a mansard style roof has resulted in a development that exceeds the appropriate scale and proportions of the plot. It is therefore considered the existing structure has begun to degrade the immediate area, with views visible from the adjacent highway (Long Road).
- 5.6 Understatedly this proposal seeks to secure efficient use of land, however, in the construction process and resulting form, it has done so at the consequence of good design principles. Accordingly, the case officer considers that the design of the proposal is unacceptable and is contrary to policies within the Development Plan, and as such, there is not sufficient mitigation to overcome the impacts described above.
- 5.7 Residential Amenity
Policy PSP8 relates specifically to residential amenity in which it states development proposals are acceptable, provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.8 This proposal has thus far demonstrated a harmful impact to the immediate area by means of an inappropriate scaling and form. Whilst this is considered to primarily affect design quality, the case officer suggests this may have a consequential overbearing impact on neighbouring properties. Despite this, it would be inappropriate to refuse the application based on amenity grounds as they do not represent significant enough concerns and as such, the development is found to be compliant with PSP8.
- 5.9 Parking
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The case officer is satisfied the proposal meets the requirements of policy PSP16.
- 5.10 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty

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

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

6. **CONCLUSION**

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

7. **RECOMMENDATION**

- 7.1 That the application be **REFUSED** for the reason below:

The development has resulted in a poorly designed building with inappropriate proportions, creating a garage that is visually dominant and excessively large for its context. Due to this, it is considered the development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

1. The development has resulted in a poorly designed building with inappropriate proportions and a mansard roof, creating a garage that is visually dominant and excessively large for its context. The garage fails to integrate with the character of the area and fails to demonstrate the highest possible standards of design. Due to this, it is considered the development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and the NPPF.

Case Officer: Ben France
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/00840/F	Applicant:	Cornerstone And Vodafone Ltd
Site:	Existing Base Station Winterbourne Hill Winterbourne South Gloucestershire BS36 1JW	Date Reg:	16th February 2021
Proposal:	The replacement of an existing 15.0m monopole with a 17.5m high monopole, together with the addition of 2 no cabinets, replacement of existing cabinet and ancillary development.	Parish:	Winterbourne Parish Council
Map Ref:	364743 180347	Ward:	Winterbourne
Application Category:	Minor	Target Date:	8th April 2021



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P21/00840/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 APPEARING ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following the support of the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 The proposal is for the replacement of an existing 15.0m monopole with a 17.5m high monopole, together with the addition of 2 no cabinets, replacement of existing cabinet and ancillary development.
- 1.2 The application site is land at the junction of Winterbourne Hill and Dragon Road, Winterbourne.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance

2.2 Development Plans

South Gloucestershire Policies, Sites and Place Plan Adopted November 2017

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP36 Telecommunications Infrastructure

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1 High Quality Design
CS5 Location of Development

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist 2007
South Gloucestershire Telecommunications SPD

3. RELEVANT PLANNING HISTORY

3.1 PRE20/0569.

Proposal: The proposed replacement of a monopole with a 17.5m monopole, supporting 6 no antenna, 2 no equipment cabinets, together with ancillary development thereto.

3.2 PT14/2023/PN1. No Objection, 17/7/2014.

Proposal: Prior notification of the intention to remove the existing 12.5metre high replica telegraph pole with 6no. antennas within a shroud and replacing it with a 15metre high replica telegraph pole with 6no. antennas within a shroud.

- Removal of 1no. equipment cabinet, installation of 2no. new equipment cabinets and ancillary works.
- 3.3 PT07/0726/PN1. Objection, 4/4/2007.
Proposal: Prior Notification of the intention to erect 12m telecommunications monopole, 3no. antennas, 2no. equipment cabinets and ancillary works.
- 3.4 PT08/1371/PN1. Objection, 7/7/2008
Proposal: Prior notification of the intention to erect 11.4m high telecommunications pole, 2 no. equipment cabinets and ancillary development.
- 3.5 PT07/1935/PN1. No objection, 13/8/2007
Prior notification of the intention to erect 12m high telecommunications pole, 3 no. antennas, 2 no. equipment cabinets and ancillary development.
- 3.6 PT10/0568/PN1. No objection, 29/4/2010
Prior Notification of the intention to erect a 12.5 metre high telecommunications pole to replace an existing 11.4 metre high pole, 1 no equipment cabinet and ancillary works.

4. **CONSULTATION RESPONSES**

- 4.1 Winterbourne Parish Council
No objection. Condition requested regarding the non-removal of the rocks.

Lead Local Flood Authority
No objection.

Highway Structures
No objection subject to details.

Sustainable Transport
No objection.

Other Representations

- 4.2 Local Residents
One letter of objection has been received. Key points have been summarised into the key points:

- The site is of local historic importance;
- In the setting of a locally listed building;
- Highly prominent location;
- Important site history;
- Harm to visual and residential amenity;
- Poor design; and
- Misleading information.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The NPPF states that planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections, however the number of masts should be kept to a minimum and the NPPF also states that applications for electronic communications development should be supported by the necessary evidence to justify the proposed development including, for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure. Where new masts are considered to be required equipment should be sympathetically designed and camouflaged where appropriate. Policy PSP36 states that telecommunications development will be permitted provided that it would not unacceptably prejudice local amenity, siting, design and landscape aspects are acceptable and the possibility of sharing a site or locating the equipment on a building is not viable and the proposals conform to non-ionizing radiation protection (ICNIRP) guidelines.

5.2 Local Amenity

The proposed development is situated on a busy highway junction where Winterbourne Hill meets Dragon Road. The junction is surrounded by a mix of residential and commercial, including the George and Dragon Public House which is a locally listed building. The junction itself is characterised by soft landscaping, mature trees and some existing street furniture. As existing, the mass of signage and infrastructure creates a cluttered appearance at the detriment to the green character. Whilst there exists vertical street furniture around the junction and some 2 storey buildings, noting is as high as the existing, or the proposed replacement mast. Due to the highly prominent location, there is already a high visual impact.

5.3 The proposed replacement mast would measure 17.5m tall, whilst there would only be an increase of 2.5m, the height of the mast in this location has been gradually increasing over the years. It is acknowledged that whilst vertical features form part of the surrounding area such as street lights, the proposed replacement mast would be substantially larger when compared to these features and would be within a highly prominent location. By virtue of these two elements, being its uncharacteristic height and prominent location, it would jar with the surrounding context, resulting in a structure which would be further visually intrusive within the street scene.

5.4 Concern is also raised with regard to views from the conservation area to the west. Whilst it may not be visible from the listed church and barns, the existing pole appears on the skyline as you move eastwards along Beacon Lane and Church Lane. As such the increased height would only draw further attention to an existing overly tall and alien structure within its setting of 2 storey properties. Alternative locations have not been explored, thus there is no evidence to demonstrate that there are not more suitable or discreet sites which could

accommodate the mast without adversely impacting the character and appearance of the area.

- 5.5 Whilst the existing mast must be taken into consideration, for the reasons above, the proposal would therefore have a greater visual impact resulting in a degree of unreasonable harm the character of the site and its context. The proposal would therefore be contrary to policies CS1, CS9, PSP1, PSP2, PSP17 and PSP36 of the SG Local Development Plans.
- 5.6 With regard to the proposed cabinets no objections are raised. The re-formation would provide a marginal benefit as the sprawl of clutter would be better contained, albeit still in a highly prominent location.
- 5.7 The public benefits associated with the proposed mast to enable 5g within the area are noted. This attracts moderate weight as recognised in paragraph 112 of the Framework. However, it is considered that the harm identified to the character and context of the area outweighs the public benefits of the proposal.
- 5.8 Transportation
The proposals would result in the replacement of the existing telecommunications monopole and associated equipment cabinets with upgraded versions located on approximately the same site. There are no highways or transportation objections regarding this application. The applicants would however be reminded of the need for any works on the public highway to be fully approved by this Council before, during and after construction.

6. CONCLUSION

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

7. RECOMMENDATION

7.1 That the planning application is refused, for the reasons given.

1. The proposal development, by virtue of its siting, height, and design, would be detrimental to the visual amenity of the surrounding character and its context. This would be contrary to policies CS1 and CS9 of the South Gloucestershire Core Strategy (Adopted) December 2013 and PSP1, PSP2, PSP17 and PSP36 of the South Gloucestershire Policy, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.
2. The applicant has not submitted sufficient information to demonstrate that no alternative options or sites are available in the area that would minimise the impact to the character and appearance of the area. This is considered contrary policies CS1 of

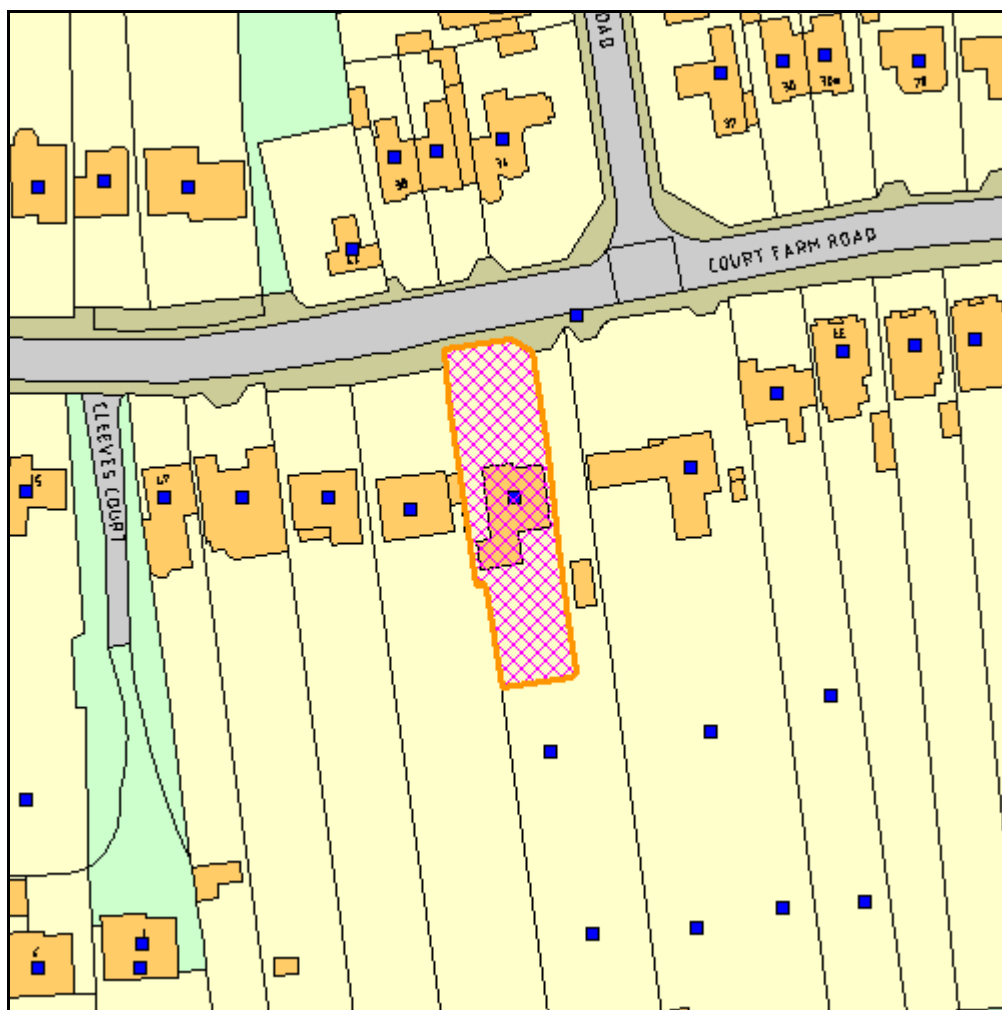
the South Gloucestershire Core Strategy (Adopted) December 2013 and PSP36 of the South Gloucestershire Policy, Sites and Places Plan (Adopted) November 2017 and the provisions of the NPPF.

Case Officer: Thomas Smith

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/00902/RVC	Applicant:	Ms Farzana Qureshi
Site:	39 Court Farm Road Longwell Green South Gloucestershire BS30 9AD	Date Reg:	22nd February 2021
Proposal:	Variation of condition 3 attached to planning permission PK18/1149/F to allow the boundary wall to be 1m. Erection of a single storey side extension to form porch and store and a single storey side extension to form additional living accommodation. Installation of 1no front dormer. Erection of detached garage (garage is amendment to previously approved scheme PK15/4092/F).	Parish:	Hanham Abbots Parish Council
Map Ref:	365709 170596	Ward:	Longwell Green
Application Category:	Householder	Target Date:	16th April 2021



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P21/00902/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 as a result of the consultation response received from the Parish Council, contrary to Officer recommendation

THE PROPOSAL

- 1.1 The application is for the variation of condition 3 attached to planning permission PK18/1149/F to allow the boundary wall to be 1m.
- 1.2 PK18/1149/F was for the erection of a single storey side extension to form a porch and store and a single storey side extension to form additional living accommodation plus the installation of 1 no front dormer and the erection of detached garage (the garage element is submitted as an amendment to previously approved scheme PK15/4092/F). That application was for the creation of new access (an amendment to the previously approved scheme PK13/2594/F) and the erection of a detached double garage.
- 1.3 Condition 3 of that permission states:
'Within one month from the date of this decision notice, the front boundary wall shall be lowered and retained at a maximum height of 0.6m above the footway level with any fence, vegetation, etc. immediately behind the wall set back in order to provide visibility splays of 2.4m by 43m on to the public highway. Such visibility splays shall thereafter be retained.'

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.'
- 1.4 The property consists of a detached chalet style blockwork bungalow, located within the residential area of Longwell Green. The dwelling fronts Court Farm Road, and the proposed garage would be to the front curtilage of the dwelling, forward of the dwelling.

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
 CS8 Improving Accessibility

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

PSP1 Local Distinctiveness
PSP8 Residential Amenity
PSP16 Parking Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PK13/2594/F - Erection of 2no. detached dwellings and 2no. detached garages with access and associated works. (Resubmission of PK12/3953/F). Approved 4th October 2013.
- 3.2 PK15/4092/F - Creation of new access (an amendment to the previously approved scheme PK13/2594/F) and the erection of a detached double garage. Approved 18th December 2015.
- 3.3 PK18/1149/F - Erection of a single storey side extension to form a porch and store and a single storey side extension to form additional living accommodation plus the installation of 1no front dormer and the erection of detached garage (the garage element is submitted as an amendment to previously approved scheme PK15/4092/F). Approved 1st June 2018

4. CONSULTATION RESPONSES

- 4.1 Hanham Abbots Parish Council
Objections. The original condition for the height of the wall to be retained at 0.6m was for highway safety reasons and we see no reason why this has changed. Perhaps the applicant could investigate other means of boundary fencing which does not obstruct vision from the highway.

Sustainable Transportation
No objection

Other Representations

- 4.2 Local Residents
One objection has been received as follows:

'I would like to take this opportunity to voice my objection to the proposed height of the boundary wall. I feel the proposed height of 1m is too high and will have visibility issues allowing anyone to get from my driveway onto the road safely. I would refer back to a previous application (PK15/4092/F) on the 18th Dec 2015 for the same wall which was granted and built at a specified height of 600mm. It was also stated that it must remain in the conditions. The wall has been taken down and rebuilt with another wall which has a height of 1.3m more than double the previous height. It was also stated in the previous

conditions it has to have visibility splay of 2.4m by 43m onto the public highway. Such visibility slays shall thereafter be retained with reasoning
Quote:- In the interest of highway safety and to accord with policy CS8 of the South Gloucestershire local plan also the core strategy and national planning policy framework.

Use of the access should not be impacted by the boundary wall'

5. **ANALYSIS OF PROPOSAL**

5.1 **Principle of Development**

Policies of the Core Strategy and PSP advise that such development as that proposed, within existing residential curtilages are acceptable in principle, however, they should respect the massing, scale, proportions, materials and overall design of the existing property and the character of the street scene and surrounding area, they shall not prejudice the amenities of nearby occupiers, and shall not prejudice highway safety nor the retention of an acceptable level of parking provision or prejudice the retention of adequate amenity space.

5.2 The principle of the proposals associated with the previously approved application are accepted. This variation application is solely for the variation of condition 3, as highlighted above. No other changes are proposed under the terms of this application. The issue for consideration therefore is whether the increase height of the wall from 60cm to 1 metre is acceptable. The main issues in this respect are considered to be whether the proposals are acceptable in highways terms.

5.3 **Transportation**

The application seeks a variation of condition 3 attached to planning permission PK18/1149/F to allow the boundary wall to be 1m. The application is seeking amendment to the planning condition, relating to the height of the boundary wall, as was attached to consent granted with application PK18/1149/F. Permission is now being sought to allow the height of the boundary wall to be increased from 0.6m to 1.0 m high above the ground level. It is noted that objections to this application on the basis of road safety have been received. In this context, the Councils Highway Officer considers that when measuring/assessing visibility distances in a vertical plane, various factors are taken into account, including the variation in driver eye height and the height range of obstructions. Drivers' eye height is generally assumed to range from 1.05 m (for car drivers) to 2 m (for lorry drivers). With this in mind therefore, the Highways Officer is satisfied that the car drivers using this private drive would be able to see over the 1m high wall and as such, this would not represent a highway hazard to the pedestrians on the footway. Likewise, drivers' sight line from the adjoining access would not be affected as they too would be able to see over the 1m tall wall. Therefore, it is considered that the road safety would not be affected by this proposal to increase the wall to 1m high. In view of the above there are no highways objections to the proposals.

6. **CONCLUSION**

6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in

accordance with the policies of the Development Plan, unless material considerations indicate otherwise.

- 6.2 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan Core Strategy, set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 That the variation of condition application is granted subject to the condition recommended.

CONDITIONS

1. There shall be no obstructions (including boundary wall, fence or vegetation) above the maximum height of 1m above the footway level within the visibility splays of 2.4m by 43m from the site access on to the public highway. Such visibility splays shall thereafter be retained.

Reason

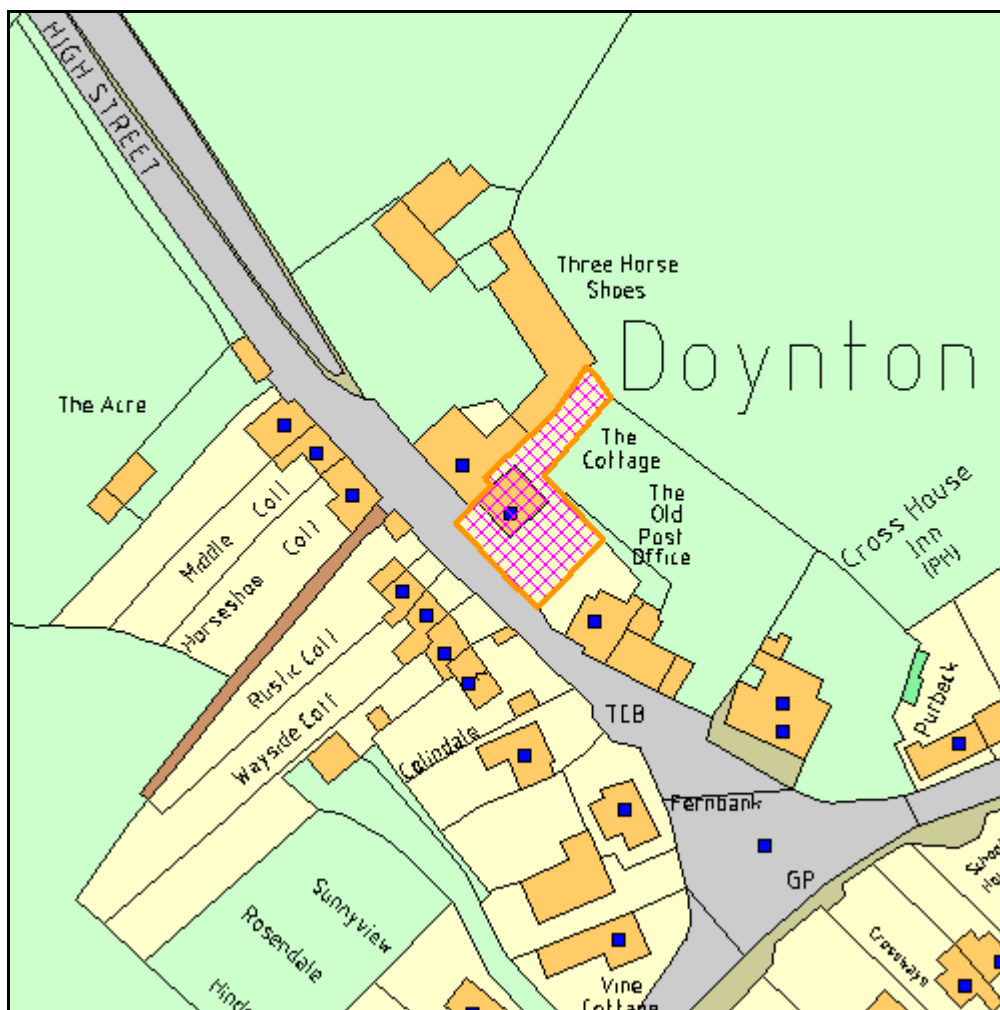
In the interests of highway safety, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.'

Case Officer: Simon Ford

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 15/21 -16th April 2021

App No.:	P21/01071/F	Applicant:	Mr and Mrs Trott
Site:	The Cottage High Street Doynton South Gloucestershire BS30 5TF	Date Reg:	3rd March 2021
Proposal:	Erection of single storey side extension and erection of detached garage and potting shed to replace existing.	Parish:	Doynton Parish Council
Map Ref:	371903 174052	Ward:	Boyd Valley
Application Category:	Householder	Target Date:	23rd April 2021



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100023410, 2008.

N.T.S.

P21/01071/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 REFERRING TO THE CIRCULATED SCHEDULE

This application appears on the Circulated Schedule because a representation has been received from the Parish Council, which could be construed as an objection.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a single storey side extension and erection of a detached garage and potting shed to replace the existing detached garage.
- 1.2 The site is a semi-detached cottage in the Doynton Settlement boundary. Where constraints are concerned, the site is within the Bristol/Bath greenbelt, the Doynton Conservation Area and can be considered to be within the setting of a number of listed buildings.
- 1.3 The application follows a pre-application enquiry, the response of which was a positive one, with no changes or amendments recommended. This proposal is materially the same as the plans considered at pre-application stage.

2. POLICY CONTEXT

2.1 National Guidance

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

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages

PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 Development in the Green Belt SPD (Adopted) June 2007
 Design Checklist SPD (Adopted) August 2007
 Householder Design Guide SPD (Adopted) March 2021
 Residential Parking Standard SPD (Adopted) December 2013

3. RELEVANT PLANNING HISTORY

- 3.1 P91/1626/C (conservation area consent granted 11/06/1991):
 Minor demolition work to facilitate erection of first floor gable extension.
 Removal of boundary wall to enlarge access (in accordance with amended plans received by the council on 17TH may 1991)
- 3.2 P91/1624 (approved 13/06/1991):
 Erection of extension to existing garage. Erection of first floor gable extension to provide bathroom and en-suite facilities (in accordance with amended plans received by the council on 17TH may 1991)
- 3.3 N2156 (approved 11/12/1975):
 Erection of domestic garage and of extension to dwelling to form porch and cloakroom.

4. CONSULTATION RESPONSES

- 4.1 Doynton Parish Council
 No stance stated, however Parish Council comments that the proposal is out of character for this part of the village and not in keeping with the conservation area.
- 4.2 Sustainable Transport
 Clarification required with regards to number of bedrooms to confirm parking requirement.
- Having clarified this, the highways officer considers the proposal to be in order and has no further comments.*
- 4.3 Listed Building and Conservation Officer
 What is proposed is considered to represent an interesting design of sufficient quality to preserve the character and appearance of the conservation area.
 Conditions recommended.
- 4.4 Landscape Officer
 No objection
- 4.5 Local Residents
 No comments have been received

5. ANALYSIS OF PROPOSAL

- 1.1 The proposal seeks to erect a single storey side extension and a detached garage and potting shed, to replace the existing detached garage.
- 1.2 Principle Of Development
PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not unduly harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.
- 1.3 Greenbelt
Development in the greenbelt is strictly controlled to preserve its fundamental aim of preventing urban sprawl by keeping land permanently open. Openness and permanence are the two essential characteristics of greenbelts, as confirmed by the NPPF. Development that is inappropriate is by definition, harmful to the greenbelt and should not be approved unless there are very special circumstances that outweigh the harm caused by inappropriate development. Under paragraph 145 of the NPPF, the limited forms of development that are appropriate in the greenbelt are listed, with one such form of development being *the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*. As an extension to an existing residential property, the proposed development can be considered to fall into this form of development, and is thus permitted under paragraph 145, subject to proportionality.
- 1.4 The NPPF does not explicitly define what is proportionate, which is where PSP7 comes in. PSP7 submits that additions that result in a volume increase over and above the volume of the original dwelling by up to 30% are likely to be acceptable. Additions between 30% and 50% stand to be carefully assessed, and then additions over 50% are likely to be unacceptable. At pre-applications stage, no volume detail was submitted and so officers had to make some assumptions and make a rough calculation. This application is however accompanied with volumetric details, as advised by the pre-app.
- 1.5 The pre-application assessment set out that the total level of volume increase would be over 50%, however it was advised that given the fact limited in-fill could take place on this site, this would be unlikely to result in refusal. This was due to the site being within a settlement boundary, and between existing built form. Accordingly, it was concluded that it would be quite unreasonable to resist an extension where a new dwelling could in principle be permitted. The

more accurate volume detail submitted with this application however suggests this conclusion to be to a degree, unfounded, in terms of volume increase. The following consideration is based on the details submitted.

1.6 The original volume (including outbuildings visible on a pre-1948 OS map) stands at c.384cu m. As it stands, the property has a volume of c.493cu m when existing extensions are taken account of. As proposed, the volume would be c.563cu m. The total (gross) increase in volume therefore stands at 47% overall. This is below the 50% mark, though it is near to it. In visual terms, the extension and garage would be modest additions that would sit comfortably between existing built form. Furthermore, when considering the fact a limited infill could take place in this location, it is difficult for officers to imagine a situation where the proposal would appear disproportionate in visual terms. Following the above assessment, officers are satisfied that the proposed development would be acceptable in greenbelt terms, by reason of being appropriate development.

1.7 Design, Visual Amenity and Heritage

The proposed development comprises of two parts, firstly it is proposed to erect a single storey side extension and secondly, the detached garage on the South Eastern boundary of the site is to be re-placed, with a larger detached garage which will include a 'potting shed' to the rear, where presently there is a log store. The proposed side extension would project by c.3.7 metres and would have a height of c.3.5 metres. The depth of the side extension would be c.5 metres, and the extension would be c.4.3 metres back from the main façade of the property. The garage would be on the same part of the site of the existing though it would be longer and would have a total depth of c.10.9 metres, height of c.3 metres and width of c.3.6 metres.

1.8 Starting with the extension to the side, what is proposed can be best described as a contrastingly modern addition, in comparison to the traditional host building. The elevations of the extension are to be timber clad, with a concealed roof, hidden behind zinc cladding which also runs down the junction of the extension and the side of host property. The extension itself is a modest structure in comparison to the existing property. Whilst the side extension is interesting, particularly in terms of juxtaposition of materials and form, what is proposed can be considered to present a simple contemporary design that is clearly 'of its time' and compliments rather than overwhelms the traditional host property.

1.9 Due to the siting back from the main facade, the presence of the extension would be much less apparent until the point where one approaches the property, which is when the aesthetic impact could be most appreciated. Whilst comments of the Parish Council are noted regarding the proposal not being in keeping, it is not a requirement for new development to simply mimic, or 'pastiche' what is already there. Rather, a contemporary design can, where done correctly, complement the existing built form and introduce a further layer of interest that will be read as a contemporary addition that is clearly distinguishable. This is provided that a more contemporary design approach is properly executed, which in this case officers are satisfied that it is. This view was also put forward by the Conservation officer at the pre-application stage.

- 1.10 Turning to the replacement garage, this also appears as something of a more contemporary addition to the site, particularly when viewed from the side within the garden of The Cottage with its use of timber cladding, but more traditional materials (coursed rubble stone) to the front where it is most appreciated within the street scene. This replacement is also something that could be considered as an improvement on the structure that exists presently and would present a contemporary addition to the site that is suitably executed so as to not degrade to existing character of the host property or locality.
- 1.11 Following the above assessment, officers are satisfied that the proposed development is acceptable in terms of design. It is also considered acceptable in terms of heritage. This is because the proposed development would not harm the special character and appearance of the conservation area and would instead present an interesting design of sufficient quality to ensure that the character and appearance of Doynton Conservation area is preserved. For the avoidance of doubt, by reason of its scale, form and sighting the proposed development is not considered to present any harm to the setting of the nearby listed buildings on the High Street.
- 1.12 Appropriately worded conditions should be applied, should permission be granted, to capture details of materials and stonework. This would be to ensure that the final built appearance is satisfactory and preserves the character and appearance of the conservation area.
- 1.13 Residential Amenity
PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts.
- 1.14 By reason of both elements being single storey and the proposed layout, it is unlikely that any material concerns of overlooking or impacts on privacy would occur in reference to neighbouring properties. Officers are mindful that the proposal would introduce additional massing along the boundary (SE), although this would be single storey and not unreasonably over and above the existing situation. As such, officers are satisfied that the proposal would not present any unacceptable residential amenity impacts, should permission be granted.
- 1.15 Parking Standards
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 1.16 No changes are proposed to the number of bedrooms, and such there is not material increase in parking requirement per PSP16. 2no. parking spaces are available on the driveway, which is not proposed to change and as such, the proposal is considered acceptable in terms of parking.

1.17 Private Amenity Space

Should permission be granted, a level of private amenity space in excess of the PSP43 standards would be retained.

Impact on Equalities

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

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

6. CONCLUSION

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

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

6.3 There is a duty placed on the Council under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 when planning permission is sought for any works to have special regard to the desirability of preserving the listed building or its setting, or any features of special architectural or historic interest in which it possesses. Under Section 72 of the same Act, it is the Council's duty to pay special attention to the preservation or enhancement of the character of the surrounding conservation area. It is considered that full consideration has been given to these duties and the proposal is considered acceptable in this regard.

7. RECOMMENDATION

7.1 It is recommended that permission is **GRANTED**, subject to the following conditions:

CONDITIONS

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

Reason

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

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

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Reason

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

3. A sample panel of facing stonework, demonstrating the colour, texture, jointing and pointing shall be erected on site and approved in writing by the Local Planning Authority before the relevant parts of the work are commenced. 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 a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

Reason

To maintain and enhance the character and appearance of the Conservation Area, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. Development shall be implemented in accordance with the following plans:

1906/101 - Existing block plan
 1906/110 - Existing elevations
 1906/111 - Existing garage elevations
 1906/102 - Existing ground floor plan
 1906/401 A - Proposed block plan
 1906/410 - Proposed elevations
 1906/411 B - Proposed garage elevations
 1906/402 F - Proposed ground floor plan
 1906/403 A - Proposed roof plan

1906/103 - Roof plan (existing)
1906/100 - Site location plan
Received 26/02/2021

Reason

For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming
Authorising Officer: Marie Bath