

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: 50/21

Date to Members: 17/12/2021

Member's Deadline: 23/12/2021 (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 |
|--|--------------------------------------|----------------------------------|--------------------------------|----------------------------|
| 50/21 | 15 th December by 5pm | 17 th December by 9am | 23 rd December 5pm | 24 th December |
| 51/21 | 21 st December by 5pm | 23 rd December by 9am | 5 th January 22 5pm | 6 th January 22 |
| No Circulated on Friday 31 st December 2021 | | | | |

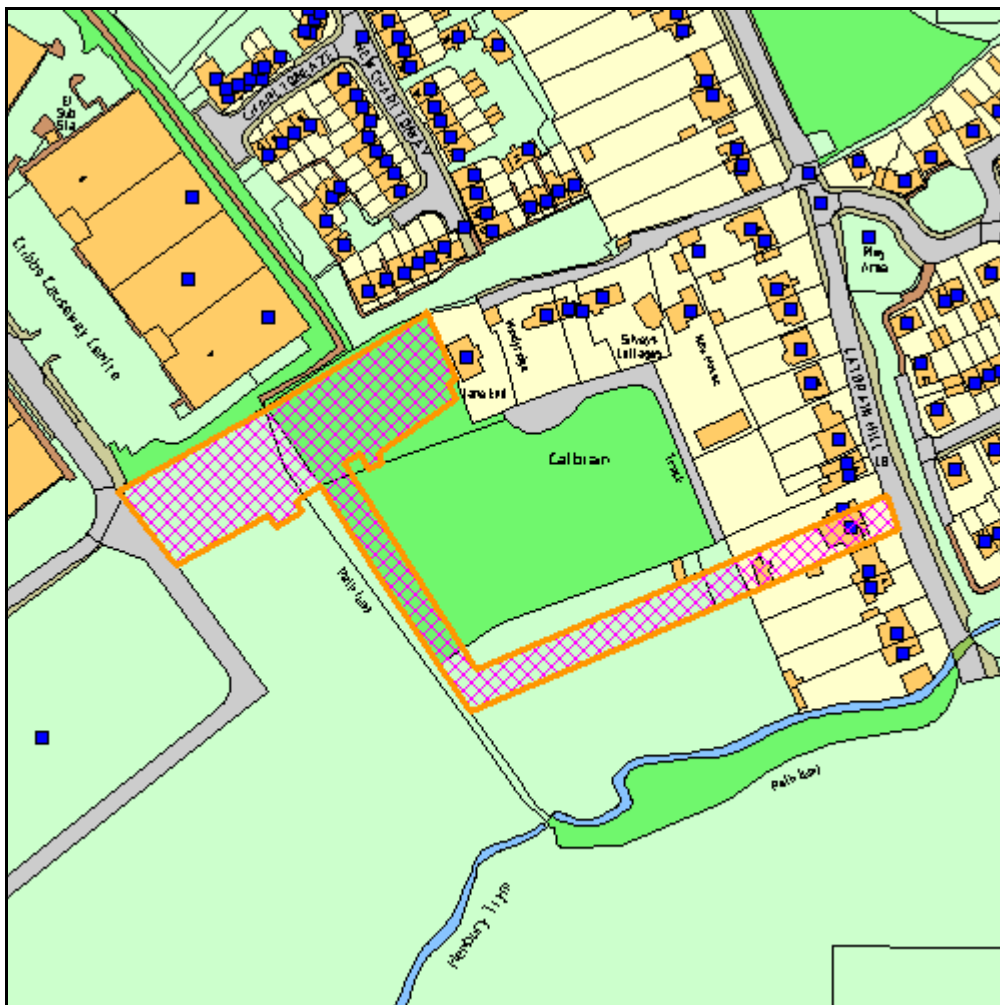
Dates and officer deadlines for Circulated Schedule Christmas Holidays 2021

CIRCULATED SCHEDULE - 17 December 2021

| ITEM NO. | APPLICATION NO. | RECOMMENDATION | LOCATION | WARD | PARISH |
|----------|-----------------|-------------------------|---|---------------------|-----------------------------|
| 1 | P19/18442/F | Approve with Conditions | Land To The West Of Catbrain Hill Cribbs Causeway Bristol | Charlton And Cribbs | Almondsbury Parish Council |
| 2 | P20/12935/RM | Approve with Conditions | Land At Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway Line. | Emersons Green | Emersons Green Town Council |
| 3 | P20/15173/F | Approve with Conditions | 25 Broncksea Road Filton South Gloucestershire BS7 0SE | Filton | Filton Town Council |
| 4 | P21/04200/F | Approve with Conditions | Land Off Thornbury Hill Alveston South Gloucestershire BS35 3LG | Severn Vale | Alveston Parish Council |
| 5 | P21/06112/ADV | Approve with Conditions | B And Q Plc Station Road Yate South Gloucestershire BS37 5PQ | Yate North | Yate Town Council |
| 6 | P21/06631/F | Approve with Conditions | 32 Cumbria Close Thornbury South Gloucestershire BS35 2YE | Thornbury | Thornbury Town Council |
| 7 | P21/06868/F | Approve with Conditions | 20 Camberley Drive Frampton Cotterell South Gloucestershire BS36 2DF | Winterbourne | Winterbourne Parish Council |

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|----------------------------------|---|-------------------------|-------------------------------|
| App No.: | P19/18442/F | Applicant: | Strongvox Home |
| Site: | Land To The West Of Catbrain Hill Cribbs Causeway Bristol | Date Reg: | 29th January 2020 |
| Proposal: | Erection of 30no dwellings to include 15no apartments, 14no affordable housing units and 1no accessible dwelling house, with associated landscaping parking and infrastructure. (Amendment to layout and design approved under PT17/3333/RM). | Parish: | Almondsbury Parish Council |
| Map Ref: | 357487 180463 | Ward: | Charlton And Cribbs |
| Application Category: | Major | Target Date: | 27th April 2020 |



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 100023410, 2008. **N.T.S.** **P19/18442/F**

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

INTRODUCTION

This application appears on the circulated schedule because objections have been received from Almondsbury Parish Council and members of the public which are contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for an amendment to a scheme which was previously approved under outline planning permission PT14/1886/O and reserved matters approval PT17/3333/RM. It relates to the northern edge of the site and proposes five additional residential units. The amendments relate to apartment blocks A and B and would provide a total of 29 residential units within the blocks (15 open market units in Block A & 14 affordable units in Block B) and 1 x 3 bed wheelchair home (plot 110).
- 1.2 The site is accessed from Catbrain Hill, following the demolition of numbers 5 and 6. The site slopes down from the north to the south. The Henbury Trym is located to the south and there is a public right of way (PROW) that runs north south through the site. There is residential development to the north east and east of the site. The north west of the site is bounded by industrial units with the Dick Lovett car dealership to the west. The Cribbs Patchway New Neighbourhood (CPNN) is located to the south of the site.
- 1.3 The following is a summary of some of the improvements that have been made to the scheme following its submission:
 - Apartment Block B internal layout changed to ensure full compliance with M4(2) standards;
 - Roof for apartment Block B amended to hipped design;
 - Balconies added to plots 100, 103, 104 and 107 to provide outdoor private amenity space;
 - Amendments to affordable housing tenure split & flat types
 - Amendments to Wheelchair home (plot 110) regarding car port and garage and to allow implementation of M4(3) standard.
- 1.4 A Deed of Variation (P20/00005/MODA) has been submitted and agreed with the Local Authority in order to link this new planning application to the existing s106 agreement approved under PT14/1886/O for 110 dwellings.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

| | |
|------|--|
| CS1 | High Quality Design |
| CS2 | Green Infrastructure |
| CS4 | Renewable or Local Carbon District Heating Networks |
| CS5 | Location of Development |
| CS6 | Infrastructure and Developer Contributions |
| CS7 | Strategic Transport Infrastructure |
| CS8 | Improving Accessibility |
| CS9 | Managing the Environment and Heritage |
| CS16 | Housing Density |
| CS17 | Housing Diversity |
| CS18 | Affordable Housing |
| CS23 | Community Infrastructure and Cultural Activity |
| CS24 | Green Infrastructure, Sport and Recreational Standards |
| CS25 | Communities of the North Fringe of Bristol Urban Area |
| CS26 | Cribbs Patchway New Neighbourhood |

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

| | |
|-------|---|
| PSP1 | Local Distinctiveness |
| PSP2 | Landscape |
| PSP3 | Trees and Woodland |
| PSP6 | Onsite Renewable and Low Carbon Energy |
| PSP8 | Residential Amenity |
| PSP10 | Active Travel Routes |
| PSP11 | Transport Impact Management |
| PSP16 | Parking Standards |
| PSP19 | Wider Biodiversity |
| PSP20 | Flood Risk, Surface Water and Watercourse Management |
| PSP21 | Environmental Pollution and Impacts |
| PSP37 | Internal Space and Accessibility Standards for Affordable Dwellings |
| PSP43 | Private Amenity Space Standards |
| PSP44 | Open Space, Sport and Recreation |
| PSP47 | Site Allocations and Safeguarding |

2.3 Supplementary Planning Guidance

Landscape Character Assessment SPD (August 2005)

Residential Parking Standards SPD (May 2007)

Design Checklist SPD (2007)

Cribbs Patchway New Neighbourhood Development Framework SPD (March 2014)

Extra Care and Affordable Housing SPD (April 2021)

Waste and Recycling Collection: Guidance for New Developments SPD (September 2019)

3. RELEVANT PLANNING HISTORY

- 3.1 PT14/1886/O – Demolition of nos 5 and 6 Catbrain Hill and development of 2.56 hectares of land comprising up to 110 dwellings (Use Class C3) open space and associated works, including creation of new vehicular access from Catbrain Hill. Outline application including access, all other matters reserved. Refused 30th September 2015. Appeal Allowed 1st March 2016
- 3.2 PT14/2646/O – Mixed use development on 3.15ha of land adjacent to the west boundary comprising offices (Use Class B2) storage (Use Class B8) car showrooms (Sui Generis) and all associated ancillary facilities. Outline application including access with all other matters reserved. Permitted 20th January 2015
- 3.3 PT15/1415/RM – Erection of a new car dealership including workshop, compound and a new car park including appearance, landscaping layout and scale (Approval of Reserved Matters to be read in conjunction with Outline Planning Permission PT14/2646/O). Approved 31st July 2015
- 3.4 PT14/3867/O – Mixed use development on 143.73 hectares of land comprising: residential development for up to 2675 dwellings and apartments (comprising 2635 x Use Class C3 and 40 x Live Work units- Sui Generis); 24ha of standalone employment land (comprising up to 12ha Use Class B1a and a minimum of 12ha Use Class B1b/c, B2); 120 Bed Hotel up to 3800 sqm (Use Class C1); Rail Station (0.45ha Use Class Sui Generis); Education provision to include a Secondary School (8.31ha), 2 no Primary Schools (total 5ha) and 2 no. Childrens Nurseries (total 0.8ha) (all Use Class D1); Community Centre incorporating Library, Built Sports facilities and Doctors surgery up to 3,400 sqm (Use Classes D1 & D2); Dental Surgery up to 800sqm; (Use Class D1); 70 Bed Extra Care Facility up to 12,500sqm (Use Class C2); Shops/Financial Services/Food and Drink facilities up to 4,787sqm (Use Classes A1, A2, A3, A4 and A5) - comprising Retail Supermarket up to 2,787sqm gross maximum (Use Class A1); Business Offices up to 500sqm (Use Class B1) together with; supporting infrastructure and facilities including demolition, ground works and remediation, highways, utilities, landscaping, sustainable urban drainage system, wildlife water basins and public open space. Outline application including access, with all other matters reserved. Permitted 1st March 2018
- 3.5 PT17/3333/RM - Demolition of no's 5 and 6 Catbrain Hill and erection of 105 new dwellings (Use Class C3), open space, landscaping, ecological corridor and associated works. (Approval of reserved matters including appearance, landscaping, layout and scale to be read in conjunction with Outline Planning Permission PT14/1886/O and Appeal Reference APP/P0119/W/15/3137527). Approved 18.04.2019 and partly implemented
- 3.6 P20/00005/MODA – Deed of Variation to signed section 106 agreement attached to outline planning consent PT14/1886/O. Made on 22nd September 2021.
- 3.7 P21/05609/NMA – Non material amendment to planning approval PT17/3333/RM (to be read in conjunction with Outline planning permission

PT14/1886/O and Appeal Reference APP/P0119/W/15/3137527) amendments to secure Lifetimes Homes compliance for Affordable Housing on plots within the Reserved Matters application boundary (excluding those plots falling within application boundary P19/18442/F) - details stated within attached covering letter. **Decision pending**

4. CONSULTATION RESPONSES

4.1 Almondsbury Parish Council

Two letters of objection have been received from Almondsbury Parish Council. The following is a summary of the reasons given for objecting:

- Increased height of building will impact on the property behind
- Overbearing nature of proposal
- Proposal has insufficient open space
- The provision of 5 extra dwellings increases the density of the site to an unacceptable level
- The extra traffic generated by the development will have a detrimental impact on the traffic flow on Catbrain Hill

4.2 Other External Consultees

Avon & Fire Service

The additional residential and commercial developments will require additional hydrants to be installed. Avon Fire and Rescue Service has calculated the cost of installation and five years maintenance of a fire hydrant to be £1500 per hydrant.

4.3 Internal Consultees

Landscape Architect

I confirm the Planning Design & Access Statement states there will be no changes to the landscape proposal previously approved under PT17/3333/RM and therefore I have no further comments to add regarding landscape. It is expected that the planting plans previously approved will be implemented as part of the site wide scheme. The same landscape compliance condition should be added to the permission as previous approval notice.

In light of revised plans additional information should be added to the planting plan the specification for all trees and shrubs is missing. Also the location of root barriers should be indicated on the plan, consistent with that shown on the previous drawing "Root Barriers sheet 1 of 4" submitted under PT17/3333/RM. Amendments also required with regards to tree pit construction.

Lead Local Flood Authority

The Drainage and Flood Risk Management Team (Engineering Group - Street Care) has no objection in principle to this application subject to the following comments.

The submitted drawing 'Planning Drainage Layout Plan' details how the surface water and foul drains serving the amended layout and design of Apartment Blocks A and B and disabled unit located in the North of the site will connect into the wider site wide surface water and foul systems. We have no objection to these proposals.

Urban Design

I am satisfied there is no attempt to materially diminish the quality of the approved scheme. Increased parking has led to some erosion of landscaping in the adjoining public areas. I defer to my respective DM, transport and landscape colleagues as to whether the increased number of parking spaces is appropriate and the amended landscape scheme is appropriate.

Sustainable Transport

The relatively minor changes do not appear to change anything from a Transportation Perspective over that previously approved. In that vehicle access is still maintained to the parking spaces, the tracking indicates that refuse will not be impeded. As such there is no Transportation objection to these revised proposals.

Highways Structures

The application includes an ADOPTABLE HIGHWAY RETAINING WALL, that will support the highway or support the land above a highway, HYDROCK PROJECT NO (C-09415-C) DRAWING NO. CRIBBS-C-100_005. P01. No construction is to be carried out without first providing the Highway Structures team with documents in accordance with CG 300 Technical approval of highway structures of the Design Manual for Roads and Bridges that will allow formal Technical Approval of the proposals to be carried out. The applicant will be required to pay the fees associated with the review of the submission whether they are accepted or rejected. If the application includes a boundary wall / fence alongside the public highway or open space land then the responsibility for maintenance for this structure will fall to the property owner. The developer is to propose routes for any abnormal load movements required for the construction of this development. An abnormal load is any vehicle or load that is over 3 meters wide, 18.75 meters long or over 40 tonnes in weight.

Housing Enabling

No objection subject to provision of one additional affordable home.

Archaeology

Prior to the commencement of any groundworks, including any exempt infrastructure, geotechnical or remediation works, the results of a programme of archaeological work and subsequent detailed mitigation, outreach and publication strategy, including a timetable for the mitigation strategy, 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.

Conservation Officer

No comment

Public Art

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. Strongvox are currently delivering public art on another site in the Cribbs area so should be aware of the requirements for public art. The programme should be integrated into the site and its phasing plan.

Waste Officer

Thank you for supplying details of the bin stores and tracking information. There are no further comments from waste.

Environmental Protection

Noise mitigation measure with regards to facade ventilation and glazing as detailed in the acoustic report submitted with the application shall be implemented and form part of any approval.

Arboriculture Officer

In principle there are no objections to this proposal however there does not appear to be a tree protection plan submitted with this application. Therefore a tree protection plan in accordance with BS:5837:2012 will be required.

Self-Build Officer

The proposal reaches the threshold identified in PSP42, criteria 3. The proposal does not include any self and custom build provision on site. The Council positively encourages the developers to consider the inclusion of self and custom build plot provision within this scheme to increase housing choice, enhance diversity and increase the mix of housing types and tenures on site.

Avon & Somerset Police

No objections or comments. Having viewed the information as submitted I find the design to be in order and complies appropriately with the crime prevention through environmental design principles.

Other Representations

4.4 Local Residents

5 letters of objection have been received from members of the public in response to the consultation process. The following is a summary of the reasons given for objecting:

-Ownership boundary as shown is incorrect as there is a 3 metre track between neighbour's boundary and application site which should not be included in application.

-Object to already increased traffic on small access road. Carrying capacity of road not sufficient for more dwellings in addition to large number of houses etc already approved. Disruption to local residents.

-Whole development is an abomination. Where will the additional cars park?

-Object to the additional housing due to the unsustainability of additional traffic on a very small road. Road will be over it's carrying capacity.

-Strongly oppose these plans for additional housing.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The principle of residential development on the site has been established and considered acceptable through the granting of outline planning permission for 110 dwellings (ref: PT14/1886/O) and subsequent Reserved Matters approval for 105 dwellings (PT17/3333/RM).

5.2 Design, appearance and layout

The proposal relates solely to the northern edge of the site to enlarge the size of blocks A and B to provide an additional five residential units which would increase the number of units delivered on the site overall to 110. Whilst the amendments are sought by way of a full planning application, weight is given to the fact that the increase would be within the scope of the outline consent previously approved at the site for up to 110 dwellings.

The layout of the units would not change significantly from the previously approved scheme with two separate apartment blocks proposed along with a detached single dwelling to the northern edge. There is no material change proposed to the footprint of the units and a footpath which is required to be diverted through the site as approved under the reserved matters application is still able to be accommodated within the amendment scheme on the same alignment as previously approved. The finished floor levels for the apartment blocks will not change from that approved under the reserved matters application.

Block A is proposed to be 1m taller than the previously approved scheme increasing from 10.8m to 11.8 metres at the ridge. This allows 5 apartments to be accommodated on each floor compared to 4 apartments in the approved scheme. The block will be 3 storeys in height which is the same as the previously approved scheme. Block B has increased in scale from 3 storeys originally approved to 3.5 storeys as a fourth floor is proposed within the roof void. The ridge height has increased from 12.8 metres to 14.5 metres accordingly. Whilst there will be an increase in the scale and mass of the blocks, it is not considered that the amendments proposed will bring about any significant adverse visual amenity issues. The perceived scale and massing of block B has been reduced through the incorporation of a hipped roof. The materials proposed of chalk coloured Weber render and Ibstock Brunswick Buff bricks along with black slate style roofing have already been approved and are considered to provide an acceptable standard of appearance. The windows and doors and soffit, barge and fascia boards are proposed to be in dark grey colour which will provide a crisp modern appearance.

Given the above, it is considered that the design quality of the scheme previously approved will not be adversely affected through the amended proposals and there is no objection on this basis. The proposal is considered to be in accordance with policy CS1 of the Council's Core Strategy.

5.3 Residential amenity

In the previous application assessment, it was noted that the nearest property to the site is Lane End, which is located to the northeast. However, in view of the relationship between the proposed dwellings and the existing dwelling, it was not considered that there would be any significant adverse impacts on the residential amenity of the existing occupiers of Lane End. Changes to the parking arrangement for the proposed dwellings result in the proposed dwelling no. 110 being approximately 5 metres at the closest point from the western edge of the property Lane End compared to approximately 8.5 metres in the previously approved scheme. Plot 110 is also proposed to be located further north than the previously approved scheme such that it would be approximately

6 metres from the northern boundary compared to 10 metres in the previously approved scheme. As such proposed units would extend beyond the northern elevation of Lane End and would be closer to properties at New Charlton Way. However, it is considered that the separation distance between proposed dwelling no.110 and properties at New Charlton Way of approximately 19 metres as well as the topography, and the separation distance of approximately 5 metres between proposed dwelling no.110 and Lane End are such that there would not be a significantly adversely greater impact in terms of residential amenity compared to the previously approved scheme through loss of natural light, privacy and overbearing impact. The private amenity space arrangements for the apartment blocks will improve as a result of the amendments with more balconies proposed to provide amenity space for occupiers. Although the garden for plot 110 is not as deep in comparison to the previously approved scheme, it will be very wide and still offer a good level of amenity space; therefore, there is no objection on this basis.

5.4 Concerns have been raised about the potential impact on the adjoining residential neighbours from construction activities. It is noted that a Construction Environmental Management Plan (CEMP) has been agreed as part of the previously approved scheme to incorporate measures to mitigate the impact of the construction on surrounding residential occupiers. A condition is attached to ensure compliance with this previously approved plan. This document has been approved by the Council under ref: DOC18/0001. Consideration was given to the impact of noise on the living conditions of occupiers at the northern end of the development site given the proximity to existing industrial units and the A4018 to the northwest. A condition was attached for a scheme of noise attenuation to be agreed to lessen any adverse noise impacts. A Noise Assessment was subsequently submitted which was deemed to satisfactorily address the requirements of the condition, as it did not identify that the development would be significantly adversely affected by noise. The Environmental Protection Officer has raised no objections to the application on the basis of noise provided that the specification for glazing and ventilation accords with the recommendations detailed in the acoustic report. A technical note has been submitted by the applicant's noise consultant which confirms that the glazing and ventilation proposed is an equivalent specification to that set out in the noise report. Accordingly there is no objection on this basis and a condition is attached to ensure that development is carried out in accordance with the glazing and ventilation specifications contained in the technical note.

5.5 **Landscape and Public Open Space**
Policy compliant areas of public open space were secured in the previously approved scheme to serve residents and an amendment to the legal agreement has been secured to tie the proposal to the legal agreement to secure the long term management arrangements for the open space by a nominated management entity. There will be a reduction in the number of trees proposed to the northern end of the scheme in comparison to the originally approved scheme; however, it is a relatively small reduction and it is not considered that it would adversely affect the character or visual amenity of the development. A tree protection plan has been submitted; therefore, a condition will ensure that trees are protected in accordance with the plan prior to

- development commencing to ensure that existing trees are not adversely affected by the development. Detailed planting plans have been submitted which include a planting schedule, planting specification, root barrier locations in accordance with the Landscape Officers comments. Revised tree pit plans have also been submitted which addresses the landscape officers concerns.
- 5.6 Accordingly there are no objections in relation to open space and landscaping, and the proposal is in accordance with the requirements of Policies CS1 and PSP2.
- 5.7 Highways
The access serving the development off of Catbrain Hill as well as the main spine road which serves the application site has been previously approved. Whilst it is noted that objections from the public consultation raise concerns about the additional traffic generated by the development on Catbrain Hill, a significant material consideration is the fact that planning permission has already been granted for 110 dwellings at the site, with the means of access considered acceptable to serve that number of dwellings. The proposed increase in the number of units under this application by 5 would not exceed the scope of the previous planning permission; therefore, there is no transportation objection in relation to traffic generation. The Highway Authority has considered the revised plans and are satisfied that they are relatively minor and will not bring about any significant adverse issues from a Transportation Perspective over the previously approved scheme. They have advised that they consider that there is adequate parking provision for the proposed units, and the tracking plans submitted indicates that refuse vehicles will not be impeded. As such there is no Transportation objection to the revised proposals.
- 5.8 The majority of the retaining walls required in relation to the proposed development are located adjacent to the northern boundary and would be well clear of the adopted highway. Whilst the comments from the Council's Highway Structures Officer are noted, there are no adoptable highway retaining walls as part of this application. However, a retaining wall is proposed to the front of plots 96-109 which directly abuts the adopted highway but it does not appear, from the details submitted, to support the adoptable highway; therefore, it is not considered that there would be any significant structural issues. The maintenance of the wall will be the responsibility of the owner of the apartment block and an informative note is attached to bring this to the attention of the applicant.
- 5.9 Ecology
Matters relating to ecology have already been considered under the previously approved application. It is not considered that the proposal would have a significantly adversely greater effect on ecology than the previously approved scheme. Certain mitigation measures were agreed by way of condition under the previously approved scheme to reduce the impact on ecology and to provide biodiversity enhancements. A condition is attached to ensure that the development is carried out in accordance with these previously agreed details.

- 5.10 Affordable Housing
The previously approved reserved matters application secured 37 affordable dwellings across the whole development site. The proposal under this full application amends the northern part of the site and incorporates an additional 5 residential units. The application also proposes amendments to the approved 1 x 3 bed wheelchair home (plot 110) for social rent.
- 5.11 This application will result in a net increase of 5 residential units which results in a requirement for 1 additional affordable dwelling bringing the overall total to 38 affordable dwellings across the development site.
- 5.12 The correct tenure split of 31 social rent and 7 shared homes will be provided across the development. Enabling previously raised concerns regarding the design of 1 & 2 bed flats. This has been addressed and is now acceptable. A minor change has been made to the shared ownership units which is considered acceptable.
- 5.13 This revised scheme now proposes a total of 14 affordable flats in Block B with 8 flats sharing a communal entrance i.e., 2 flats on the first floor, 4 flats on second floor and 2 flats on the 3rd floor. This will exceed the s106 obligation by 2 flats. The Affordable Housing Officer has accepted this deviation from the agreed standard and considers that this increase by 2 units will not have such a significant detrimental impact. Accordingly, there is no objection on this basis.
- 5.14 Block B will comprise mixed tenure flats i.e. 9 flats for social rent and 5 for shared ownership with all 5 shared ownership flats having their own separate entrances which is deemed acceptable.
- 5.15 PSP 37 requires affordable homes to be built to meet Building Regulations M4(2) standard and wheelchair units M4(3) standard. This will be enforced by way of a planning condition. The Enabling Officer has confirmed that there is no requirement for the proposed affordable units to meet Code Level 3; however, they will be required to meet Secured by Design Part 2 and RP Design Brief.
- 5.16 A Deed of Variation to the previously agreed S106 agreement has secured the additional affordable homes and the required design standards.
- 5.17 Drainage and Flood Risk
A site wide Sustainable Urban Drainage Strategy has been agreed under the previous application to deal with surface water run-off. The details submitted under this application shows that the amended scheme will adequately connect into the wider site wide surface water and foul systems.
- 5.18 Accordingly the proposal is considered to be acceptable in terms of drainage and would not result in an increased risk of flood risk to the site or adjoining occupiers.
- 5.19 Public Right of Way
PROW OAY/87/10 extends north-south through the development site. A diversion to the line of the existing footpath has been agreed under the previously approved reserved matters application and footpath diversion

application P19/14573/FDI. A detail of the treatment of the footpath at the northern boundary of the site to ensure it complies with DDA legislation was previously agreed. Provided the development is carried out with this detail there is no objection in relation to the PROW. As such, this plan will be referred to in the plan list condition.

5.20 Other matters

Public Art

Public art is proposed in two locations across the whole development site. The details for a strategy for public art provision was subject to a condition on the outline consent which has been discharged. Accordingly, provided that the development is carried out in accordance with this agreed details in respect to the northern public art feature which falls within the application site, there is no objection on this basis.

5.21 *Archaeology*

The Archaeologist has requested a condition requiring the submission and approval of a programme of archaeological works prior to the commencement of development. Notwithstanding this, a programme of archaeological work has been completed for the whole development site as confirmed in the officer report for the previously approved reserved matters application. The relevant condition on the outline consent has been discharged. Accordingly, there are no objections to the proposal in respect to archaeology.

5.22 Other Matters

The objection received from the public consultation in relation to an existing 3 metre track is noted. The applicant has declared in the application form that they are the sole owner of the application site. Notwithstanding this, the grant of planning permission does not grant any rights to carry out any works on, or over, land not within the ownership, or control, of the applicant. An informative note is attached to bring this to the attention of the applicant. The comments in respect to the maintenance of fire hydrants and also the provision of self-build housing is noted. However, it was not deemed necessary to secure either maintenance for fire hydrants or self-build housing under the original application; therefore, it is not reasonable to request this provision under this application for an amendment to a relatively small section of the original development site.

5.23 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities. Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers. The Local Planning Authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application

is considered to have a neutral impact as equality matters have duly been considered in planning policy.

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 Planning 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. The development shall at all times be carried out in accordance with the measures outlined in the Construction Environmental Management Plan (CEMP) incorporating site Traffic Management Plan and Working Hours, Dust/Emissions and Environmental Control, Environmental Risk Assessment and Project Health, Safety and Environmental Plan received by the Council on 20th February 2019 and approved by the Council on 28th February 2019 under application DOC18/0001.

Reason

To ensure that the construction of the development does not bring about adverse impacts in terms of ecology, highway safety and the amenities of the area and to accord with policies CS1, CS2, CS9 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013; and policies PSP8, PSP10, PSP11, PSP19, PSP21 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

3. No development shall commence until tree protection fencing in accordance with the approved tree protection plan ACU_007_03 Rev G has been erected on the site. The fencing shall be retained and maintained in accordance with the agreed details throughout the course of the development.

Reason

In the interest of the heath and visual amenity of trees and to accord with policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted)

November 2017. This is a pre-commencement condition to ensure that trees are given sufficient protection and are not damaged by construction activities.

4. All planting, seeding or turfing comprised in the soft 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.

Reason

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

5. Any works within the Root Protection Area (RPA) of any tree on the site shall be carried out strictly in accordance with the Arboricultural Method Statement by Andrew Cunningham dated 6th February 2019. All works within the Root Protection Area (RPA) of any tree on the site shall be undertaken under the watching brief of an Arboricultural Clerk of Works.

Reason

In the interest of the health and visual amenity of trees and to accord with policy PSP3 of the South Gloucestershire Local Plan Policies Sites and Places Plan (adopted) November 2017.

6. Any external lighting erected at the site shall at all times be in strict accordance with the scheme of external lighting shown on plan no. SLD 452-001 received by the Council on 12th November 2019 and approved by the Council on 13th January 2020 under application DOC19/00358.

Reason

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

7. Development shall be carried out in strict accordance with the Ecological Protection and Enhancement Plan version 4 dated March 2019 approved by the Council on 5th April 2019 under application DOC18/0001.

Reason

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

8. All Affordable Dwellings shown on the plans hereby approved shall be constructed to meet Part M of the Building Regulations accessibility standard M4(2) with the exception of any self-contained accommodation built above ground floor level. Where Wheelchair a unit is identified on the plans this unit will be constructed to meet Part M of the Building Regulations Accessibility standard M4(3)(2)(a).

Reason

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

9. Development shall be carried out in strict accordance with the following glazing standards as set out in the Environoise Technical Statement dated 8 December 2021:
- o 4 / 16 / 4 - 25dB Rw + Ctr
 - o 6.8 / 14 / 4 - 31dB Rw + Ctr
 - o Standard vent (open) - 31dB Dnew

Reason

To ensure the development is not adversely affected by noise and provides an adequate standard of living environment and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

10. Public art shall be provided in accordance with the details received by the Council on 30th July 2019 and approved by the Council on 2nd August 2019 in respect to the northern area.

Reason

To ensure that public art is well embedded into the scheme in the interests of the character and visual amenity of the development and to accord with policy CS1 of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

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

Reason

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

12. The development shall be carried out in strict accordance with the samples of materials viewed by the Council on 6th January 2020 and approved by the Council on 7th January 2020 under application DOC19/00356.

Reason

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

13. The development shall be carried out in strict accordance with the detailed design plans received by the Council on 6th November 2019 and approved by the Council on 10th January 2020 under application DOC19/00356.

Reason

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

14. 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.

Reason

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

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

Reason

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

16. A restraining barrier shall be installed along the southern edge of parking spaces p99-p108 in accordance with the plan CRIBBS-SITE-2001 P1 prior to the first occupation of units 96-109.

Reason

In the interests of good design and public safety and to accord with policy CS1 Of the South Gloucestershire Local Plan Core Strategy (adopted) December 2013.

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

PROW Northern footpath detail, CRIBBS-SITE-1110 P4
Received by the Council on 19th March 2019

Topographical survey, 0688-100
Location plan, 0688-101 Rev B
Bin & cycle store, 0688-109
Block A 81-95 (elevation) 0688-200
Block A 81-95 (elevation) 0688-201
Block A 81-95 (elevation) 0688-202
Block A 81-95 (plan) 0688-203
Block A 81-95 (plan) 0688-204
Block A 81-95 (plan) 0688-205
Received by the Council on 28th April 2020

Planning engineering layout, CRIBBS-C-0100 005 Rev P4
Planning drainage layout, CRIBBS-C-0300 005 Rev P5
Planning layout, 0688-102 Rev F
Planning layout COL, 0688-102 Rev F
Street scenes and site sections, 0688-103 Rev D
External works layout, 0688-104 Rev F

Vehicle tracking layout, 0688-105 Rev D
Management responsibilities plan, 0688-107 Rev F
Materials layout, 0688-108 Rev D
Storey heights plan, 0688-110 Rev D
Affordable housing plan, 0688-111 Rev I
HA 3-Bed, 584-590 Rev C
Received by the Council on 9th June 2021

Tree protection plan, ACU_007_03 G
Landscape plan, 3149.001 Rev B
Planting plan, 3149.002 Rev B
Tree pit detail, 3149.003 Rev A
Received by the Council on 14th September 2021

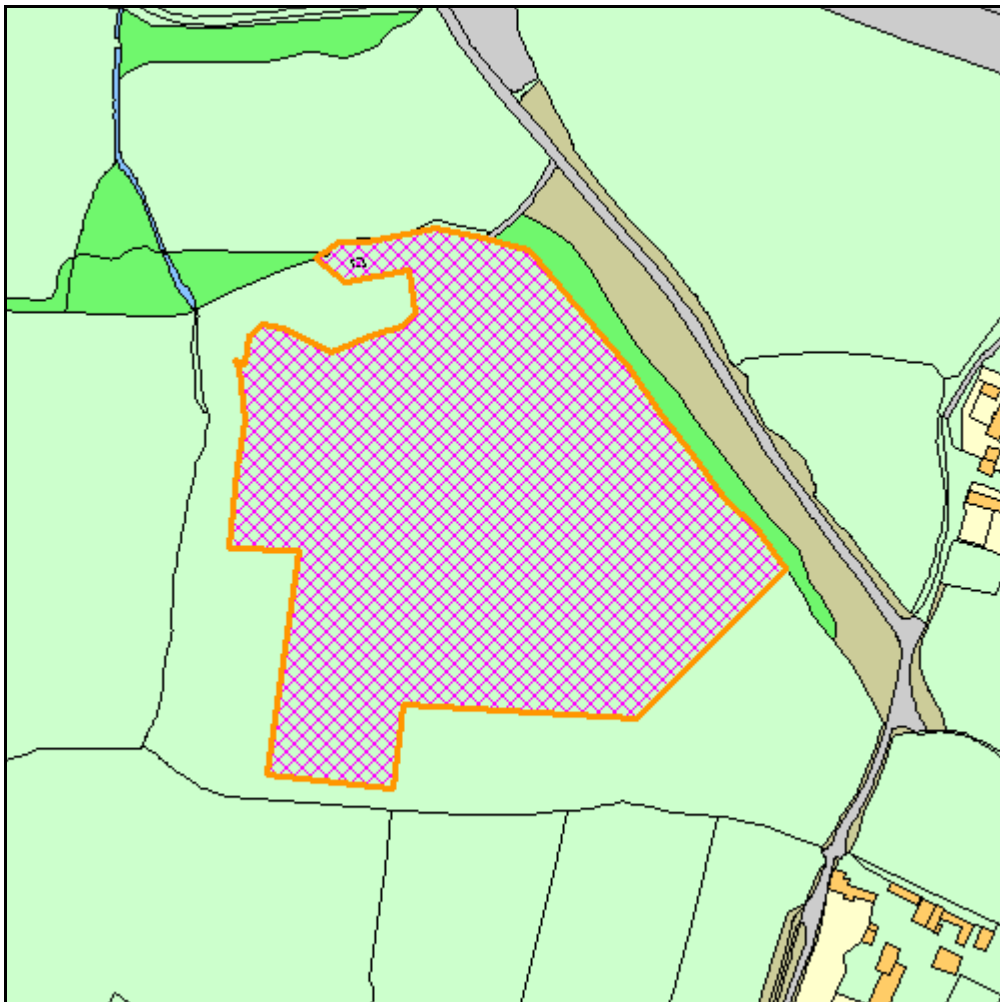
External detailing, 0688-106 Rev B
Typical section through p99-109 parking, CRIBBS-SITE-2001 P1
Block B 96-109 (elevation), 0688-206 Rev C
Block B 96-109 (elevation) 0688-207 Rev B
Block B 96-109 (elevation) 0688-208 Rev B
Block B 96-109 (plan) 0688-209 Rev D
Block B 96-109 (plan) 0688-210 Rev C
Block B 96-109 (plan) 0688-211 Rev B
Block B 96-109 (plan) 0688-212 Rev C
Received by the Council on 7th December 2021

Reason
For the avoidance of doubt.

Case Officer: Jonathan Ryan
Authorising Officer: Eileen Paterson

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|------------------------------|---|---------------------|------------------------------|
| App No.: | P20/12935/RM | Applicant: | Emersons Green Urban Village |
| Site: | Land At Emersons Green East Land To East Of Avon Ring Road South Of M4 Motorway And North West Of Disused Railway Line. | Date Reg: | 25th August 2020 |
| Proposal: | Provision of sports facilities including a cricket pitch, multi-use games area, three football pitches and an all-weather pitch to include details of layout, scale, landscaping and appearance. (Approval of Reserved Matters to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC)). | Parish: | Emersons Green Town Council |
| Map Ref: | 367942 178035 | Ward: | Emersons Green |
| Application Category: | Major | Target Date: | 19th November 2020 |



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 100023410, 2008. N.T.S. P20/12935/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.

INTRODUCTION

This application appears on the circulated schedule because three letters have been received from members of the public objecting to the proposal, contrary to the officer's recommendation.

1. THE PROPOSAL

1.1 The application seeks reserved matters consent for the laying out of dual use sports pitches, which would form part of the public open space (POS) for the urban extension at Emersons Green East (EGE): Lyde Green, and outdoor sports facilities for the future adjacent secondary and primary schools. It is a Reserved Matters (RM) application to be read in conjunction with the associated outline permission P19/09100/RVC (previously PK04/1965/O) for an urban extension including up to 2,550 dwellings. The site area is known as the Core Area and is defined in the Section 106 associated with the outline consent as an area reserved for outdoor sports facilities. The proposed new sports ground would accommodate the following facilities:

1.2

- 1 No. cricket square including 2x non- turf cricket match wickets.
- 2 No. non-turf cricket practice nets
- 3 No. football pitches and x1 No. mini football pitch
- Shared outfield
- All-weather pitch
- Multi use games area-(MUGA)
- Floodlighting comprising 4 No 18.3m high masts for the all-weather pitch and 8 No 12.2m high masts for the MUGA

1.3 In accordance with the Section 106 Agreement, the proposed scheme is part of the extensive on- site public open space (POS) which forms an integral part of the urban extension. The already constructed playing fields in the western part of Lyde Green are available at all times of the day, and in the evening, however the current proposal, in the interests of efficiency of land use, is designed to offer local facilities outside of school hours. Associated changing facilities and parking would be provided at the adjacent new school building (which was the subject of a separate RM consent P20/14136/RM approved earlier this year) The proposed new sports facilities would therefore be available for local use outside school hours, and managed by the schools. The sports facilities include a 3G pitch (all-weather football & rugby pitch), multi-use games areas and cricket and football Pitches. The playing fields are part of the public open space designed within the masterplan and public open space parameter plan for the whole development.

1.4 The vehicular access for visitors (already approved under the School RM consent) would be at the western end of the site on Honeysuckle Road. Both primary and secondary schools have an entrance through the public park to the north and east of the site to reduce congestion and make use of the car-free

routes through the park. The main car park at the eastern part of the site is for staff only during the school day due to restrictions associated with an underground gas pipe nearby. This car park would however also be used by community users of the school facilities outside of school-hours.

- 1.5 The MUGA and all- weather pitch would have associated floodlighting, as well as separate fencing including ball stop fencing in addition to the fencing proposed around the site perimeter. The cricket pitch would not have separate fencing, but would be separated from the school by the ball stop fencing associated with the MUGA and all- weather pitch. The cricket practice nets will have associated netting.
- 1.6 The parameters of the open space for this development have been previously approved through the POS Parameter Plan at Outline consent stage; further the Section 106 Agreement associated with the Outline consent, sets out the amounts and triggers for the POS. In addition, the approved Detailed Masterplan for Emersons Green East (EGE) and Design Codes sets out further information on the POS. This application therefore seeks approval for the detail of these approved principles.
- 1.7 During the course of the application, there have been a number of revisions to the proposal, largely as a result of the school academy trust and their evolving future on-site requirements. This has also necessitated amendments to the associated S106 which are still ongoing and will be finalised when the current RM application is approved. In addition, there have been improvements to the pedestrian links, site levels, floodlighting, landscaping drainage and visual amenity as a result of officer assessments.

2. POLICY CONTEXT

National Guidance

National Planning Policy Framework

National Planning Policy Guidance

South Gloucestershire Local Plan Core Strategy Adopted December 2013

| | |
|------|--|
| CS1 | High Quality Design |
| CS9 | Managing the Environment and Heritage |
| CS2 | Green Infrastructure |
| CS6 | Infrastructure and Developer Contributions |
| CS24 | Green Infrastructure, sport and recreation standards |
| CS29 | Communities of the East Fringe of Bristol Urban Area |

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

| | |
|-------|-----------------------------|
| PSP1 | Local Distinctiveness |
| PSP2 | Landscape |
| PSP3 | Trees and Woodland |
| PSP8 | Residential Amenity |
| PSP10 | Active Travel Routes |
| PSP11 | Transport Impact Management |

| | |
|-------|---------------------------------------|
| PSP17 | Managing the Environment and Heritage |
| PSP19 | Wider Biodiversity |
| PSP20 | Flood Risk |
| PSP21 | Environmental Pollution and Impacts |
| PSP44 | Open Space, Sport and Recreation |

Supplementary Planning documents and other relevant documents

South Gloucestershire Biodiversity Action Plan (adopted)
 South Gloucestershire Landscape Character Assessment SPD
 Emersons Green East Development Brief (adopted 2006)
 Approved EGE Detailed Masterplan and Design Codes

3. RELEVANT PLANNING HISTORY

- 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 pavillion (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 14th June 2013.
- PK14/2705/RVC: Variation of Condition 17 attached to approved application PK04/1965/O to increase the volume of Class B employment floorspace occupied prior to the construction of a 'tiger-tail' diverge at Junction 1 of the M32, from 3,000sqm to 15,000sqm. Permission granted 24.10.14
- P19/09100/RVC: Development as above for PK04/1965/O, with Variation of Condition relating to trigger for construction of Tiger Tail on M32 attached to approved Outline application. Permission granted October 2019.
- P20/21929/RM: Construction of a drainage culvert. Approval of reserved matters to include appearance, landscaping, layout and scale (to be read in conjunction with PK04/1965/O (superseded by P19/09100/RVC). Current application. Site lies between school site and proposed school playing fields.
- P19/13689/RM: Erection of cricket pavilion, associated parking and landscaping. Consent granted August 2020.

- P20/14136/RM: 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 March 2021.
- 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.

4. **CONSULTATION RESPONSES**

Emersons Green Town Council

No objection.

Historic England

The principal impact upon the setting of Lyde Green Farmhouse would be the proposed lighting columns surrounding the all-weather sports pitches and potentially the associated fencing. While the visual impact of these upon the setting of the Grade II* farmhouse has still yet to be demonstrated, the submitted Heritage Statement concludes that there will be harm, and the degree of harm would be less than substantial under the definition in the NPPF. Even though the precise impacts are still not clear, we would concur that this is likely to be the level of harm. Therefore, we task the council with weighing the perceived public benefits against the harm to the historic environment. In terms of mitigation, we recognise the green space retained between the application site and Lyde Green Farmhouse. If the council is minded to support the application, we also advise that detailing of the lighting columns and finishes are considered in the light of minimising their impact.

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 193 and 194 of the NPPF. In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and section 38(6) of the Planning and Compulsory Purchase Act 2004 to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

Sport England

‘Sport England has no issue with the principal of this application but have comments that should be addressed to improve the delivery of the proposal. Therefore we register an objection for this application.’

‘Dual use’ of sports pitches by the community is very challenging. When a school closes, they tend to be future development sites and not remain as playing fields for the community. What if the school overplays the natural turf pitches during the week and they are unavailable to the community at

weekends? The pitches will need to be well constructed and managed to ensure success. Protected and rested. What are the changing arrangements for users?

Football : The Council's Playing Pitch Strategy did indicate a shortfall in grass pitches (adult, youth 11v11 and 7v7) and 3G artificial grass pitches (AGP)s in the Bristol East Fringe study area; however we are conscious that this document is out of date (April 2017) and that there are other priority football projects for 3G identified within close proximity to this location. With uncertainty over strategic need and whether the facilities will be made available for community usage, it is hard to determine if the proposals would meet needs.

Hockey: England Hockey (EH) raise concern that the 3G AGP is the wrong surface for hockey and the proposal for a AGP should be amended to a GEN2 surface. This will allow hockey clubs to locate to this site for training and matches. EH would strongly recommend the findings from the new PPS (planned start Dec 2021) informs any decisions linked to this site.

Tennis: The Lawn Tennis Association (LTA) advise that there is an undersupply of courts in South Glos overall. We share the concerns of the LTA that the proposal will not meet community sport needs for tennis. Is tennis provided elsewhere in the development? We note the pitch specification but the management and maintenance of the site will be key to a club using the site successfully.

Rugby: The Rugby Football Union (RFU) acknowledges the benefits to community sport and physical wellbeing the proposal could provide, should there be an appropriate agreement in place to formalise peak usage for community clubs. The adopted Playing Pitch Strategy details 3 rugby clubs within a 4 mile radius of the proposal who's current floodlit training pitches/areas are all overplayed – would it be viable to construct the proposed 3G AGP to achieve World Rugby Regulation 22 (WR22), providing these local clubs with much needed additional floodlit peak time capacity?

Cricket: Both the England & Wales Cricket Board (ECB) and the Gloucestershire Cricket Foundation are supportive of this application and would like to work alongside the applicant in the successful delivery of this as soon as practically possible. We note the pitch specification but the management and maintenance of the site will be key to a club using the site successfully. Some time ago, Bristol United Banks CC and Bristol Eagles CC both came forward to express their interest and have continued to keep in touch more recently to track the progress of the site. There is a definite need and interest in cricket provision at the Lyde Green site, and an opportunity to establish a long term agreement with a cricket club/s to occupy the site. The ECB would welcome confirmation on how the cricket club(s) would access and make full use of the site. Clubs would usually require easy access not only to play but to prepare grass wickets for match play. On what basis would cricket clubs have security of tenure on site? Aligned to this, access for training and youth/junior activity. Both the ECB and the GCF would welcome engagement with the applicant and club(s) on an appropriate Community Use Agreement.

Internal Consultees:

SGC Lighting Engineer

The revised plans and supporting documents address my concerns / comments raised previously. It's good to see that preparation was made to run these lights in accordance with the given event (reduced light levels, reduced areas, etc). With regards to curfew and permitted hours of operation, this is more the Planning Officer's territory (similarly to permitted column heights). I have no objection from the obtrusive light perspective.

SGC Ecologist

I have now reviewed the revised lighting strategy dated 8th November 2021 and I can confirm that this is acceptable from an ecology perspective (there is no adverse light spill onto the SNCI or new GI).

SGC POS Officer

It is acknowledged that the terms of details of the pitch layout as set out in the S 106 are being changed due to the incoming school's requirements. The pitches on the gas main area outside of the school boundary need to have access to ancillary facilities. What will that consist of, to whom will it be accessible and by whom will it be maintained? Looking at the layout, they would probably be better to use FA sizes. I would urge is a decent pitch drainage design if this has not already been dealt with.

SGC Landscape Architect

Original concerns related to lack of a hard surfaced path link between the secondary school site and the AGP. In addition a 1:2.5 embankment shown between the edges of the pitches and the rest of the grass area on the eastern side of the site. This needs grading out to a 1:10 slope to ensure easy mowing and allow the site margins to be used. Further, a query whether there is any space on the eastern margin to allow for some tree planting which won't conflict with the gas easement.

Following the receipt of revised plans which satisfies all these issues. Further comments requested the lowering of the perimeter fence, in the interests of visual amenity. In addition further queries, which are all covered in the *Analysis* section below.

SGC Transport DC: Highway Authority

Details of the site access, parking and servicing area for the new Cricket Pavilion for the proposed sport facilities has already been considered and decided by SG Council as part of the planning application P19/13689/RM. The current scheme is now seeking permission for the actual sport grounds on site - the facilities involve provision of sports facilities including a cricket pitch, multi-use games area, three football pitches and an all-weather pitch to include details of layout, scale, landscaping and appearance. We transportation development control have no objection to this application

SGC Conservation Officer

The heritage statement provides a comprehensive assessment of the proposed development on the setting and significance of the grade II* listed Lyde Green Farmhouse in line with paragraph 194 of the Framework. It concludes that,

taking into account these mitigation measures, the impact will amount to less than substantial harm to the heritage significance of Lyde Green Farm and I would concur with this assessment. The application should, therefore, be determined in line with paragraph 202 of the Framework, which requires the harm to be weighed against the public benefits of the proposal, taking into account the great weight afforded to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199 of the Framework). In terms of the mitigation, the colour of the columns should be neutral to minimise their visual impact against the sky, and I would suggest checking with the landscape officer in respect of the colour of the mesh fencing with a view to it blending successfully into the boundary vegetation.

SGC Archaeologist

No comment.

SGC Drainage (Flood and Water Management team)

Additional information has been provided in response to our comments from the 16th of September 2020. Having reviewed this information, it is confirmed that the proposals are acceptable to us and that we have no further comments to raise. As such we have no objection to this application.

Police Crime Prevention Design Officer

Having viewed the revised information, the design is considered to be in order and complies appropriately with the crime prevention through environmental design principles.

SGC Property Services

No objections to the revised scheme.

Health and Safety Executive (HSE)

Do not advise against.

SGC Public Art

No comment.

SGC highway Structures

No comment.

Other Representations

Local Residents

Responses have been received from three local residents, with the following objections and queries:

- Concern over floodlighting leading to light pollution
- Query re floodlighting times
- Insufficient parking, leading to congestion on adjacent roads
- Lots of fencing

- Comment regarding the already approved cricket pavilion
- Queries regarding opening times, traffic controls and bins

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site forms part of the allocated mixed use development at Emersons Green East (EGE) as set out in Policy CS29 of the adopted South Gloucestershire Local Plan Core Strategy. This policy requires the delivery of development in a way that ensures that the new development integrates effectively with existing communities and in accordance the Strategy for Development, Housing Policy (CS15), the adopted EGE Development Brief SPD, and South Gloucestershire Local Plan Policy M2.

The principle of this Reserved Matters application has been established with the approval of outline planning permission under application PK04/1965/O, (subsequently amended by P19/09100/RVC) which covers a substantial part of the EGE development, allocated by saved policy M2 in the South Gloucestershire Local Plan (adopted) January 2006. The outline planning permission reserved all matters for future consideration, except the means of access off the Rosary roundabout, which was approved in detail. The site benefits from an approved site wide detailed masterplan and Design Code for the whole of the outline application site.

5.2 The National Planning Policy Framework states that the Government attaches great importance to ensuring sufficient choice of school places is available to meet the needs of existing and new communities; and Local planning authorities should give great weight to the need to create, expand or alter schools. The provision of the already approved school, as well as the associated outdoor sports pitches currently proposed is required as part of the S106 agreement in the original consent to mitigate the increase in population resulting from the Emersons Green East Urban Extension. A Deed of Variation (DoV) to the S106 agreement regarding the provision of a through school rather than two separate schools, as well as the amendment of the types and sizes of the outdoor sports pitches is currently being processed. The DoV will be able to be completed once the current application is approved. The site is in a sustainable location that will be highly accessible by non-car modes of travel; and its location and size is in accordance with the masterplan and design code. The proposal is therefore, acceptable in principle.

5.3 The current Reserved Matters application relates to the Core Area Category 1 POS for the last phase of the EGE site. In terms of the principle of development, it is necessary to consider compliance with the already approved documents:

5.4 *Public Open Space Parameter Plan*

As well as the approved Development Framework Plan, the Outline consent approved an Open Space Plan. This shows the broad locations of the different types of POS. The current application complies with this.

Section 106 associated with Outline consent

This sets out the amounts of the different categories of POS required, as well as the triggers for implementation. The current application complies with the required amounts of POS as set out in the S 106 and as currently being amended to conform with the school academy trust requirements.

Detailed Masterplan

The approved Detailed Masterplan for EGE sets out in greater detail the POS principles of the Parameter Plan. The current application is considered to accord with the Detailed Masterplan.

In conclusion therefore, the principle of the development is considered acceptable, subject to assessment of the details of the scheme.

5.5 Landscape and Visual Amenity

The masterplan for EGE locates the pitches in this location for a number of reasons including being adjacent to Lyde Green Common, thereby providing a continuation of green open space, and hence an overall perception of cumulative openness, whilst providing a buffer to the common and listed buildings at Lyde Green Farm. Notwithstanding the absence of buildings indicated in the masterplan in this location, the sports facilities do have some visual impact. The visual impact would result largely from boundary treatments, floodlighting and the provision of the all-weather pitch and MUGA, neither of which have natural turf surfacing.

The proposed perimeter fence at 3m high as originally submitted, was considered unnecessarily high and detrimental to the visual amenity of the area. It has been agreed with the applicant and school trust that a reduced height of 2.4m will still satisfy Secure by Design and DfE requirements and will prevent casual trespass. A condition to require this is therefore proposed.

It is acknowledged that higher fences are required around the MUGA and all weather pitch, and these are retained as such. These fences would be up to 4m high with 6m high sport netting behind the goals on the all-weather pitch. As these higher fences are confined to the boundaries of the non-turf pitches only, and the extensive site boundary fencing has now been reduced to 2.4 in height, this amendment is considered to have improved the visual impact of the scheme. The Council's landscape architect requested a reduction to 1.8 high, but this was not accepted by the school provider, for reasons of security. Nevertheless a reduction in height from 3m to 2.4 is considered an enhancement to the scheme and is considered acceptable.

The provision of a muted olive green tone for the colour of the perimeter fencing was requested by the Council's landscape architect, however this was rejected by the applicant on the grounds of cost. Nevertheless a condition requiring the fence to be a standard green colour (RAL colour code 6005) has been accepted by the applicant and is considered to provide an acceptable level of mitigation to its visual impact.

Since the application was originally submitted, the proposed site levels have been evened out where new embankments were shown at the edges. The site is already generally flat, but temporary spoil heaps are proposed to be removed, and cut and fill for the pitches are proposed. Revised plans now indicate this and are acceptable. (The POS and drainage sections of this report include further detail on this.) The proposed site levels now overcome the concerns of the Council's Landscape Architect.

There are some conflicts between the proposed pedestrian access from the POS to the west and the play area equipment and some levels conflicts which need resolving with a view to the quality of the POS and the pedestrian route. At present the route shown would be too close to play equipment and the levels too uneven. There is however sufficient space to resolve this, and the applicant has acknowledged that further detail on this is required, and has agreed to a condition to ensure that the details of this are approved by the LPA prior to the construction of this footpath link, which will be required to be constructed prior to the first use of the artificial pitches.

Similarly it is acknowledged that there are some areas within the site where duplicate fencing is currently shown, however this is currently work in progress due to the number of organisations currently involved with the site planning – including two academy trusts. It is accepted therefore that these internal site matters will be resolved and are de- minimus in the determination of this application.

In order to reduce the visual impact of the proposed flood lighting on future residents, the common and Listed building, it is proposed to condition further tree planting in the eastern POS, as suggested by the Council's Landscape Architect. The heights and types of floodlights will be limited to those specified in the submitted details by a further condition, as will their hours of illumination (as discussed under *Residential Amenity* later in this report).

Subject to the above mentioned conditions, it is considered that the revised scheme is now acceptable in landscape terms and in compliance with Policies CS1 and CS9 of the Core Strategy.

5.6 Public Open Space and drainage

The site area is known as the Core Area and is defined in the Section 106 associated with the outline consent as an area reserved for sports facilities. The new sports ground will accommodate the following facilities:

- 1 No. Cricket square Including 2x non- turf cricket match wickets.
- 2 No. Non-Turf cricket practice nets
- 3 No. Football pitches and x1 No. mini football pitch
- Shared outfield
- All-weather pitch
- Multi use games area-(MUGA)
- Floodlighting comprising 4 No 18.3m high masts for the all-weather Pitch and 8 No 12.2m high masts for the MUGA

In accordance with the Section 106 Agreement, the proposed scheme is part of the extensive on-site public open space (POS) which forms an integral part of the urban extension.

A cricket pavilion adjoining the northern boundary of the site has already gained RM approval and once constructed, in accordance with the S 106, will serve the currently proposed cricket pitch.

The supporting document comprising the contractor's document for the construction of the natural turf sports pitches confirms that the scheme will meet the Performance Quality Standards stipulated by Sport England/Institute of Groundsmanship. Furthermore, the works are proposed to comply with the "Site Development Specification Document" issued by South Gloucestershire Council Property Services on 24th March 2021. It is anticipated that the natural turf works will start in the Spring 2022 for completion by the Autumn 2022 with handover for the start of the 2023 academic year.

Based on the current information provided to date and from the ground investigation report it would appear that the site comprises poor-quality clay textured topsoil overlying clay textured subsoil with a high to very high stone content of angular ironstone. Based on these findings, the report anticipates that surface water drainage rates will be very poor (due to the clay content of the topsoil and subsoil) for winter sports use and so a surface bypass drainage scheme is proposed to overcome this deficiency. Details of this have been submitted with the application.

Screened topsoil (in on-site heaps plus additional imported topsoil) will be required to ensure that stones do not affect the playing surface. In order to dilute the clay content of the site, screened topsoil will be required to assist with surface drainage, and it will be necessary to ameliorate it by incorporating sand. The existing site contains undulations and topsoil/subsoil storage heaps so regrading works (within the sub-soil layer) will be required to correct this.

It is proposed to undertake cut and fill earthworks / regrading works within the existing soils to create a uniformly graded surface, to place screened topsoil from the temporary stockpile with additional imported topsoil to a uniform firmed depth of approx. 200 mm. Then to undertake surface cultivation and grading to achieve surface level uniformity consistent with the guidelines provided by Sport England. Primary and secondary land drainage is proposed to be installed, and the topsoil ameliorated by the incorporation of sand and gypsum to assist with surface water drainage rates and contribute towards protecting the integrity of the new drainage scheme.

The cricket square would be constructed using proprietary cricket loam, and all necessary maintenance operations to grow-in the pitches and cricket square post construction is proposed for 12-months.

It is noted that the POS officer has queried the exclusion zone and how this will be used. This is the area of POS that is required to be provided by the developer to meet the S106 requirements, but as it lies within the gas pipeline exclusion zone is not permitted by the HSE to be used in association with the

school. It will therefore be landscaped to provide informal open space that provides a buffer to the nearby listed buildings and common. (This matter is also discussed under *Health and Safety* below).

5.7 *Officer Response to Sport England*

It is acknowledged that Sport England (SE) support the principle of the development but have raised a number of queries and concerns including the challenges of dual use. Officers can advise however that the principle of dual use by the community and the school, was established at Outline permission stage. It was, at the time – and still is- viewed as an efficient use of land. It is difficult to envisage a situation where a new community of a size that needs a new secondary school would also have to provide 5 Ha of outdoor sports facilities on another part of application site area. It is acknowledged that its success as dual use will depend on how it is managed. Officers can confirm that the Section 106 Agreement attached to the Outline consent includes provisions that the lease of the Core Area from the Council to the School Academy (or other representative) shall include terms requiring community use during ‘Community Hours’, which means Weekdays (during Term Time) 18:00 to 21:00, weekends. and public holidays 09:00 to 21:00. Further the S. 106 provides for the sports pitches to be made available to the community to pursue the following aims and objectives:

- Prioritising sporting activities during the Community Hours
- Providing additional opportunities for local people and sports organisations to participate in sport and to develop their skills, particularly among low participants groups
- Establishing the School as a centre for community sports and for raising the standards of performance of play in South Gloucestershire
- Furthering the appreciation and enjoyment of sport and leisure within the community
- Assisting the development of community sports clubs with priority allocation based on the following key criteria:
 - Affiliation to a licensed sports governing body
 - Junior clubs or senior clubs with junior sections
 - Provision of coaching opportunities open to the wider community
 - Supervision by appropriately qualified coaches
 - Adherence to the term and conditions of hire
 - Actively support community sports associations In addition all or any of the Core Area which is not required by the school during School Hours may be released by School for Community Use

The S.106 also provides that the sports area is maintained in a good and proper condition and fit for purpose, with the school being solely responsible for the maintenance cost of the sports area as well as being responsible for coordinating and taking bookings for the community use.

With regard to football, SE state that there is community need for the proposed turf pitches, however there is unlikely to be demand for AGP due to recent 3G projects being delivered and in the pipeline for Football Foundation investment. In response to this however, the planning officer notes that the Outline planning permission for the type and mix of sports facilities on this site was granted in

2013, and so it was at that time that the principles of the types of sports to be accommodated on the site was established. Furthermore, the all -weather facilities are required by the school too.

With regard to rugby, officers can confirm that the AGP is rugby compliant for full contact rugby to World Rugby Regulation 22 standard. It can be clarified however that it is not possible to have an AGP that is fit for both rugby and hockey as a hockey surface, being shorter and denser is not soft enough for rugby.

With regard to cricket, officers can confirm that the bullet points above, taken from the S 106, set out the management requirements, and any future club would need to work with the school to achieve the needs of both bodies, taking into account the provisions in the S.106 in relation to the cricket pavilion that it is also a social space for the community.

The supporting document comprising the contractor's document for the construction of the natural turf sports pitches confirms that the scheme will meet the Performance Quality Standards stipulated by Sport England/Institute of Groundsmanship. SE have confirmed that this document would provide for a good standard of construction.

A condition will be imposed to ensure that the scheme is constructed in accordance with the submitted documents. Subject therefore to this condition, the proposal is considered to provide the correct amount, quality and type of play and pitch provision in this part of the EGE site, and complies with Policies CS24 of the Core Strategy, and PSP44 of Policies Sites and Places Plan.

5.8 Transportation

As noted in the consultation replies above, there are no objections from Transport DC. The associated visitor car parks have already been approved as part of the adjacent school reserved matters application. Further to the concern of a local resident, there is no reason to believe that surrounding roads would be congested as the car park that will serve the out of hours sports uses comprises 127 car parking spaces together with a mini-bus bay.

5.9 Residential amenity

The proposal will enable the new population to access sports pitches without the need to drive. The masterplan has been devised so that the POS is easily accessible without being in such close proximity that would harm residential amenity. With regard to the triggers for implementation, it is recognised that some of the triggers have already been missed, having regard to the number of dwellings currently occupied at EGE, however this has largely been due to the evolving requirements of the school academy. At the time of writing however the developer consortium has advised that work will start in early 2022.

5.10 *Noise and disturbance*

With regard to any impact of the scheme on residential amenity of adjacent occupants, as noted above, the scheme is in accordance with the approved masterplan. Nevertheless, officers have considered the location of the MUGA, which includes rebound panels, and all weather pitch, as this type of facility can be noisy. The Councils' Environmental Protection Officers recommend a minimum distance of 60m from residential properties to a MUGA in order to avoid significant noise impact. The dwellings to the west are over 100m from

the proposed MUGA. The closest dwellings to the MUGA and all weather pitch are those to the south of the site on Honeysuckle Road, at a distance of 74m minimum. This is therefore considered sufficient distance to preclude significant noise and disturbance.

5.11 *Lighting*

It is acknowledged that there is some local concern regarding the proposed floodlighting, and this is understandable. Through the course of the application additional information regarding the proposed lighting, including a Lighting Impact Assessment was submitted. The lighting has been designed to comply with the ILP GN01 'Guidance note for the reduction of obtrusive light' 2021, whilst floodlighting the all-weather pitch to standards suitable for high quality coaching and match play for large ball sports including football and the MUGA for small ball sports including tennis. Lighting columns of 12m are proposed for the MUGA, and 18m for the all-weather pitch.

The Lighting Impact Assessment demonstrates that Light containment is excellent with spill light being cut off to minimal levels before it reaches the site boundary. The nearest properties to the south of the site are subjected to a maximum vertical illuminance of below 0.2 Lux on the front façade of the buildings. Light spill values at Lyde Green Farm listed building are exceptionally low with vertical spill limited to less than 0.1 Lux. As a result all obtrusive light calculations confirm that light containment complies with the maximum limitations recommended for an a suburban environmental zone, (E3) and will in fact comply with the requirements for an environmental zone E1 – relatively uninhabited rural areas. The submitted light spill plan in the Lighting Impact Assessment demonstrates that the floodlighting will be extremely well contained to the MUGA and all-weather pitch, and will not impact beyond the site boundary.

It is important however to restrict the hours of floodlighting illumination, and to this end a condition is proposed to prohibit illumination between 22.00 and 08.00. This is sufficient to allow the evening use of the site by the community as well as reasonable protection from late evening illumination, notwithstanding the fact the light spillage beyond the site boundary has modelled to be at very minimal levels in any event. Subject to this condition, the proposal is satisfactory in terms of residential amenity and complies with Policy PSP8.

5.12 Heritage

The application includes a heritage statement, which the Council's Conservation Officer considers provides a comprehensive assessment of the proposed development on the setting and significance of the grade II* listed Lyde Green Farmhouse (which lies to the east of the site, on the other side of Lyde Green Road), in line with paragraph 194 of the Framework. It concludes that, taking into account mitigation measures, the impact will amount to less than substantial harm to the heritage significance of Lyde Green Farm and the Council's Conservation Officer concurs with this assessment.

The development comprises the introduction of new mesh fencing ranging from 2.4m around the site perimeter, 3 m in height around the MUGA and all-weather pitch, with 6m high sports netting behind the goals of the all-weather

pitch, as well as lighting columns ranging from 12-18m. As noted in Historic England's comments, visual representations of these columns/fences and the associated impact of evening lighting on the general rural character of the area have not been provided, (although the lighting impact assessment demonstrates the good level of lighting containment within the MUGA and all-weather pitch) but consideration must also be given to the recent approval of the school which sits c3-4m above the levels of the sports pitches and varies between 10 and 13m in height on the elevated platform. The lighting columns will, therefore, be seen in the context of the massing and height of the approved school building to the south.

The heritage statement identifies harm as a result of the impact of flood-lighting which will draw the eye during dusk and on dull days towards this part of the farm's setting, potentially accentuating the visual intrusion of the school and playing fields. It proposes keeping the number of columns to a minimum (4 No. 18.3m high masts for the all-weather Pitch, and 8 No. 12.2m high masts for the MUGA) to reduce the impact on the surrounding landscape and the use of a green as opposed to black mesh fencing to allow the fencing to blend in with the vegetation between the development and the farm. In terms of the mitigation, the colour of the columns should be neutral to minimise their visual impact against the sky, and it is proposed to include a condition to ensure that this is implemented. In addition, as noted under *Landscaping*, the colour of the proposed mesh fencing is important, and this is controlled via a condition too. Further mitigation is provided through the revised plans which include new planting beyond the eastern edge of the pitches.

The application should, therefore, be determined in line with paragraph 202 of the Framework, which requires the harm to be weighed against the public benefits of the proposal, taking into account the great weight afforded to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (para 199 of the Framework). In order to encompass all balancing issues the planning officer's conclusions on this are set out in the *Planning Balance* section at the end of this report,

5.13 Health and Safety

A high pressure gas pipeline is located 70m from the site boundary, (apart from an area of outfield no greater than 10% of the total sports pitch area). The HSE confirmed for the school itself that the proposed block plan shows that proposed school development area is located within the outer HSE consultation zone of the pipeline. For school developments the HSE methodology determines that where institutional accommodation is proposed, the whole site area is included. The HSE methodology determines that where the whole area is larger than 1.4 hectares, the sensitivity level of the school development would be level 4. HSE would advise against a SL4 development where more than 10% of the site lies within the outer HSE consultation zone. The HSE have confirmed that in this case, the proposed layout and its position in relation to HSE's zones present a specific set of circumstances and it is sensible to take account of these outside of the standard methodology.

The approved block plan for the school shows that only the staff car park will be located within the outer HSE consultation zone, and in the current application only the exclusion zone is located within this outer consultation zone of 70m (apart from the 10% of the pitch area noted above). The Pupil Access Plan shows that the staff car park will not be accessible to school pupils at any time. Therefore, if this area is inaccessible to children then this would not be included within the school area. The rest of the school site is located outside of the HSE consultation zones. Hence the HSE do not advise, on safety grounds, against the granting of planning permission. In addition the HSE have confirmed that the use of the staff car park by the community outside school hours is also acceptable.

5.14 Ecology

As noted above, the Council's ecology officer has no objections to the proposal. Ecology conditions for the Outline consent have been discharged throughout the overall development, and there is no mitigation required on the current application site.

5.15 Planning Balance

In terms of heritage, the question should not be addressed as a simple balancing exercise but whether there is justification for overriding the presumption in favour of preservation. Only when harm has been minimised should the unavoidable 'residual harm' be weighed against public benefits. For the reasons given in the *Heritage* section of this report, the revised plans and conditions mitigate to some extent the less than substantial harm; These conditions include the colour and height of the perimeter fencing, together with the number and colour of the floodlights. In addition it has been taken into account the need for new primary and secondary schools and their associated outdoor sports facilities at Lyde Green to serve the new population and to be located in close proximity to the new dwellings, in the interests of sustainability. In addition, the fact that the site is part of a wider allocation for an urban extension has been taken into account. These factors are considered of overriding public interest that overcome this less than substantial harm, taking into account the great weight that is afforded to the protection of designated heritage assets and their settings.

It is considered that the public benefit from the provision of the new school sports pitches outweighs any residual harm to the listed buildings.

5.16 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 South Gloucestershire Development Plan as set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

That the Reserved Matters submitted in accordance with Conditions 1, 2 and 10 associated with Outline Planning Permission P19/09100/RVC be APPROVED, subject to the following conditions:

CONDITIONS

1. Within one year of the commencement of the development hereby approved, the perimeter fence shall be erected in its entirety. All other fencing shall be erected prior to first use of the development hereby approved.

Reason: In the interests of the site security and Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy.

2. Within three months of the date of this consent, planting details for the proposed tree planting in the NE corner of the site, as shown on site plan hereby approved, together with details of new tree planting in the exclusion area shall be submitted and approved in writing by the LPA. All such details as approved shall be implemented in the first planting season following the commencement of the development hereby approved and the implementation of the relevant construction works hereby approved.

Reason: To protect the character and appearance of the area and the heritage assets, and to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and PSP17 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017) .

3. Prior to first use of the artificial sports pitches hereby approved, the footpath through the play area to the east of the site shall be constructed in accordance with details of levels and exact location that have been previously submitted to and approved in writing by the local Planning Authority.

Reason: To protect the character and appearance of the area and to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan: Core Strategy.

4. All hard and soft landscape works shall be carried out in accordance with the details hereby approved. The works shall be carried out in the first planting season following the grant of this planning permission and the implementation of the relevant construction works hereby approved. Any trees shown on the landscaping scheme approved under condition 2 above, which die, are removed, are damaged or become diseased shall be replaced by the end of the next planting season. Replacement trees shall be of the same size, location and species as those lost.

Reason: To protect the character and appearance of the area and the heritage assets, and to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and PSP17 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017) .

5. Prior to the commencement of the grass sports pitches hereby approved, the local Planning Authority shall have received and approved details of pitch drainage methodology based on soil investigations, and shall include, if necessary, soil improvement including the incorporation sand to dilute the silt and clay content of the existing topsoil, or the importation of new topsoil in the form of sandy loam. All such details shall be fully implemented during the sports pitch construction and a timetable for implementation shared with the Council prior to construction to enable a Council overview of the ongoing works.

Reason: The proposed pitch area comprises clay dominated topsoil with poor natural drainage and it is essential that appropriate soil improvement coupled with site drainage is constructed at the outset, in order to ensure that the pitches are fit for purpose and remain as such, and to avoid future costly improvements.

6. Notwithstanding the plans hereby approved, the perimeter fencing shall be a maximum of 2.4m high and shall be RAL colour code 6005.

Reason: To protect the character and appearance of the area and the heritage assets, and to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and PSP17 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017).

7. The floodlighting hereby approved shall be light grey powder coated, mounted on masts protected by a galvanized finish and comprise the following only:
 - o 4 No. 18.3m high masts for the all-weather pitch
 - o 8 No. 12.2m high masts for the MUGA

Reason: To protect the character and appearance of the area and the heritage assets, and to accord with Policies CS1 and CS9 of the adopted South Gloucestershire Local Plan: Core Strategy, and PSP17 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017).

8. The fencing hereby approved shall allow for maintenance gates where necessary, including maintenance access and emergency access from the cricket pavilion site to the sports pitches, and maintenance access from the sports pitch area to the 'exclusion zone'.

Reason: To ensure appropriate maintenance of the facilities, and site safety, in accordance with Policy CS24 adopted South Gloucestershire Local Plan: Core Strategy, and PSP44 of the South Gloucestershire Local Plan Policies, Sites and Places Plan (Adopted Nov 2017).

9. The development hereby approved shall be implemented only in accordance with the following plans, unless conditions state otherwise:

Core Area Location Plan P21-270 Dwg No 4 received by the Council 15/12/21

1729 - 210702F Floodlight Design

1729 - Proposed Boundary DLG

1729 - Proposed Boundary Fencing

1729 - Proposed Boundary SLG

1729-DL-01_1 ATP-MUGA Drainage Layout

1729-EL-08_1 ATP Elevations

1729-EL-09_1 MUGA Elevations

1729-GL-05_2 ATP - MUGA Fence Layout

1729-GL-10_1 Cricket Nets Layout

1729-XS-06_1 ATP X-Section

1729-XS-07_2 MUGA X-Section

LGTS-NVB-XX-XX-DR-L-2103-L-Sports Pitch Plan

Lyde Green Sport - Natural Turf Contractors Proposals - 14.10.21

RECORD - P21-270 - 01 C - Proposed Levels Layout

RECORD - P21-270 - 02 C - Proposed Drainage Layout

RECORD - P21-270 - 03 P7 SITE PLAN

SP1249 Rev 1 Lyde Green Lighting Impact Assessment

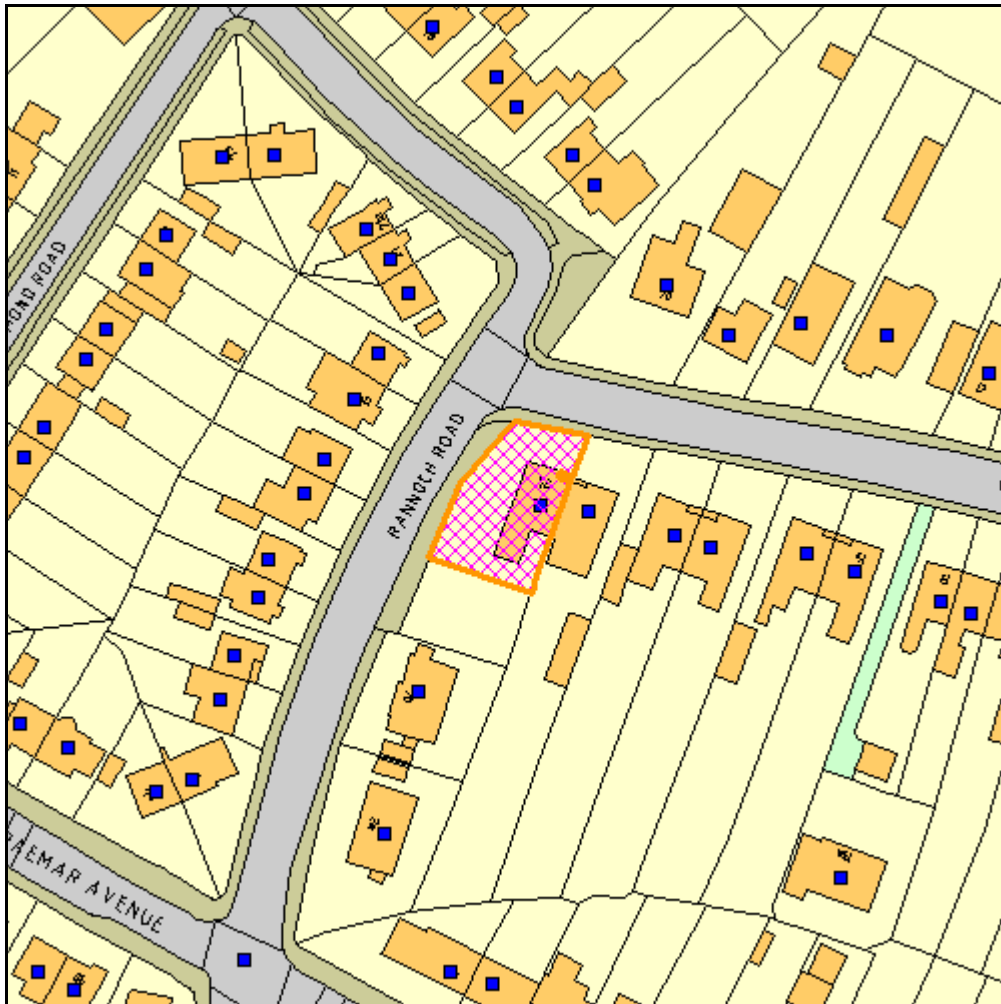
Reason: To ensure a high quality of scheme in accordance with Policy CS1 of the adopted South Gloucestershire Local Plan: Core Strategy.

Case Officer: Helen Ainsley

Authorising Officer: Eileen Paterson

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|----------------------------------|--|-------------------------|------------------------|
| App No.: | P20/15173/F | Applicant: | Mr Hassan Nematpour |
| Site: | 25 Broncksea Road Filton South Gloucestershire BS7 0SE | Date Reg: | 30th September 2020 |
| Proposal: | Demolition of existing lean-to and erection of single storey rear extension to facilitate change of use from dwelling (Class C3) to a 10no. bedroom HMO for 10 people (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of cycle shed and bin storage. (Re-submission of P20/10926/F). | Parish: | Filton Town Council |
| Map Ref: | 359741 178392 | Ward: | Filton |
| Application Category: | Minor | Target Date: | 23rd November 2020 |



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 100023410, 2008. **N.T.S.** **P20/15173/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 the Parish Council and local residents which is contrary to the Officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the demolition of an existing lean-to and erection of a single storey rear extension to facilitate a change of use from dwelling (Class C3) to a 10 bedroom HMO for 10 people (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application site relates to no.25 Broncksea Road which is a semi-detached 'villa'. It is locally listed as an example of an early 20th century group of villas that stand out from the suburban housing design that characterises the rest of Filton.
- 1.3 The application is a re-submission of a previously withdrawn proposal (P20/15173/F). The reason for withdrawal was due to the submitted existing plans not corresponding with what was found at ground level during a site visit by the case officer. Furthermore, after discussion with the applicant the proposed drawings were also found not to be accurate.
- 1.4 During the course of this application it was highlighted by the applicant that the area of land to the rear of the site (separated by a fence on the proposed block plan) is no longer under the ownership of the applicant and cannot therefore form part of the application site. Subsequently, a revised site plan with amended red line boundary was submitted to reflect this and a re-consultation carried out.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted) December 2013

CS1 High Quality Design

CS4a Presumption in Favour of Sustainable Development

CS5 Location of Development

CS8 Improving Accessibility

CS9 Managing the Environment and Heritage

CS15 Distribution of Housing

CS16 Housing Density
CS17 Housing Diversity
CS25 Communities of the North Fringe of Bristol Urban Area

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

| | |
|-------|---|
| PSP1 | Local Distinctiveness |
| PSP2 | Landscape |
| PSP3 | Trees and Woodland |
| PSP8 | Residential Amenity |
| PSP11 | Transport Impact Management |
| PSP16 | Parking Standards |
| PSP17 | Heritage Assets and the Historic Environment |
| PSP19 | Wider Biodiversity |
| PSP20 | Flood Risk |
| PSP38 | Development within Existing Residential Curtilages |
| PSP39 | Residential Conversions, Sub-Divisions and Houses in Multiple Occupation |
| PSP43 | Private Amenity Standards |

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPD (Adopted) 2013
Houses in Multiple Occupation SPD (Adopted) 2021

3. **RELEVANT PLANNING HISTORY**

3.1 P20/10926/F

Demolition of existing lean-to and erection of single storey rear extension to facilitate change of use from dwelling (Class C3) to a 10 no. bedroom HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Erection of cycle shed.
Withdrawn: 11/08/2020

3.2 P19/11381/F

Erection of 1no detached dwelling with access and associated works.
Refused: 20/02/2020
Appeal Dismissed: 13/11/2020

3.3 P19/0615/F

Demolition of existing lean-to and erection of single storey rear extension to facilitate conversion of existing dwelling into 3 No. flats.
Approved with conditions: 25/06/2019

3.4 PT18/4235/F

Erection of a two storey side/rear extension to facilitate the conversion of 1no dwelling in to 5no flats. (re-submission of PT18/0113/F).
Refused: 06/11/2018

3.5 PT18/0507/F

Erection of 1 no. dwelling with new access and associated works.
Withdrawn: 23/03/2018

- 3.6 PT18/0113/F
Erection of two storey side/rear extension to facilitate conversion of 1no. dwelling into 5 no. flats with associated works.
Withdrawn: 21/08/2018

4. **CONSULTATION RESPONSES**

4.1 Filton Parish Council

Objection: Contrary to recently adopted supplementary planning document which states that in localities where known HMO properties already represent more than 10% of households the introduction of additional HMOs will be unacceptable. This area of Filton has an 11.2% concentration of HMOs. External finish must match existing street scene and windows to be in keeping with original property.

Sustainable Transport

No objection, subject to conditions.

Archaeology

No comment received.

Conservation Officer

No objection

Police Community Safety

No objection, design complies appropriately with the crime prevention through environmental design principles.

Tree Officer

Arboricultural report needs to be updated to reflect the specifics of this application.

Comments following discussion with appointed arboricultural consultant and submission of updated plans;

Work has already been carried out and therefore no purpose in continuing with the request for an updated report. Approved drawings should match the proposals.

Other Representations

4.2 Local Residents

Objection comments received from 16no local residents, summarised as follows;

Transportation

Insufficient parking provided.

Visibility limited at junction.

Parking on junction will block view of drivers turning into and out of the junction with Rannoch Road.

Increase in off-street parking, will create parking issues in the area.
Residential streets already used for parking by visitors to Southmead Hospital.
Insufficient cycle storage.
Safety concern for cyclists exiting the site on a blind corner.
Number of vehicles registered at the property would need to be restricted.
No pavement on Rannoch Road boundary, as shown on the plans.
Parking could be accommodated at the rear.
Suggest electric vehicles charging points are required.

Noise

Likely to be occupied by students, high noise levels.

Trees/Ecology

Concern over protected trees getting damaged during building works.
Existing trees important to local landscape and character.
Some trees have already been removed.
Hedgerow and trees provide important habitat to birds and wildlife.
Damage to roots of existing trees from proposed parking.
Tree report not updated.

Design

Already a lean-to, no need for an extension.
New front dormer much smaller than original.
Side elevation 2nd floor windows/roof built higher than original tiled roof.
Fence location inaccurate on plans.
10 rooms is too many, internal space inadequate.
Number of occupants excessive for scale of property.
Character of the street has been diluted by the approval of two multiple occupancy buildings.
Out of keeping with nature of the neighbourhood.
Concern over internal communal facilities and space.
Demolition of front wall harmful to historically listed building.
Window has replaced a door(1st floor balcony)
Custard colour cladding on new dormers- out of character.
External render painted pink- out of character.

Other

Already 3 HMOs in the area.
Will adversely impact elderly residents and families who occupy the area.
Likely the ambulance and police service being called to the property frequently.
HMO next door for 10 people who are vulnerable, will add further strain on emergency services.
Extension has already been built.
Works carried out to locally listed building already.
HMOs result in overspill of rubbish into the road and vermin issues.
Inadequate bin storage.
Inaccurate tree report.
HMOs devaluing the local area.
Family homes being replaced with tenants with no personal investment in the property or area.

4.3 Councillor Wood

Objection

1. Insufficient parking provided.
2. Increased traffic generation.
3. Reduction in highway safety as a result of 1 and 2.
4. Increased noise and disturbance.
5. Unacceptable increase in building density.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The determination of whether the change of use of a dwelling in C3 use to a large HMO use will have an acceptable impact upon the surrounding area is primarily assessed via the tests outlined within the houses in Multiple Occupation SPD (Adopted) 2021. The SPD provides a way of using available data (licenced HMOs) to provide tangible and substantiated evidence regarding the concentration of HMOs and an overall housing mix within the locality of the proposal.

5.2 Policy PSP39 within the adopted Policies, Sites and Places Plan (2017) states that where planning permission for an HMO is required, this will be acceptable, provided that this will not prejudice the amenity of neighbours. Supporting text states that the term “neighbours” should be taken to mean properties adjacent to, and surrounding, the application site which have a reasonable potential be directly affected by harmful impacts arising from the proposal(s).

5.3 In addition, Policy PSP8 maintains that development proposals will only be acceptable provided they do not ‘have unacceptable impacts on residential amenity of occupiers of the development or nearby properties’. Unacceptable impacts could arise from noise or disturbance, amongst other factors, which could arise from HMOs functioning less like traditional single households on a day-to-day basis.

5.4 Prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level.

5.5 Additional Explanatory Guidance 1 sets out that the following factors should be taken into account when determining if the proposal would prejudice the amenity of adjacent neighbours:

- whether any dwellinghouse would be ‘sandwiched’ between two licenced HMOs, or,
- result in three or more adjacent licenced HMO properties.

5.6 In this case, the property immediately adjacent to the application site at 23 Broncksea Road is a licenced HMO. There are no other licenced HMOs nearby that would result in a sandwiching effect between two licensed HMOs, or result in three or more adjacent licenced HMO properties.

- 5.7 As set out in Policy CS17, providing a wide variety of housing type and sizes to accommodate a range of different households will be essential to supporting mixed communities in all localities. Sub-division of existing dwellings and non-residential properties to form flats or HMOs can make a valuable contribution suitable for smaller households and single people as part of these mixed communities.
- 5.8 Policy CS17 does not define what is meant by 'mixed communities' in all locations. Instead, it acknowledges that implementation of this policy, and PSP39, will be made on a case by case basis through the development management process. Therefore, the HMO SPD aims to acknowledge that some intensification, if carried out sensitively, and where it would not adversely affect the character of an area, can contribute to the local mix and affordability of housing, viability of local services, vitality of local areas and contribute to the Council's housing delivery targets.
- 5.9 As there are localities which are already experiencing concentrations of HMOs, the SPD requires consideration of existing localities that are already experiencing levels of HMOs which harm the ability to support mixed communities and preventing impact on character and amenities, and applications which would result in a level of HMOs that could contribute towards harmful impacts.
- 5.10 Additional Explanatory Guidance 2 sets out that the following factors should be taken into account when determining if the proposal would contribute to harmful impacts in respect of a mixed community and the character and amenity of an area:
- An additional HMO in localities where licensed HMO properties already represent more than 10% of households, or,
 - More than 20% of households within a 100m radius of the application property.
- 5.11 For the purposes of this assessment, a 'locality' is defined by a statistical boundary known as a Census Output Area.
- 5.12 In the locality of 25 Broncksea Road, HMO properties currently represent 5.2% of households. Within a 100m radius there are 58 properties, 2 of which are HMOs, or 3.4%.
- 5.13 As such, the principle of change of use to an HMO is considered to be in compliance with policies PSP39, PSP8, CS17 and the SPD.
- 5.14 In relation to the proposed extension, Policy PSP38 of the PSP plan allows for development within residential curtilages, subject to consideration of visual amenity, residential amenity and highway safety. Furthermore, Policy CS 1 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.

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

5.15 Impact on the Character of the Area

The application is proposing a single storey rear extension to replace an existing lean-to addition in order to help facilitate the change of use of the building to a 10 person HMO.

5.16 The proposed extension would be moderately larger than the existing single storey lean-to, projecting from the rear elevation of the main house by an extra 2m (approx.). Concern has been raised that this has already been erected, however the resulting extension is considered by officers to be of an appropriate size, scale and finish as not to result in any significant harm to the character of the host property or surrounding area. The proposed extension is considered to be subservient to the main dwelling and the proposed materials are deemed to appropriately respect the host property and surrounding character. The low front boundary wall is also being removed as part of the proposal to allow for vehicle access, it is noted that this has been already been done at the neighbouring attached property and is not considered by officers to result in any substantial harm to the significance of the locally listed building, nor the visual amenity of the area. As such, there is no reasonable justification for refusal in terms of the impact on the character of the surrounding area or on the host dwelling itself.

5.17 Some concern has also been highlighted by local residents in relation to a number of other works that have already taken place to the external appearance of the building. It should be noted that although the building is locally listed, this does not affect the planning rights relating to the building and permitted development rights remain unaffected. The works that have already taken place are thought to be permitted development, therefore not requiring of permission. Furthermore, this planning application only relates to, and is being assessed on, the proposed development shown on the submitted plans.

5.18 Paragraph 203 of the NPPF states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. Furthermore, Policy PSP17 of the PSP Plan states development affecting locally important heritage assets should ensure they are preserved or enhanced, having regard for their significance. The Council's Listed Building & Conservation Officer has raised no objections to the proposal and it is not considered by the case officer that the proposal would result in any significant harm to the locally listed building. As such, the proposed development would not undermine paragraph 203 of the NPPF or Policy PSP17 of the PSP Plan.

5.19 Residential Amenity

As already set out above, the principle of change of use is not considered to significantly impact upon the residential amenity of surrounding neighbours.

- 5.20 There is not thought to be any substantially detrimental overlooking issues over what is expected within a residential area such as this. Some concern has been raised in regards to potential noise generated from 10 occupants in a single house. However, the proposal would continue to be under residential use and it would be unreasonable to assume that any future occupants would create excessive noise over and above what is expected in a residential setting. Should any objectionable noise be occurring this should be reported to the Council's Environmental Protection team in order for direct action to be taken. Soundproofing concerns are addressed by Building Regulations.
- 5.21 There are no set standards for provision of private amenity space for HMOs, however in this instance Policy PSP43 is used as a reference which states that a 1 bed flat should provide a minimum of 5 square metres of amenity space. Therefore, using this standard 10 x 1 bed flats would require 50 square metres of amenity space. Although a large part of the original garden is no longer under the ownership of the applicant, the proposed outdoor space located at the rear and side of the dwelling in excess of this requirement and therefore it is considered that sufficient private amenity space would be provided for the occupiers of the HMO.
- 5.22 Transport and Parking
Significant concerns have been raised in regards to parking provision. PSP16 of the PSP plan requires HMOs to provide 0.5 car parking spaces per bedroom; therefore a 10 bed HMO would require 5 spaces. It goes on to say that this can be provided within the curtilage, or alternatively through submission of appropriate evidence of the availability of on-street parking during evenings and weekends.
- 5.23 The application is proposing to provide 5 off-street parking spaces in accordance with Policy PSP16; 3 on the frontage of the site and 2 at the side of the property. A single track driveway and access is already in existence in this location, but as part of the proposal it would be widened to accommodate the required number of vehicles. This is considered to improve on the existing levels of visibility for vehicles entering and exiting the site and as such no highway safety concerns are raised. Furthermore, appropriate bike and bin stores would be easily accessible at the side/rear of the site. Overall, there is no transportation objection to the proposal, subject to conditions.
- 5.24 Trees
Some concern has been raised in relation to potential damage to existing trees. An arboricultural report was included with the initial submission, however the council's tree officer originally noted the details required updating as they did not reflect the specifics of the proposal. However, no updated version was forthcoming. It was later confirmed that the silver birch tree to the front of the site has already been removed as it was dying and in mitigation for this, three new trees are to be planted. The tree officer subsequently accepted that no further objections were raised subject to the development being carried out in accordance with the submitted plans. As such, officers raise no objection to the proposal in this regard, subject to a condition to ensure 3 new trees are planted.

5.25 Other matters

There is no reason to believe that the proposed HMO would require frequent visits from, or add further strain on the emergency services.

5.26 The impact on the value of surrounding properties is not a material planning consideration.

5.27 Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The off-street parking facilities (for all vehicles, including cycles) and access shown on the plan hereby approved (Proposed Block Plan, drawing no. SB-001B) shall be provided before the building is first occupied as a 10 person HMO, and thereafter retained for that purpose.

Reason

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

3. Prior to the first occupation as a 10 person HMO, details of the 3 no. new trees (and times of planting) are to be submitted to and approved in writing by the Council. The trees shall be implemented in accordance with the agreed details no later than the first planting season following the first occupation of the development hereby approved.

Reason

To ensure the satisfactory appearance of the development in the interests of visual amenity, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017; and the National Planning Policy Framework.

4. Prior to first use of the building as a 10 person HMO, a 32amp/7Kw electric vehicle charging point shall be provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

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

5. 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 19th August 2020;

EXISTING GROUND FLOOR PLAN (301/P)
PROPOSED GROUND FLOOR PLAN (302/P)
EXISTING FIRST FLOOR PLAN (303/P)
PROPOSED FIRST FLOOR PLAN (304/P)
EXISTING SECOND FLOOR PLAN (305/P)
PROPOSED SECOND FLOOR PLAN (306/P)
EXISTING FRONT ELEVATION (307/P)
PROPOSED FRONT ELEVATION (308/P)
EXISTING SIDE ELEVATION (309/P)
PROPOSED SIDE ELEVATION (310/P)
EXISTING REAR ELEVATION (311/P)
PROPOSED REAR ELEVATION (312/P)
SIDE ELEVATION ON A (313/P)
EXISTING BLOCK PLAN (314/P)
PROPOSED CYCLE STORE (317/P)
PROPOSED BIN STORAGE (318/P)

Received by the Council on 27th October 2021;
SITE LOCATION PLAN (L-001)
PROPOSED BLOCK PLAN (SB-001B)

Reason

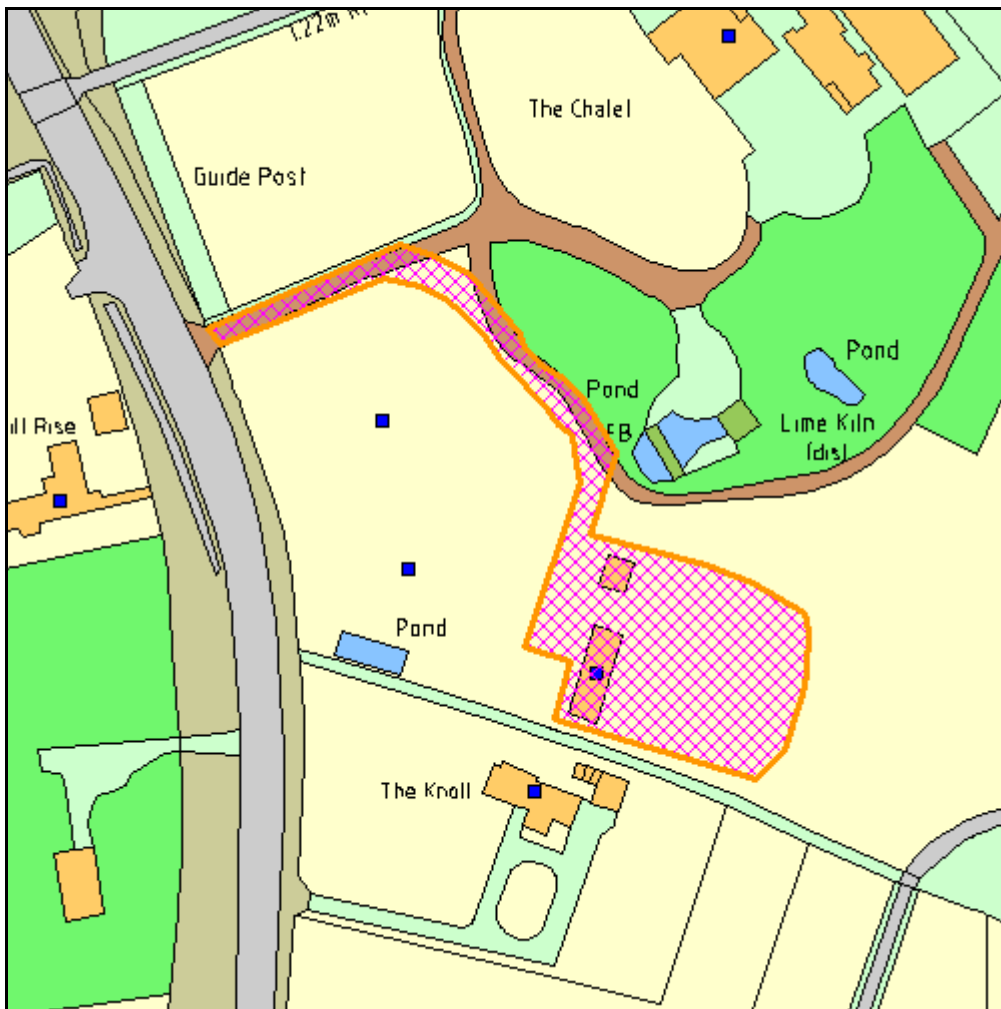
To define the terms and extent of the permission.

Case Officer: James Reynolds

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|------------------------------|--|---------------------|-------------------------------|
| App No.: | P21/04200/F | Applicant: | Paddon Three Magnets Planning |
| Site: | Land Off Thornbury Hill Alveston South Gloucestershire BS35 3LG | Date Reg: | 15th June 2021 |
| Proposal: | Demolition of 2 no. existing buildings and erection of 1 no. new dwelling with associated works (resubmission of P20/06230/F). | Parish: | Alveston Parish Council |
| Map Ref: | 363584 188590 | Ward: | Severn Vale |
| Application Category: | Minor | Target Date: | 5th August 2021 |



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 100023410, 2008. **N.T.S.** **P21/04200/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 the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the demolition of two existing outbuildings and erection of 1no dwelling and associated works at Land off Thornbury Hill, Alveston.
- 1.2 The application site sits on land off Thornbury Hill, and previously formed part of the wider curtilage of the property formally known as 'The Chalet', which is a prominent feature within the site. Additionally, within the well landscaped site are a number of outbuildings/barns. Two of these existing residential outbuildings (which form part of the proposed development) benefit from extant permission to be converted to residential use as one dwelling.
- 1.3 The host site falls within the Bristol/Bath Green Belt and is located just outside the designated settlement boundary of Alveston. Accordingly, the application site is classed as being located in the open countryside.
- 1.4 This application forms a resubmission of the previously approved application ref. P20/06230/F, which was subsequent to application ref. PT17/0327/F. The difference between the previous application and this application is an increase to the volume and changes to the design.

2. POLICY CONTEXT

2.1 National Guidance
National Planning Policy Framework

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

| | |
|------|--|
| CS1 | High Quality Design |
| CS3 | Renewable and Low Carbon Energy Generation |
| 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 |
| CS18 | Affordable Housing |
| CS29 | Communities of the East Fringe of Bristol |
| CS34 | Rural Areas |

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 |
| PSP7 | Development in the Green Belt |
| PSP8 | Residential Amenity |
| 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

Development in the Green Belt SPD (Adopted) June 2007

Design Checklist SPD (Adopted) August 2007

Residential Parking Standard SPD (Adopted) December 2013

Landscape Character Assessment SPD (Adopted) November 2014

Waste Collection SPD (Adopted) January 2015 (updated March 2017)

3. RELEVANT PLANNING HISTORY

3.1 Ref. PT16/1881/F. Permission Granted, 16/6/2016

Proposal: *Erection of single storey extensions and alterations to facilitate conversion of 2no. barns to form 1no. dwelling with associated works.*

3.2 Ref. PT17/0327/F. Permission Granted, 24/3/2017

Proposal: *Erection of single storey extensions and alterations to facilitate conversion of 2no. barns to form 1no. dwelling with associated works. (amendment to previously approved scheme PT16/1881/F).*

3.3 Ref. P20/06230/F. Permission Granted, 16/7/2020

Proposal: *Demolition of 2no existing outbuildings and erection of 1no dwelling and associated works.*

4. CONSULTATION RESPONSES

Town/ Parish Council

4.1 Thornbury Town Council – Objection.

“The scale of the building bears no resemblance to that of the existing buildings; the design and scale are inappropriate on this Green Belt site; these plans mean adding a new dwelling and access onto a very busy road would be difficult.”

4.2 Alveston Parish Council – No objection.

Other Consultees

- 4.3 The Tree Team – No objection, conditions recommended.
- 4.4 Ecology Officer – No objection, conditions recommended.
- 4.5 Archaeological Officer – No objection
- 4.6 Public Rights of Way Team – No objection.
- 4.7 Sustainable Transport – No objection.
- 4.8 Highways Officer – No objection, informative recommended.

Other Representations

4.9 Local Residents

One objection comment and four support comments have been received. It is noted that the four support comments were received well after the 21 day consultation period had elapsed, during the days after the initial assessment/preliminary recommendation for refusal had been discussed with the agent. It should also be noted that a notion of support was also made by the agent representing the application, albeit this has been discounted. The key points from the neighbouring comments have been summarised below:

Objecting

- The proposal is noticeably larger;
- Window in the walk in wardrobe (not shown on the elevation, which would look directly into neighbours property;
- Media rooms would look directly into neighbours garden;
- Loss of privacy;
- Concerns of stability of quarry wall;
- Tree survey is not up-to-date;
- Green Belt openness would not be preserved;
- Is inappropriate development, with no very special circumstances provided; and
- Has a greater impact on the openness of the Green Belt than the existing development.

Supporting

- Good design;
- No adverse effect on noise, traffic, parking, or openness of the Green Belt;
- Well screened; and
- There is a precedent for a family house of this size as development permitted on the former site at The Winnocks, which had no regard for design.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Full planning permission is sought for the demolition and rebuild of two outbuildings to form 1 dwelling and associated works at Land off Thornbury Hill, Alveston. The site is outside of any defined settlement and is on land contained within the Bristol and Bath Green Belt

- 5.2 The principle of development for a new residential dwelling has already been established via the previous planning application on the site which have been approved within the extant local development plan. However, the proposed development is considered to be materially different to those already approved by virtue of its different design, and increased scale.

Location of Development and Housing Land Supply

- 5.3 South Gloucestershire Council can demonstrate a 5 year housing land supply. Policies that restrict the supply of housing can be afforded full weight in decision taking. Notwithstanding this, the Local Planning Authority do consider that it may be suitable, in a few very limited circumstances, to approve of dwelling outside of the defined urban areas or settlement boundaries. This will only apply when the site lies close to the edge of the defined urban area or settlement boundary and has a direct relationship with it. Essentially, it should read as a natural extension to the settlement and in the interests of compliance with the overall spatial strategy for new housing, this should only apply to very small development proposals of 1 or 2 dwellings.
- 5.4 The site is well related to the existing urban area of Alveston: the defined boundary line which with boards Alveston Hill is c120m to the south. As such, the property is provided within sustainable transport options and is in close walking distance to local amenities within the village. Directly to the south and in close proximity is a singular residential dwelling, which is enclosed by a large area of private amenity space – some of which forming the rear gardens of the properties fronting Old Gloucestershire Road. Directly west is an area of open land, which has been granted planning permission for 2no. detached properties under application ref. PT17/5652/F. Development for these properties have commenced, and is nearing completion. Beyond Alveston Hill Road (B4061) to the west, there are a small number of detached properties which back onto green space and open countryside. As such, given the location of the proposed development, relative to the surrounding built environment, and with the site being in highly sustainable location, it can be read as part of the village.
- 5.5 In addition to this, the wording of policy CS5 is that new development should be 'strictly limited' [CS5(5)(e)]. This has been interpreted above as meaning very few dwellings – limited to 1 or 2. As the proposal is for 1 dwelling, it can be considered as being strictly limited. It must also be acknowledged that the application site benefits from an extant permission to convert the existing building to residential accommodation, this forms a material planning consideration to be afforded weight to supporting a new residential dwelling on site.

Green Belt

- 5.6 The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy 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 138 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.*

5.7 Whilst development in the Green Belt is strictly controlled, the NPPF provides a number of exceptions where new buildings in the Green Belt may not be inappropriate. Paragraphs 149 and 150 of the NPPF lists the exceptions, for which a relevant exceptions includes:

- Part e: *limited infilling in villages; and*
- Part g: *limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:*
 - *not have a greater impact on the openness of the Green Belt than the existing development; or*
 - *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.*

5.8 As discussed above, due to the spatial setting of the application site, it can be read as being part of the village. Albeit, the question arises as to whether the development amounts as *infill*.

5.9 The NPPF does not provide a definition of '*limited infilling*', however the *Development in the Green Belt SPD* describes infill development as being small scale and fitting into an existing built up area in a defined settlement boundary, normally in-between existing buildings, in a linear form. Further clarification can be seen within the appeal decision for Pepper Hill House (ref APP/J1915/W/17/3183096), the Inspector tackled the issue of infilling.

5.10 The Inspector felt it was "*the filling of something of a defined and limited gap such as a vacant part of a street scene or noticeable empty area between existing built development. The Inspector went on to say that The development of a more substantial, open and mostly undeveloped area of land that happens to be in close proximity to or between other buildings (such as ... a substantial garden) would not automatically be construed as infilling.*"

- 5.11 As the site is not located within a limited gap, within a linear form, or within a noticeable empty area between existing built development, the site is not regarded as falling under the definition of '*limited infilling*'. However, as per the previously approved application (ref. P20/06230/F), the land for development would fall under the description of '*previously development land*' as defined within the NPPF. As such, development could be accepted in principle subject under part g, subject to the construction of a new building not having a greater impact on the openness of the existing development. This criteria relates back to the fundamental aim of the Green Belt, to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and permanence.
- 5.12 The proposed dwelling would span across the entire width of the site and extend to two stories in height, appearing significantly larger than the existing two buildings set to be demolished. Further to this, the new parking area and domestic curtilage with the associated paraphernalia would also impact on openness. Whilst the site is well screened from the public realm and open countryside, the proposal would still be materially larger than the existing development.
- 5.13 As such, the proposed development would be significantly more noticeable than the existing structures occupying the site. With openness being interpreted as a lack of built form, the proposed built form in this instance would be materially greater than the existing 2no buildings. Subsequently, the greater the built form, the more the openness is reduced, which is by definition, harmful to the Green Belt.
- 5.14 However, officers remain mindful of the five purposes underlying Green Belt development which include:
- 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.*
- 5.15 Subject to the above, the construction of the 2no new dwellings to the west of the site forms strong material consideration in the evaluation of the sites context. These 2no new dwellings are substantial in their scale and alter the context of the site, from one of a more rural setting to an area with increased development and residential presence. As such, whilst the proposed development with its increased scale be considered harmful, it would not result in unrestricted sprawl, it would not result in the merger of settlements, and it would not result in encroachment to the countryside.
- 5.16 As such, in weighing-up the balance of the resultant harm, as a result of the sites enclosed location within a former quarry, highly-restricted views from the public realm, and its close proximity to the 2no recently approved dwellings on the land directly west of the site, the harm is negligible, and is not considered sufficient so to refuse the application.

Design and Visual Amenity

- 5.17 Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards of design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials. Development should respect, and enhance the character, distinctiveness and amenity of both the site and its context. Furthermore, Policy PSP1 of the Policies, Sites and Places Plan outlines that development proposal should demonstrate an understanding of, and respond constructively to the buildings and characteristics that make a particularly positive contribution to the distinctiveness of the area /locality.
- 5.18 The existing buildings to be demolished is modest in appearance, with a single storey linear construction and random rubble stonework, an element of agricultural character exists. The site its self is enclosed with substantial embankments and sits to the rear of 2no newly built dwellings.
- 5.19 The proposed development would span the entire width of the site, being 2 stories in height and incorporate triple butterfly roof. The property would be finished with brick and timber cladding to its external elevations and incorporate a zinc roof. The property would also benefit from a double integral garage.
- 5.20 The overall design forms an interesting and fairly unique structure with its triple butterfly roof formation and 45o angled timber cladding to the first floor levels. Whilst the design is not representative of the newly built structures adjacent to the site, the plot is well screened and can be read independently of its counterparts. Whilst the proposal would span the entire width of the site, and appears somewhat avaricious and contrived, the resultant harm is not considered detrimental to the character and appearance of the area.

Residential Amenity

- 5.21 Policy PSP38 of the Policies, Sites and Places Plan 2017 explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity, and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration. Policy PSP43 provides guidance to the minimum amount of outside private amenity space for new dwellings.
- 5.22 The proposed dwelling would be provided with sufficient internal and external amenity space, outlook and access to natural light. Concerning the impact to the neighbouring properties, given the scale and location of the proposed dwelling, it would not result in any unreasonable impacts by way of loss of privacy or any other impacts as described above.

Access and Parking

- 5.23 There are no change to the previously approved access and accordingly, these arrangements are considered acceptable. With relation to parking, ample space would be provided to the front of the dwelling, in addition to 2no internal spaces. The proposed development would therefore comply with the councils minimum residential parking standards.
- 5.24 Policy CS8 expands on the provision of sustainable transport options where development is of a sufficient scale. In light of this, and the council's recent declaration of a climate change emergency, increased weight is being provided environmentally sustainable policies. It is therefore not considered to be unreasonable to condition the provision of one electric vehicle charging point should the development be approved.

Ecology

- 5.25 An Ecological Impact Assessment (Burrows Ecological, May 2016) and an updated Bat Survey (MPEcology, October 2021) has been submitted with this application and has been reviewed by officers (full ecology comments available online within the application file). In summary, the surveys have confirmed that it is unlikely that GCN and bats are present on site. No evidence of nesting birds were found in either barns of the initial report, the presence/absence was not confirmed in the update. The report also fails to address the opportunities for enhancement for the site, in particular bats as the site is likely to offer foraging opportunities. As such, subject to the recommended conditions should the application be approved, no objections are raised.

Trees

- 5.26 The Arboricultural report has set out tree protection and a mini piles foundation method within the root protection area of the trees. A detailed arboricultural method statement, in addition to an arboricultural watching brief for the installation of the mini piles within the RPA of T1. These elements could be conditioned prior to the commencement of development should the application be approved.
- 5.27 Consideration of likely impact on Equalities

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

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to grant 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 planning permission granted subject to 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. 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 11th June 2021: Combined Existing Plans - Building 3 (Rev A), Combined Existing - Barn 4 (Rev A), Proposed Ground Floor Plan (Rev A), Proposed First Floor Plan (Rev A), Proposed Section Plans (Rev A), Site Section (Rev A), Proposed Northwest Elevation (Rev A), South East Elevation A-A (Rev A), Proposed Elevations (Rev A).

Received by the council on 15th December 2021: Site Location Plan (Rev E), Existing Site Plan (Rev B), Proposed Site Plan (Rev B).

Reason

To define the terms and extent of the permission.

3. 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 A, B, D, E, F) and no development as specified in Part 2 (Classes A and B) 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

To ensure a satisfactory standard of external appearance and private amenity space and to conserve the local character, to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; Policies PSP1,

PSP2, PSP7, PSP38 and PSP43 of the Policies, Sites and Places Plan (Adopted) 2017; and the National Planning Policy Framework.

4. EV Charging

Prior to the first occupation of any of the new residential unit hereby permitted, details of at least one electric vehicle charging point (type 2 standard) shall be submitted to and approved in writing by the local planning authority. The approved electric vehicle charging point shall then be installed, as per the agreed details, prior to first occupation.

Reason

To encourage sustainable forms of transport as per the councils Emergency Climate Change Declaration, and policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

5. Prior to the commencement of development, a detailed arboricultural method statement and shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies PSP1, PSP2, PSP3 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and policy CS1 and CS4 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

6. Prior to the commencement of the development hereby approved (including any ground clearance, tree works, demolition or construction), an arboricultural watching brief will be required to be present for the installation of the mini piles within the RPA of T1 (inclusive of monitoring and site supervision by a suitably qualified tree specialist (where arboricultural expertise is required)), and shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in strict accordance with the approved details.

Reason

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies PSP1, PSP2, PSP3 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and policy CS1 and CS4 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

7. Any trees that are found to be dead, dying, severely damaged or diseased within five years of the completion of the building works OR five years of the carrying out of the landscaping scheme (whichever is later), shall be replaced in the next planting season by specimens of similar size and species in the first suitable planting season.

Reason

To comply with the duties indicated in Section 197 of the Town and Country Planning Act 1990 to safeguard and enhance the amenity of the area, to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with policies PSP1, PSP2, PSP3 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017, and policy CS1 and CS4 of the South Gloucestershire Local Plan: Core Strategy (Adopted) 2013.

8. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Impact Assessment (Burrows Ecological, May 2016) a Bat Survey report (MPEcology, June 2020) and an updated bat survey report (MPEcology, October 2021).

Reason

To ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

9. Prior to first occupation, a "lighting design strategy for biodiversity" for the boundary features shall be submitted to and approved in writing by the local planning authority. The strategy shall:
- o Identify those areas/features on site that are particularly sensitive for bats, and hedgehog 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
 - o 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 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.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

10. Prior to first occupation, evidence of the installation of the ecological enhancement features recommended shall be submitted to the local planning authority for approval in writing. This shall include, but is not limited to bat boxes.

Reason

To ensure the works are carried out in an appropriate manner and in the interests of wider biodiversity, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework. With further regard to the species protected under the Conservation of Habitats & Species Regulations 2017 ('European Protected Species) and Wildlife & Countryside Act 1981 (as amended).

11. Prior to completion or first occupation of the development hereby approved, whichever is the sooner; details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The site shall be landscaped strictly in accordance with the approved details in the first planting season after completion or first occupation of the development, whichever is the sooner. Details shall include:

- a) a scaled plan showing vegetation to be retained and trees and plants to be planted:
- b) proposed hardstanding and boundary treatment:
- c) a schedule detailing sizes and numbers of all proposed trees/plants
- d) Sufficient specification to ensure successful establishment and survival of new planting.

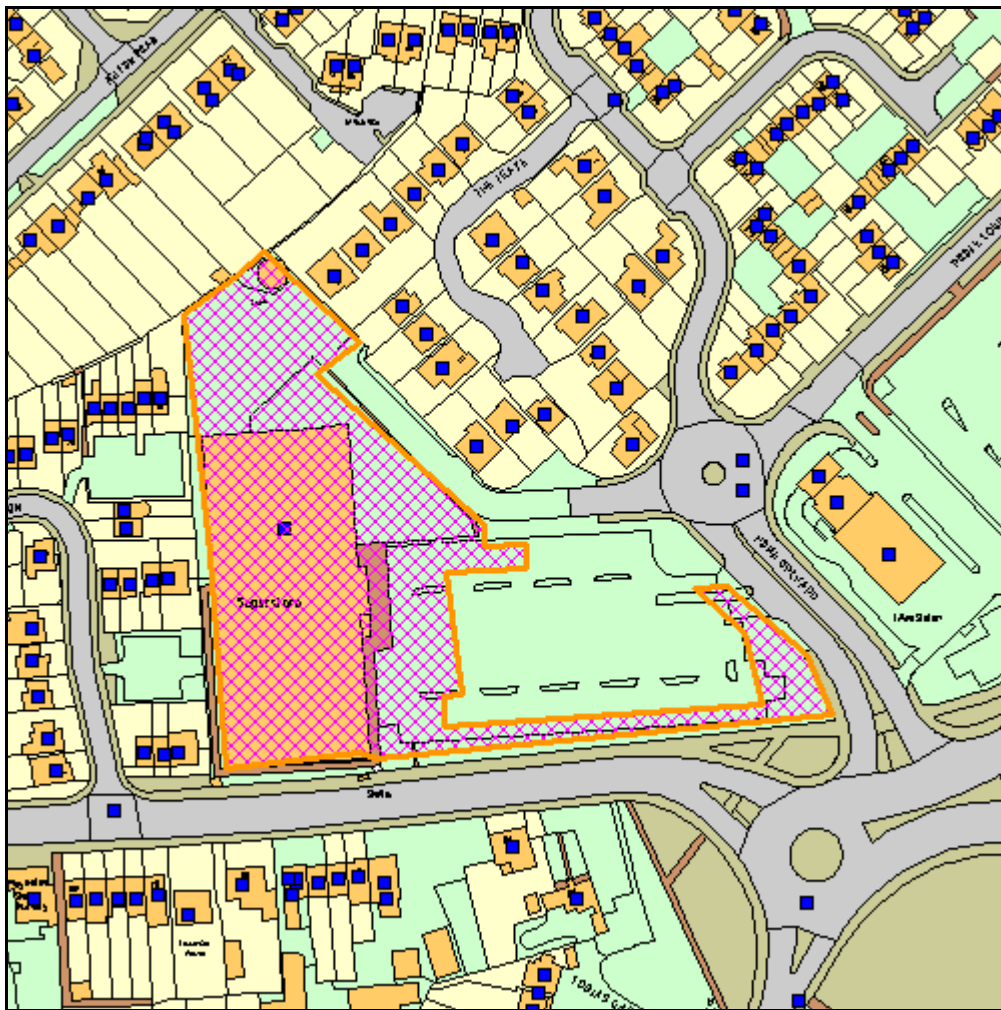
Reason

Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and biodiversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality in accordance with Policies CS1, CS5 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policies PSP1, PSP2, PSP7 and PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted (2017) and the National Planning Policy Framework.

Case Officer: Thomas Smith
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|------------------------------|---|---------------------|------------------------|
| App No.: | P21/06112/ADV | Applicant: | Aldi Stores Ltd |
| Site: | B And Q Plc Station Road Yate South Gloucestershire BS37 5PQ | Date Reg: | 13th September 2021 |
| Proposal: | Display of 2 no. internally illuminated hanging signs, 1 no. internally illuminated fascia sign, and 2 no. window vinyls. | Parish: | Yate Town Council |
| Map Ref: | 370892 182587 | Ward: | Yate North |
| Application Category: | Minor | Target Date: | 5th November 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.

INTRODUCTION

This application has been referred to the Circulated Schedule due to the objection from Yate Town Council and it would be contrary to the officers' recommendation.

1. THE PROPOSAL

- 1.1 The application seeks advertisement consent to display the following signs at the former B&Q (part of it), which will be occupied by Aldi, Station Road, Yate

On the east elevation:

Sign A 1 no. internally illuminated hanging signs, measuring 2.07m by 2.47m, illuminance level: 108cd/m²

Sign B. 1 no vinyl entrance sign measuring 1.16m by 0.66 metres, non-illuminated

Sign C 1 no. internally illuminated fascia sign, measuring 5.25 metres by 2.22 metres, illuminance level: 108cd/m²

Sign D 1 no. vinyl film showing opening time, non-illuminated

On the south elevation:

Sign A 1 no. internally illuminated hanging signs, measuring 2.07m by 2.47m, illuminance level: 108cd/m²

- 1.2 The application site is within the Settlement Boundary and Town Centre of Yate, but is not within the Primary Retail Area, and is not within a designated frontage. The building is around 300m from the primary shopping area.
- 1.3 Planning permission, P20/07452/F, was granted for the use of part of building (Unit A) as Food and non-food store (Class A1) and Unit B to be retained as DIY and garden centre (Class A1) in February. Planning condition was imposed to restrict the opening hours 07.00-22.00 of the new authorised use of the building and the agent has confirmed that the illumination hours for the proposed signs will be restricted to the opening hours.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework
National Planning Practice Guidance
Town and Country Planning (Control of Advertisements) (England) Regulations 2007
Town and Country Planning Act 1990 section 220
Outdoor Advertisements and Signs: a guide for advertisers (June 2007)

- 2.2 South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design

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

| | |
|-------|-----------------------|
| PSP1 | Local Distinctiveness |
| PSP8 | Residential Amenity |
| PSP11 | Transport |
| PSP31 | Town Centre Uses |

- 2.3 Supplementary Planning Guidance
Shopfronts and Advertisements SPD (Adopted) April 2012

3. RELEVANT PLANNING HISTORY

The site has been subject to a number of planning applications in the past, and the following application is the most relevant to the determination of this application.

- 3.1 P20/07452/F Use of part of building (Unit A) as Food and non-food store (Class A1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Unit B to be retained as DIY and garden centre (Class A1). Approved 05.02.2021

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council: We object to Sign C as it is internally illuminated and will create light intrusion to the properties to the north of the site. Residents on this side have not had to deal with any internally illuminated signs in the past. We do not object to the other signs

Highway Officer: No objection

Lighting Engineer: No objection

- 4.2 Local residents: One letter has been received, and the residents requested that any signage lights not flashing and low level and low in density, limited to opening hours. Also security alarms 20 min cut off.

5. ANALYSIS OF PROPOSAL

- 5.1 Principle of development

The NPPF states that great importance is attached to the design of the built environment, with good design cited as a key aspect of sustainable development and thereby positively contributing to making places better for people. Development should function well and add to the overall quality of the area. The NPPF specifically stipulates that poorly placed advertisements can have a negative impact on the appearance of the built environment. Adverts should therefore be controlled in the interests of amenity and public safety, taking in to account cumulative effects. The proposal is considered acceptable subject to the consideration below.

5.2 Visual and residential amenity

Whilst the existing building is situated within the Yate Town Centre to the proximity of a superstore (Morrison) and Yate Leisure Centre, the building is largely surrounded by residential properties. The proposal is to display a number of illuminated and non-illuminated signage on the east and south elevations. Three of these signs would be displayed at a higher level. Given their location, these signs would be most perceptible from within the existing carpark area, and where visible from beyond. However they would not appear overly dominant or at odds with its urban setting.

5.3 In terms of cumulative issues, the number of signs is considered to be acceptable for the size of the building and would not result in an overly cluttered appearance, which can be detrimental to the visual amenity of an area.

5.4 Turning to residential amenity, as previously mentioned, the site is largely surrounded by a group of residential properties. The nearest properties to the proposed signage would be those properties on The Leaze (approximately 48 metres to Sign C) and those opposite Station Road (approximately 25 metres to Sign A). Although it is expected that there would be some signage on this building, the proposed advertisements would be located to the proximity of the neighbouring properties. Having said that, the proposed luminance levels of the internally illuminated signs (108 cd/m²) would be well below the recommended threshold according to the Institution of Lighting Professionals' guidance (PLG-05) for illuminated advertisements. In addition, they would be illuminated during opening hours only and a planning condition is imposed to ensure that this is the case. As such, officers consider the proposed advertisements to be acceptable in terms of visual and residential amenity.

5.5 Public safety

Although the advertisement signage would be adjacent to a highway, given its location and design, the proposal is not likely to result in any other public safety issues. There are therefore no objections on public safety grounds.

5.6 Consideration of likely impact on Equalities

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

6. CONCLUSION

6.1 The recommendation to grant permission has been taken having regard to the provisions of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007; the NPPF and to all relevant material considerations set out in the report.

7. RECOMMENDATION

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

CONDITIONS

1. The proposed signage hereby permitted shall not illuminated outside the hours of 07:00-22:00.

Reason

To protect the amenities of the occupiers of nearby dwelling houses, and to accord with Policy PSP8 and the provisions of the National Planning Policy Framework.

2. The advertisement hereby permitted shall be carried out in accordance with the following drawings:

Site location plan, drawing no. 190892-1000 P1

Site plan as proposed, drawing no. 190892-1400 P1, and

Elevations as proposed, drawing no. 190892 - 1500 P1, all received by the Council on 10 September 2021.

Reason

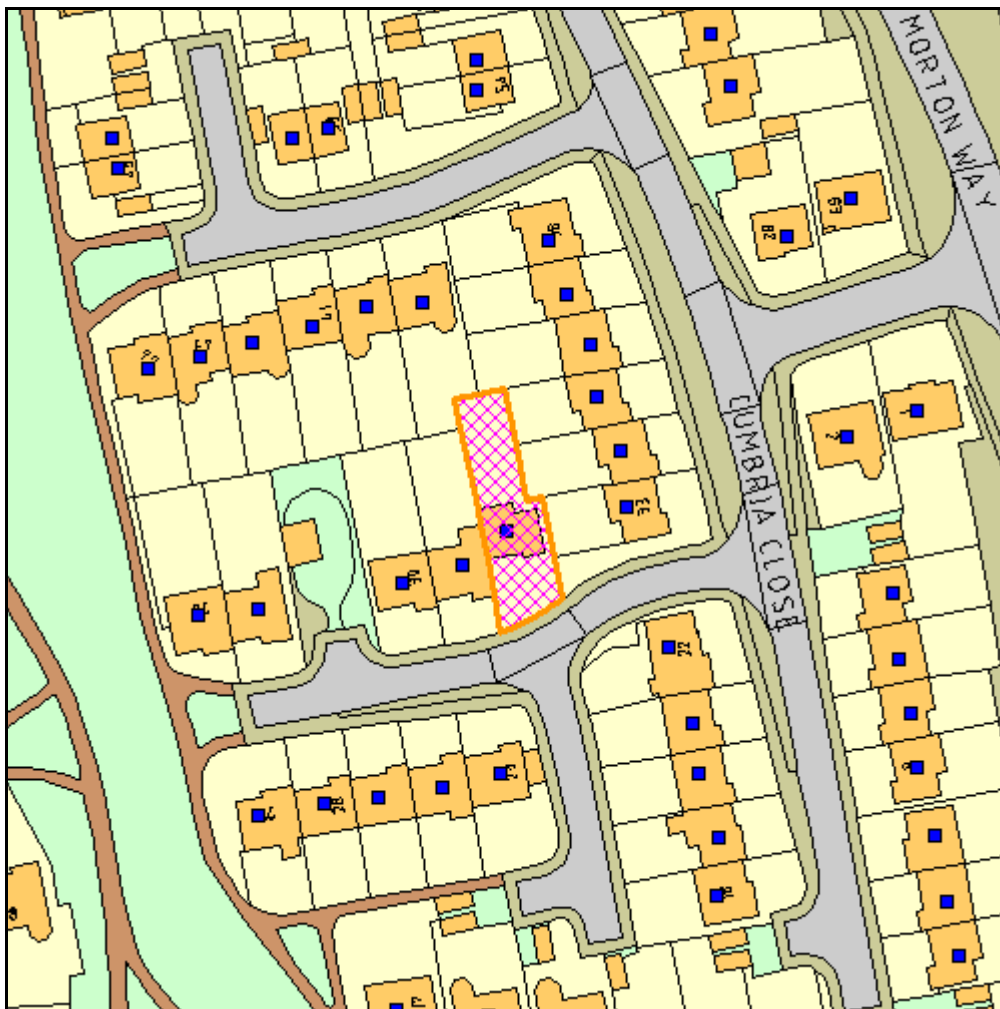
To define the terms and extent of the permission.

Case Officer: Olivia Tresise

Authorising Officer: Suzanne D'Arcy

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|----------------------------------|--|-------------------------|--------------------------------|
| App No.: | P21/06631/F | Applicant: | Mr and Mrs Richard Pearmain |
| Site: | 32 Cumbria Close Thornbury South Gloucestershire BS35 2YE | Date Reg: | 18th October 2021 |
| Proposal: | Erection of rear dormer and installation of 3no front roof lights to facilitate loft conversion. (Amendment to previously approved scheme P20/16951/F). | Parish: | Thornbury Town Council |
| Map Ref: | 365037 190161 | Ward: | Thornbury |
| Application Category: | Householder | Target Date: | 7th December 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 REFERRAL TO CIRCULATED SCHEDULE

This application appears on the Circulated Schedule due to the receipt of a letter of objection from the Town Council that is contrary to the officer recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the installation of a rear dormers and 3 front sky lights to facilitate loft conversion at 32 Cumbria Close, Thornbury.
- 1.2 The application site sits within the development boundary and is not covered by any restrictive policies which would impact upon the development. This application forms an amendment to previously approved scheme P20/16951/F, with the main change being the design from 2no. traditional dormers to 1no. cat-slide dormer.

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

South Gloucestershire Local Plan: Policies, Sites and Places Plan Adopted November 2017
PSP1 Local Distinctiveness
PSP8 Residential Development
PSP11 Transport
PSP16 Parking Standards
PSP38 Development within Existing Residential Curtilages
PSP43 Private Amenity Standards
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted) 2007
Residential Parking Standards SPS (Adopted) 2013
Residential Amenity TAN (Endorsed) 2016
Householder Design Guide (Adopted) 2021

3. CONSULTATION RESPONSES

- 3.1 Town/Parish Council
Thornbury Town Council – Objection.

“poor quality of design, out of character with the area and overlooking neighbours”

Internal Consultees

3.2 No comments received contrary to officer opinion.

3.3 Neighbours

No comments received.

4. ANALYSIS OF PROPOSAL

4.1 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP1 and PSP38 of the Policies, Sites, and Places Plan seek to ensure that development proposals are of the highest possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.

4.2 The proposed rear dormer has been changed from a traditional style to a cat-slide. Whilst this change has resulted in a structure which appears larger than the previous, it still remains subservient and not over dominant within the roof space of the host property, and complies with the metrics as provided in the householder design. As such, officers consider the proposal represents a development that is expected within a residential area, and that it would not result in unreasonable harm to the character and appearance of the site and its context. No objections are raised relative to the proposed front roof lights. The proposed development would therefore comply with policies CS1, PSP1, and PSP38.

4.3 Residential Amenity

Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 outlines the types of issues that could result in an unacceptable impact.

4.4 The proposed rear dormer would sit within the existing roof space and be set back from the rear and side elevations, as such it is not considered to result in an overbearing impact. In terms of overlooking and loss of privacy to the neighbours properties, the impact from the windows of the proposed rear dormer would not result in a level or harm which is above and beyond the existing windows on the floor below. The dormers would not look directly into any residential dwellings and would be a sufficient distance away from the adjacent property. Overall, the existing levels of privacy would remain and the impact would not be unreasonable to such degree as to refuse the application. The proposed development would therefore comply with policies PSP8 and PSP38.

4.5 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposal has been carefully assessed and has found to be in compliance with this policy.

4.6 Consideration of likely impact on Equalities

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

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/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 12th October 2021: Existing Combines Plan, Site Location Plan, Existing Block Plan, Proposed Combined Plan, and Proposed Block Plan.

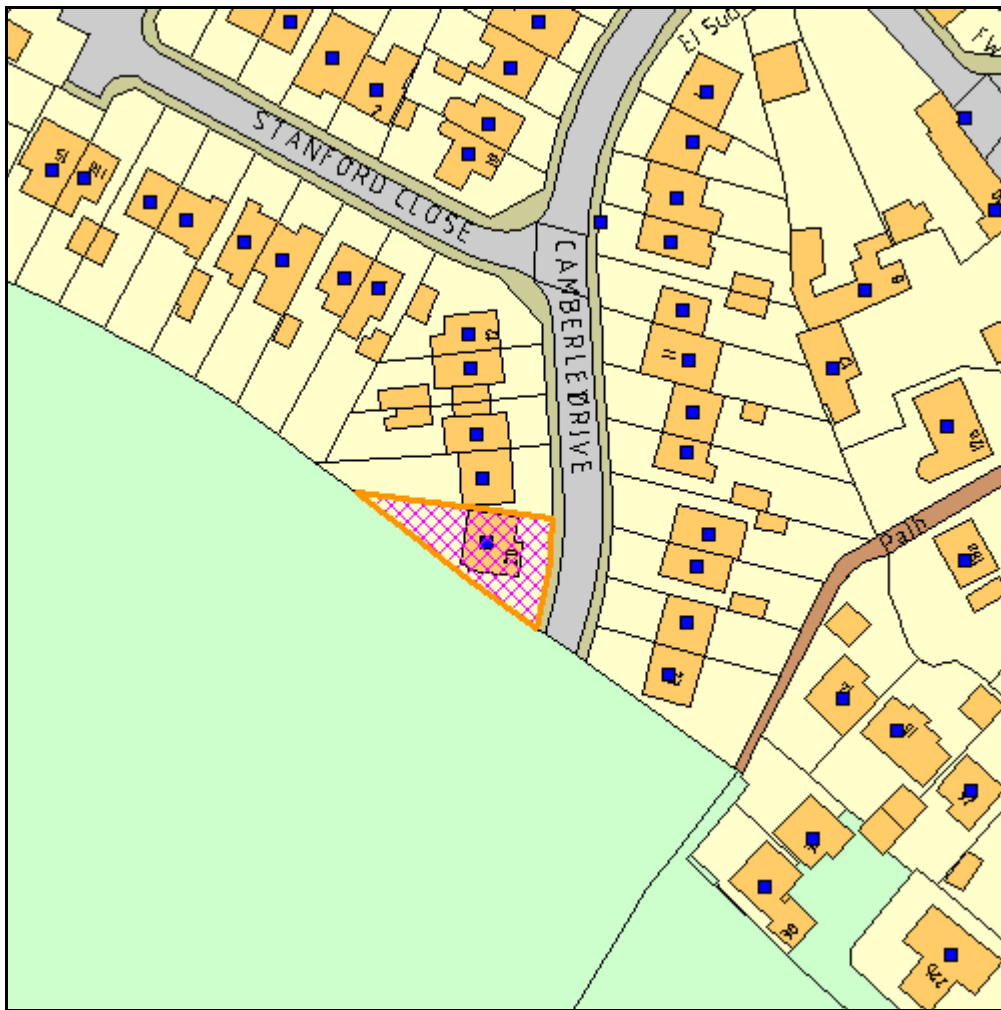
Reason

To define the terms and extent of the permission.

Case Officer: Thomas Smith
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 50/21 - 17th December 2021

| | | | |
|----------------------------------|---|-------------------------|--------------------------------|
| App No.: | P21/06868/F | Applicant: | Mr And Mrs Cutler |
| Site: | 20 Camberley Drive Frampton Cotterell South Gloucestershire BS36 2DF | Date Reg: | 28th October 2021 |
| Proposal: | Erection of first floor side extension and partial garage conversion to form additional living accommodation. | Parish: | Winterbourne Parish Council |
| Map Ref: | 365702 181689 | Ward: | Winterbourne |
| Application Category: | Householder | Target Date: | 20th December 2021 |



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 100023410, 2008. **N.T.S.** **P21/06868/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 is contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the erection of a first-floor side extension and partial garage conversion.
- 1.2 The application site is a detached modern dwelling within the Frampton Cotterell designated settlement boundary.
- 1.3 During the application's consideration, revised plans have been sought to make a small amendment to the extension and to show the parking provision. As the changes were small, no public re-consultation was considered necessary.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework July 2021
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 |
| CS34 | Rural Areas |

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 None.

4. CONSULTATION RESPONSES

4.1 Winterbourne Parish Council
Objection – insufficient parking.

4.2 Frampton Cotterell Parish Council (adjoining)
No comments have been received.

4.3 Sustainable Transport
Parking plan requested showing 2no. parking spaces.

4.4 Local Residents
No comments have been received.

5. ANALYSIS OF PROPOSAL

5.1 The proposal seeks to erect a first-floor side extension and enact a partial garage conversion. It should be noted that there are no restrictions placed on the dwelling by previous conditions that would restrict the internal works to convert the garage to habitable accommodation.

5.2 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.

5.3 Design and Visual Amenity
The host dwelling is two storey and has brick and render elevations with hanging tile and cladded sections to the front, front and rear facing gables and a single storey side projection to the South forming a garage. The proposed extension would see a first floor added to the existing side garage projection, which would be stepped back from the rear elevation by c.1.4 metres and back from the front elevation by c.300mm.

- 5.4 The proposed extension would result in a reasonably notable visual change to the dwelling as it is in quite a visible position on the side elevation. The extension however appears to be of an appropriate design that takes its cues from the host building, utilises matching materials and uses a similar roof pitch. The extension at first floor would appear to be over half the width of the existing first floor of the main dwelling (3.6 metres where half width of the existing is c.3.1 metres). However, the host property is detached, which means that the resultant visual appearance would not be able to have any material unbalancing impacts unlike with a semi-detached or terraced property. The resultant appearance would be of a large, detached dwelling which would not appear out of keeping with the locality and would be of a similar sale to other large, detached dwellings in the locality.
- 5.5 On the basis of the above assessment, the proposed extension is considered to be acceptable in design terms. Appropriately worded conditions should be applied, should permission be granted, to ensure matching materials and to ensure that the front elevation is faced with brick. This is to ensure that the extension successfully integrates with the host dwelling and street scene.
- 5.6 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.
- 5.7 The proposed extension would be on the last property on the road, on the side that does not face any neighbours and instead faces towards the recreation ground to the South. Accordingly, there are not considered to be any material residential amenity issues with the proposed development.
- 5.8 Parking and Transportation
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 the increase in demand.
- 5.9 As existing, the host dwelling has 3 bedrooms, which would increase to 4 if permission is granted. Both 3 and 4 bed dwellings require the same level of parking to accord with PSP16 (2no. spaces). This means that in policy terms, there is no material increase in parking requirement triggered by the proposal.
- 5.10 The proposal would see the partial loss of the internal garage. The internal garage however at 3.2 metres wide and 4.8 metres deep does not accord with the PSP16 standards for a single garage in terms of depth (3 metres by 6 metres). Moreover, it is noted that 2no. parking spaces are to be provided on the frontage, which accords with PSP16. Therefore, a policy compliant level of parking can be achieved. The case officer notes from visiting site that the frontage will most likely require some 'opening up' to allow access to both parking spaces. Any enlargement of the dropped kerbs would be subject to

approval by the highway authority only, as the road is not classified. This process sits outside the consideration of this planning application.

5.11 In some cases, a condition would be recommended to secure the provision of the parking spaces proposed. However, regard must be had for the six tests that need to be applied to any condition. One test is whether that condition is necessary. Another is whether it is reasonable. As the proposal does not lead to any material increase in parking requirement under policy PSP16 and the garage does not accord with PSP16 dimensional standards and therefore should not be counted as a parking space, the impact of the development that includes an internal garage conversion (which does not need planning permission anyway) would be a neutral one. Accordingly, it is not considered that a parking condition would be necessary or reasonable in this case to make the development otherwise acceptable, as it would be considered acceptable in policy terms even without such a condition.

5.12 Private Amenity Space Standards

PSP43 sets out requirements for private amenity space provision based on the number of bedrooms. A 4-bedroom dwelling should provide at least 70 Sq metres of private amenity space. The rear garden contains in excess of the 70sqm minimum guidance.

Impact on Equalities

5.13 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.

5.14 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. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building. The front elevation of the side extension hereby approved shall for the avoidance of doubt be faced with brick.

Reason

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

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

PA21/179/06 - Existing elevations
PA21/179/05 - Existing first floor plan
PA21/179/04 - Existing ground floor plan
PA21/179/07 - Proposed ground floor plan
PA21/179/01 - Site location plan
As received 24th October 2021

PA21/179/02 A - Existing site plan
PA21/179/09 A - Proposed elevations
PA21/179/08 A - Proposed first floor plan
PA21/179/03 A - Proposed site plan
As received 9th December 2021

Reason

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

Case Officer: Alex Hemming
Authorising Officer: Marie Bath