

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: 21/21

Date to Members: 27/05/2021

Member's Deadline: 03/06/2021 (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 listed below a-f where a representation is received within the notification period which is contrary to the officers recommendation from the Parish or Town Council within whose boundary the proposal lies wholly or in part.

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

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

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

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

c. All applications for non-material amendments

d. All applications to discharge planning conditions

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

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

Additional guidance for Members

Always make your referral request by email to MemberReferral@southglos.gov.uk (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

CIRCULATED SCHEDULE 27 May 2021

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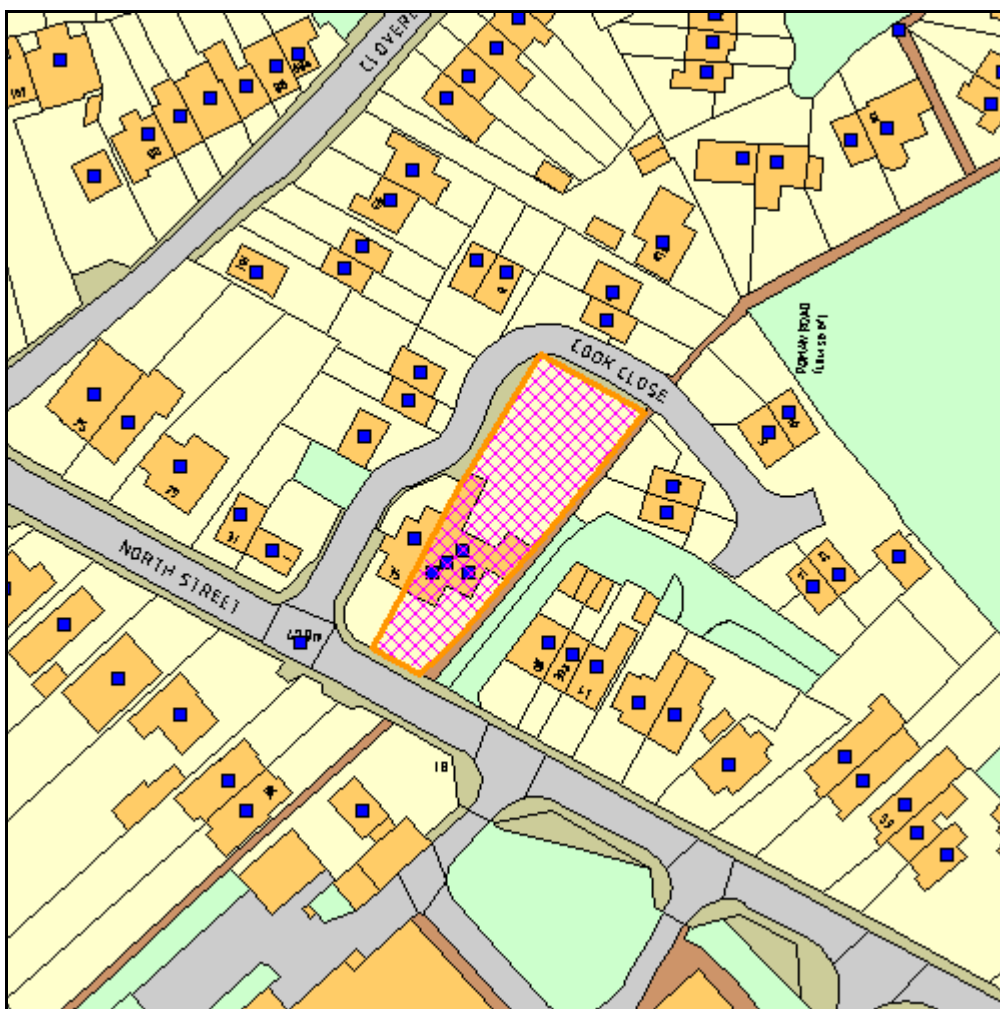
ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P20/19060/F	Approve with Conditions	37A North Street Oldland Common South Gloucestershire BS30 8TT	Bitton And Oldland Common	Bitton Parish Council
2	P21/00540/F	Approve with Conditions	Kingswood Transfer Station Carsons Road Mangotsfield South Gloucestershire BS16 9LL	New Cheltenham	Siston Parish Council
3	P21/00638/F	Approve with Conditions	Tortworth Business Park Charfield Road Tortworth South Gloucestershire GL12 8HQ	Charfield	Tortworth Parish Council
4	P21/01027/F	Approve with Conditions	2 Third Avenue Filton South Gloucestershire BS7 0RT	Filton	Filton Town Council
5	P21/01776/F	Refusal	1 Wickham Close Chipping Sodbury South Gloucestershire BS37 6NH	Chipping Sodbury And Cotswold Edge	Sodbury Town Council
6	P21/01952/F	Approve with Conditions	99 Northville Road Filton South Gloucestershire BS7 0RJ	Filton	Filton Town Council
7	P21/02710/F	Approve with Conditions	59 Hawkins Crescent Bradley Stoke South Gloucestershire BS32 8EL	Bradley Stoke South	Bradley Stoke Town Council
8	P21/02729/F	Approve with Conditions	11 Gayner Road Filton South Gloucestershire BS7 0SP	Filton	Filton Town Council
9	P21/02950/NMA	Approve Non Material Amendment	Land Off New Passage Road, And The A403 (Severn Road) Severnside South Gloucestershire	Severn Vale	Aust Parish Council

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

Dates and officer deadlines for Circulated Schedule May Bank Holidays 2021

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P20/19060/F	Applicant:	Mr Harry Saugha
Site:	37A North Street Oldland Common South Gloucestershire BS30 8TT	Date Reg:	29th October 2020
Proposal:	Demolition of existing garage. Erection of 1no detached dwelling with parking, access and associated works.	Parish:	Bitton Parish Council
Map Ref:	367330 171783	Ward:	Bitton And Oldland Common
Application Category:	Minor	Target Date:	8th December 2020



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P20/19060/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 from the Parish Council, contrary of the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of 1no. detached single storey dwelling with associated works on garden at the rear of 37 North Street, Oldland Common.
- 1.2 This application site comprises the ground area surrounding 37 North road (but excluding the building known as 37 North Road itself). Three flats are contained within the semi-detached traditional stone dwellinghouse. The site currently accommodates a garage, parking for the flats and a moderately sized parcel of land which is enclosed by houses in Cooks Close.
- 1.3 The site is located within the established residential area of Oldland Common. The site is situated within the development boundary and is not covered by any restrictive policies.
- 1.3 A public footpath runs along the eastern boundary of the site.
- 1.4 Vehicular access is to be gained via the existing access on North Street.

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
- CS5 Location of Development
- CS8 Improving Accessibility
- CS15 Distribution of housing
- CS16 Housing Density
- CS17 Housing Diversity
- CS29 Communities of the East Fringe of Bristol Urban Area

South Gloucestershire Policies Sites and Place Plan Adopted 2017

- PSP1 Local Distinctiveness
- PSP8 Residential Amenity
- PSP10 Active Travel Routes
- PSP16 Residential Parking Standards

PSP37 Internal Space and Accessibility Standards for Dwellings
 PSP38 Development within Residential Curtilages
 PSP43 Private Amenity Space Standards

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist
 South Gloucestershire Residential Parking Standards

3. **RELEVANT PLANNING HISTORY**

- 3.1 P20/02344/F Erection of 3 no. dwellings with associated works. Withdrawn

4. **CONSULTATION RESPONSES**

- 4.1 Bitton Parish Council - objection.
 Concern about the highway access for pedestrians and vehicle movement in the site. This will create increased access onto North Street adjacent to a public footpath heavily used as a route to school and the school entrance itself.

Internal Consultees

- 4.2 Sustainable Transport – access remains but is widened – no objection
- 4.3 Lead Local Flood Authority - No objection.
- 4.4 Highway Structures - Details of excavations and the temporary support that is to be provided during construction are to be submitted to satisfy the highway authority that support to the public footpath and highway is provided at all times. The application includes a boundary fence alongside the public highway, the responsibility for maintenance for this structure will fall to the property owner. (Informative added)
- 4.5 Trading Standards – advice about Traffic regulation orders locally including weak bridges.
- 4.6 Coal Authority – No objection subject to an informative . (Informative added)

Local Residents

- 4.6 None received

5. **ANALYSIS OF PROPOSAL**

- 5.1 Principle of Development
 The NPPF emphasis is on sustainable growth, including boosting housing supply and building including through windfall development, except where the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policy framework.
- 5.2 Policy CS5 of the Core Strategy outlines the locations at which development is considered appropriate. CS5 dictates that most new development in South

Gloucestershire will take place within the communities of north and east fringes of the Bristol urban area. CS5 also outlines that new development will be of a scale appropriate to achieve greater self-containment, improving the roles and functions of towns, with a focus on investment in the town centres and improving the range and type of jobs. The application site is located within the defined settlement boundary of Oldland Common, and the scale of development is considered appropriate for this location. As such, based solely on the location of the site, the principle of the development is acceptable.

- 5.3 Further areas of assessment are design and visual amenity, residential amenity, and transportation.
- 5.4 Design and Visual Amenity
Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that developments should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context. 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.
- 5.5 The immediate surrounding area is made up of a mixed pallet of building types, from terraces, to semi-detached and detached dwellings including bungalows, from a range of different eras. The proposal would be located in the arc of Cook Close, a cul-de-sac of recent red brick houses. Being a bungalow it would not have too much presence on the cul-de-sac which is tightly developed already and a house located on this site would have an enclosing detrimental feel and also affect neighbours. The proposal in is bungalow form would have a hipped roof with a ridge standing 5.8m from ground level.
- 5.6 With respect to appearance, as the bungalow is proposed to be finished in red brick and render with brick detailing and tiles it would reflect materials already used in the area. Notwithstanding that the proposal for Stonewold Breckland Black concrete tiles is not in keeping with the red profiled tiles or slate which predominate and as such a full materials conditions is justified in the interests of visual amenity.
- 5.7 The host house is split in to flats with one or two bedrooms each and one parking space is retained for each of the flats. This is retained and additional parking and turning space is created for the proposed dwelling.
- 5.8 There is a shared garden area behind the garage which is to be demolished. Communal enclosed gardens are created for the flats of 95m² which also facilitates cycles storage. Bins storage will continue behind the front wall.
- 5.9 The proposed development would therefore comply with policy CS1 of the Core Strategy (Adopted 2013), and policy PSP1 of the Policies, Sites and Places Plan (Adopted 2017).

5.10 Residential Amenity

Policy PSP8 of the Policies, Sites and Places Plan outlines that development proposals will be acceptable provided that they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.

5.11 The proposed bungalow would sit centrally in the garden, having no first floor windows and a hipped roof to prevent a dominant effect on the neighbours. The nearest neighbours with back to back overlooking potential are at 15 and 16 Cook Close but only small ground floor windows are located facing those properties over the footpath. The proposal would therefore not result in any adverse impacts regarding overlooking or loss of privacy for the neighbours.

5.12 Regarding the provision of private amenity space, 120m² would be provided for the new bungalow which would be sufficiently private, with a 1.8m cbf being used to define the curtilages. As such, the proposed development would comply with policies PSP8 and PSP43 of the Policies, Sites and Places Plan (Adopted 2017).

5.13 Sustainable Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the councils parking standards. The proposal has been revised and now involves demolishing of an existing garage to be replaced with one house (as opposed to previously suggested two houses). The plan submitted shows parking and manoeuvring area for the existing property as well as for the new dwelling. The level of parking as shown on the submitted plan meets the Council's parking standards (for the existing and the new dwelling) and as such, no objection could be raised on parking grounds. The proposal retains the site entrance onto the public highway but it is proposed to widen the existing entrance. In view of the above mentioned the scheme accord with policy and would have no material detriment to road safety. Conditions related to proving what is on plan in terms of parking and access are required.

5.14 In line with the councils recent declaration of a climate change emergency and central governments push towards a more sustainable future, increased weight is being afforded to the councils sustainability policies. As such, the provision of one electric vehicle charging point should be made available for the proposed dwelling prior to first occupation. Subject to this condition, the proposed development would comply with policy CS8 of the Core Strategy (Adopted 2013).

5.15 A public footpath runs along the eastern boundary which is currently separated from the site by limited amounts of stone and concrete walls and fencing. Care will need to be taken to ensure that any boundary enclosure does not diminish the public footpath and that care is taken when works are being carried out to ensure safety of the public using the path. An informative directs the developer to the Streetcare Assets Team in terms of construction method

adjacent to the public footpath and a condition is necessary to consider the location and form of fencing from an amenity perspective.

5.16 Coal Mining

The application site falls within the defined Development High Risk Area. Coal authority information indicates that the very northern corner of the site encroaches into an area where historic unrecorded underground coal mining is likely to have taken place at shallow depth. Having reviewed the amended drawings, they are of the view that a Coal Mining Risk Assessment is not required to support this proposal and no objection is made to this planning application. An informative is duly requested by the Coal Authority and this is attached to the decision notice.

5.17 Equalities

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

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

7. RECOMMENDATION

7.1 That planning permission is granted subject to conditions.

CONDITIONS

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

Reason

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

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

Reason

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

3. Prior to the first occupation of the dwelling hereby approved a scheme of landscaping, which shall include details of all existing and proposed boundary treatments, within and surrounding the site and areas of hard surfacing shall be submitted to the Local Planning Authority for approval. Development shall be carried out in accordance with the agreed details prior to the first occupation of the dwelling.

Reason

To protect the character and appearance of the area, including the route of the adjacent footpath, to ensure that the amenity areas around the associated flats are appropriately scaled for their privacy and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. The off-street parking facilities (for all vehicles, including cycles) shown on the plan hereby approved shall be provided before the new dwelling is first occupied, and thereafter retained for that purpose.

Reason

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

5. The new dwelling shall not be occupied until the means of vehicular access has been modified in accordance with the approved plans any associated highway works shall be completed in accordance with the Council's standards of construction.

Reason

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

6. The new dwelling hereby permitted shall not be occupied until at least one Electric Vehicle Charging point has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason

To promote sustainable travel and to accord with South Gloucestershire Council Core Strategy Policy CS8 and South Gloucestershire Residential Parking Standards SPD (Adopted) December 2013.

7. The application shall be pursued in accordance with the following plans:
Location plan received 4/10/2020
Existing site plan 3267/1 received 4/10/2020

Proposed site plan and drainage 3267/2 received 1 December 2020
Proposed elevations and floor plan 3267/3 rev A received 30/1/2020
Tracking layout SP01 Rev B received 04/12/2020

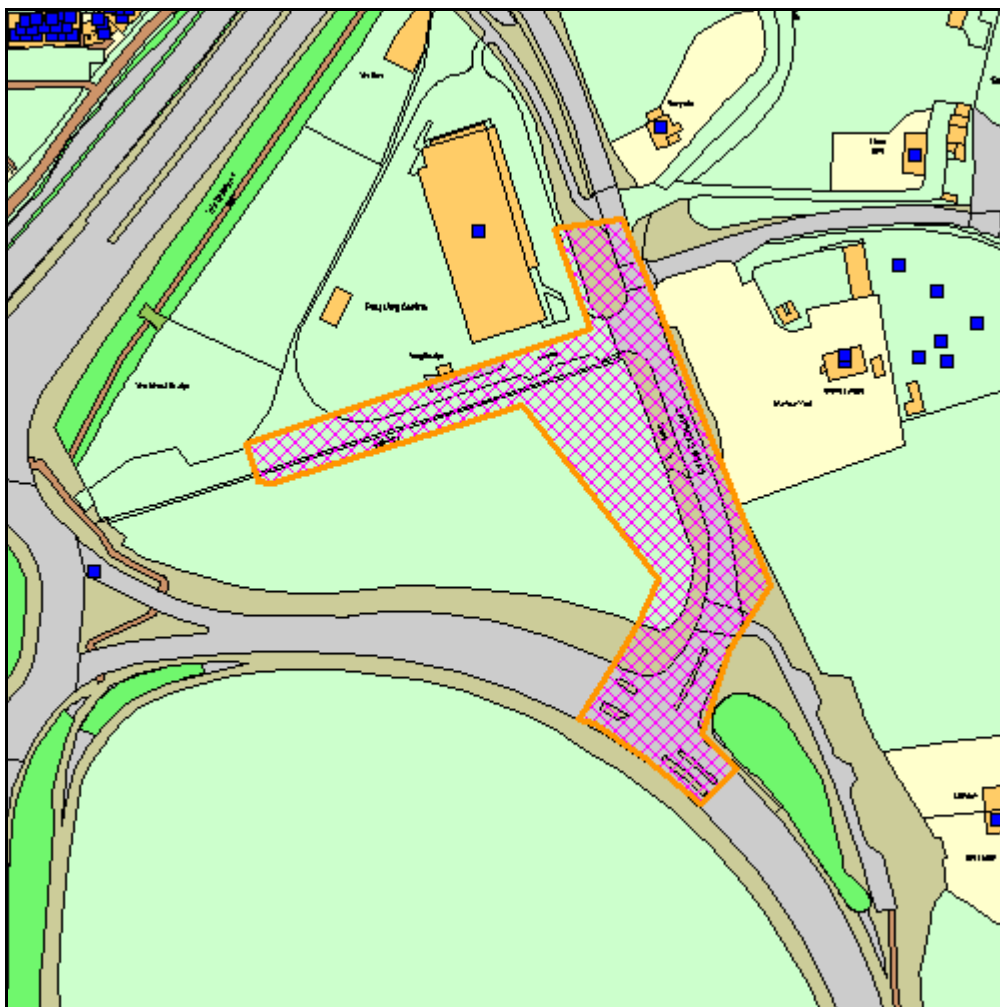
Reason

For clarity and to prevent the need for remedial action.

Case Officer: Karen Hayes
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/00540/F	Applicant:	SUEZ Recycling And Recovery UK Ltd
Site:	Kingswood Transfer Station Carsons Road Mangotsfield South Gloucestershire BS16 9LL	Date Reg:	5th February 2021
Proposal:	Construction of new slip road.	Parish:	Siston Parish Council
Map Ref:	366760 174875	Ward:	New Cheltenham
Application Category:	Minor	Target Date:	29th March 2021



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P21/00540/F

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

INTRODUCTION

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

1. THE PROPOSAL

- 1.1 The application seeks permission for the construction of new slip road to access the 'Sort-it' Centre at Mangotsfield.
- 1.4 The site itself is an existing waste transfer station as well as a civic amenity 'sort-it' centre, open to the public. The site is a triangular shaped parcel of land, approximately 0.9 hectares in area, comprising the waste transfer station/household waste recycling centre building, site office, weighbridge, hardstanding and access around the site. The site is accessed directly of Carson's Road, which connects directly to the A4174 ring road. There are few properties within the immediate vicinity of the site, however nearest residential properties are located along the opposite side of Carson's Road. The next nearest properties are located within a relatively modern housing development to the north west of the site, on the other side of the ring road. The site is located within the Green Belt.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework
National Planning Policy Guidance
National Waste Management Plan

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013
CS1 High Quality Design
CS5 Location of Development (inc.Green Belt)
CS8 Improving Accessibility
CS9 Managing the Environment and Heritage

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

PSP1 Local Distinctiveness
PSP2 Landscape
PSP3 Trees and Woodland
PSP7 Green Belt
PSP8 Residential Amenity
PSP11 Transport Impact Management
PSP19 Wider Biodiversity

West of England Joint Waste Core Strategy (Adopted) March 2011
Policy 1 – Waste Prevention

Policy 2 - Non-residual waste treatment facilities
 Policy 11 – Planning Designations
 Policy 12 – General Considerations

2.3 Supplementary Planning Guidance
 Development in the Green Belt SPD

3. RELEVANT PLANNING HISTORY

- 3.1 K2118 – Siting of skips for refuse collection, waste oil tank and timber hut on concrete hardstanding and erection of 6ft high security fence and alter existing vehicular and pedestrian access. Approved 9th March 1978.
- 3.2 K2118/4 – Erection of new waste reception and compactor building. Approved 2nd November 1983
- 3.3 K2118/6 – Continued use of waste transfer station, civic amenity site and waste incinerator . Approved 10th April 1992
- 3.4 K2118/7 – Provision of steel civic amenity storage bins, recycling bins, attendants office and associated internal traffic management system. Approved 15th February 1993.
- 3.5 PK03/1585/F – Redevelopment of existing waste transfer station and household waste recycling centre. Approved 25th September 2003.
- 3.6 PK07/2248/F – Engineering works to construct hardstanding. Approved 11th September 2007.
- 3.7 PK12/4158/MW - Variation of Condition 6(b) attached to planning permission PK03/1585/F to state no operations shall be carried out on the site in connection with the waste transfer station other than between 0700 and 1630 on Saturdays. No operations shall take place Sundays. Approved 14th March 2013.
- 3.8 PK14/0614/MW - Variation of Condition 8 attached to planning permission PK12/4158/MW to allow external storage of mixed plastics and waste wood delivered to site by members of the public. Approved 28th April 2014.
- 3.9 PK14/4235/MW - Creation of 2no areas of hardstanding for use as vehicle parking and storage. Approved 22nd January 2015
- 3.10 PK16/4745/MW – Variation of condition 2 of planning permission PK14/0614/MW waste transfer station, no operations between 06.00 and 18.00 Monday to Friday and 07.00 and 16.30 on Saturdays. No operations Sunday. No external tipping or loading between 07.00 to 17.00 Mondays to Friday 07.00 to 12.00 on Saturday and no time Sundays. To vary operating hours to allow the site to operate, including external works until 20.00 Monday to Friday. Approved 11th November 2016

- 3.11 PK16/4749/MW - Erection of 7 storage bays and covered washdown area, erection of relocated office building and installation of pit mounted weighbridge with associated works. Approved 2nd November 2016
- 3.12 PK17/0619/MW - Variation of condition 2, 4 and 5 attached to permission PK16/4745/MW to allow the importation of material from and delivery of containers to other household recycling centres between 08.00 and 20.00 on Sundays and amendments to drainage provision. Currently under consideration. Approved 5th June 2017
- 3.13 PK17/0804/MW - Siting of two storey portakabin with external staircase. (Retrospective). Approved 7th June 2017

4. **CONSULTATION RESPONSES**

4.1 Siston Parish Council
No objections

Sustainable Transportation
No transport objections

Public Rights of Way
No objection

Tree Officer
No objection

Landscape Officer
No landscape objection

Ecology Officer
No objections

Drainage
No objection

Highways Structures
No comment

Other Representations

- 4.2 Local Residents
Five letters of objection have been received on the basis of the following:
- object to further development in the area
 - The proposals would mean vehicles would only be able to access the site one way, this would add a lot of traffic and back up in other directions and at junctions and nearby roundabouts
 - Queuing cars will cause pollution and affect the air quality
 - The site will be used for the re-siting of vehicles from Cowhorn Hill

- This will cause even more noise and pollution in an area where there are families and schools
- The pedestrian provision along this section of Carson Road is inadequate and should be improved, the current application may worsen the situation
- Lorries already cause issues as they wait for the weighbridge
- The increase in traffic will create noise, smell and traffic chaos
- The site is too small for the volume of traffic and this won't solve the problem
- Use of common land must not set a precedent

An additional letter was received questioning whether a gravelled path could be laid for pedestrians along the grass verge.

5. **ANALYSIS OF PROPOSAL**

5.1 Principle of Development

The principle of the use of the site as a waste transfer station and civic amenity site is established. The site history section shows the numerous previous consents alluding to this. The principle of the sites use therefore is neither in question nor subject to this application.

The proposal is for the proposed slip road only, no other change of use of land is proposed. The land that would be used is the existing grass verge on the side of the existing highway. The slip road is proposed to be constructed to alleviate issues associated with queuing traffic at the intersection between Carsons Road Link and Carsons Road by providing a dedicated access for vehicles associated with the Mangotsfield site.

By constructing the slip road, vehicles trying to access the residential areas to the north will be separated from vehicles trying to access the Mangotsfield site thereby reducing queues and delays to motorists. No increase in traffic into the site is proposed as a result of the development. The issue for consideration is therefore whether the development proposed would in its own right give rise to any significant or material impacts over and above the existing site. The proposed site would also be located within the Green Belt, so additional consideration as to its acceptability in this respect is also required.

5.2 Green Belt

The site is located within the designated Green Belt. The use of the site itself as a waste transfer station/civic amenity facility is well established and illustrated through previous consents. The proposals would be to serve this site. Green Belt policy seeks to protect the openness and prevent urban sprawl and in this respect, limits the types of development that may be considered appropriate within a Green Belt context.

The NPPF provides details of development that may be considered appropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Amongst the limited forms of development that are not inappropriate in the Green Belt are engineering operations and local transport infrastructure – which can demonstrate a

requirement for Green Belt location. The proposals are considered to be an engineering operation for the purposes of local transport infrastructure.

Further to this the proposals require this Green Belt location as they will serve and address issues at the existing site, which itself is located and established within the Green Belt. The proposals involve the creation of an additional slip road, adjacent to the existing highway, no building is involved. Some vegetation will need to be removed, however this will be mitigated through a landscaping scheme. It is not considered that the openness of the Green Belt will be materially impacted at this location, under this scheme. It is therefore considered on the basis of the above that the proposals in context with the existing site are considered appropriate development in the Green Belt in this instance.

5.3 Visual Amenity – Landscape/Trees

The scheme will necessitate the removal of a swathe of existing hedgerow, tree and scrub planting along the western edge of Carsons Road. The landscape plan proposals submitted with the application shows that replacement native tree and hedgerow planting is proposed along the western edge of Carsons Road; the proposed species and stock sizes are acceptable. A post and timber fence is proposed to the site side of this planting. To assist the establishment of this planting, it is recommended that a maintenance schedule is agreed by a condition of planning.

5.4 The vegetation clearance from the western side of Carsons Road will open up views to the Recycling Centre, and together with the proposed siting of the compound will have a significant visual effect during the construction period on views along this road, and also, on those from the public footpath following the access road into the recycling centre. In the mid to long term when the planting will establish along the road frontage as replacement road frontage planting establishes, the proposals will become less apparent and there will not be a substantial impact upon the overall visual amenity of the area. Subject to conditions to secure compliance with the landscape proposals, there are no objections to the scheme on landscape grounds.

5.5 The application is accompanied by a tree survey and arboricultural impact assessment. Some tree and vegetation removal will be required and this is reviewed and assessed in the survey elsewhere tree protection measures will be utilised. Extensive replacement tree and hedge planting is proposed to mitigate the removals. The details are considered acceptable and there are no objections on tree grounds. Conditions are recommended to secure the mitigation and protection measures.

5.6 Transportation

The application is to construct a single lane slip road and associated traffic islands at the intersection between Carsons Road Link and Carsons Road just to the south of the Mangotsfield Waste Transfer Station and Sort It Centre. The aim of the scheme, which in essence is a highway improvement scheme, is to make the current access to the existing Waste Transfer Station (WTS) and recycling / waste facility work better. The scheme is proposed to address traffic queuing into the site which is causing some issues on general traffic movement

in the area. The scheme has been developed in liaison with the Highway Authority.

- 5.7 A new slip road is proposed to provide dedicated access into the site. This is required to alleviate the issues of queuing northbound on Carson Road. In addition, it is proposed to prohibit traffic turning right into the site in order to alleviate the issue of queuing southbound on Carsons Road. Intensification of site activities is not anticipated as part of the application process, however natural growth in recycling activities over time means that there will be added pressures on the site access over time.
- 5.8 All highway works would take place within the context of the existing highway land. It is anticipated that the highway works are likely to take some four to six months to complete. The proposals will involve the removal of some small areas of vegetation. Any vegetation that is removed will be replaced and this will assist in screening the site from Carsons Road Link. In addition, existing street furniture including lighting columns and road signage will be removed but these will also be replaced as part of the proposals. The scheme of highway works have been safety audited and there is no highway safety issues identified with the scheme.
- 5.9 PROW
Footpath reference PSN7 is situated adjacent to the proposed site of the gate and slip road. A footpath diversion is not required. The proposals have been drafted in liaison with Public Rights of Way. The applicant should be aware of the limitations, considerations and conditions associated with the adjacent footpath and an informative can be added to any consent in this respect.
- 5.10 Drainage
Detailed drainage plans have been submitted with the application. Further clarification has also been provided on certain pipes and manhole covers and the micro drainage calculations. The drainage details as revised are considered acceptable. A Land Drainage Consent from the Lead Local Flood Authority is also likely to be required.
- 5.11 Ecology
An Ecological Appraisal and Reptile Method Statement have been provided with the application. The site provides some ecological value, however due to revised designs only a proportion of the site will now be removed. Mitigation in the above reports is proposed. There are no objections to the proposals on ecological grounds, subject to conditions securing compliance and mitigation in accordance with the reports above.
- 5.12 Agricultural Land
The area where the site compound is to be located is designated as Grade 3b agricultural land which is considered to be of moderate quality agricultural land, capable of producing moderate yields of a narrow range of crops or lower yields of a wider range of crops. The area proposed for the slip road only comprises an area of approximately 9,000 square metres with the area of the field needed for the development being substantially smaller still. The majority of the proposed development area is located on the grass verge, only the site

compound which will be temporary in nature is located on the agricultural land. The area where the site compound is to be located is not used for agriculture and is currently open scrub land. Given the location of the parcel of land categorised as agricultural land; the small area of development proposed by this development and the categorisation of the land as grade 3b, it is considered that the loss of land proposed to develop the slip road is not significant and does not remove the opportunity for the land to be used for farm land in the future.

5.13 Local Amenity

The site must be viewed in context with its existing use as an existing transfer station and civic amenity site. The use of the site as a waste transfer station/civic amenity facility is well established and illustrated through previous consents. The proposal the subject of this application is for a slip road intended to alleviate highways issues and queuing associated with use of the site. In this respect it is not considered that the proposals for a slip road, in its own right, would have any significant or demonstrable material impact upon local amenity.

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:
Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs P21A, P22, P23, P24, P25, P26, P27A, P28A, P29, P30, P32, P33, P34, 39, 40, 41, 42, 43, 44, 45, 46, 47, 52, 53, 54 , 55 and 05332 B) received by the Council on the 1st February 2021.

Reason:

To define the terms and extent of the permission.

3. The development shall proceed in strict accordance with the Arboricultural Risk Assessment dated 15th April 2021, the Arboricultural Method Statement and approved and tree protection plan.

Reason:

To protect the trees and the character and appearance of the area, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

4. An Arboricultural watching brief shall be undertaken by a competent individual during any works within RPAs. Written reports containing photographs where appropriate shall be forwarded to the Council's Tree Officer at pre-determined stages. This may include the signing off of Tree Protection Fencing erection and the installation of cellular confinement systems.

Reason

To protect the trees and the character and appearance of the area, and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

5. The development shall proceed in strict accordance with the detailed landscape plan specifying the location, species, stock size, planting centres and quantities of all replacement tree and hedgerow planting.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

6. Within 3 months from the commencement of the works hereby approved, a 5 Year Landscape Maintenance Schedule covering the establishment of all new planting, including watering and confirmation of timing of new planting shall be submitted to the Council for written approval and thereafter implemented in the first season following completion of construction works.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

7. The development shall proceed in strict accordance with the Mitigation Measures provided in the Preliminary Ecological Appraisal (South West Ecology, January 2021) and the Reptile Method Statement (January 2021), this includes supervision of site clearance, sensitive timings of site clearance in line with nesting bird season and reptile activity season and installation of reptile fencing to prevent reptiles entering the site.

Reason:

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

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

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:

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

9. Prior to commencement of works a habitat enhancement scheme is to be submitted to the Local Planning Authority for written approval, this should expand on the details provided within the report and detail the location and specification of any installations. The details shall thereafter be implemented as approved.

Reason:

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

This is a pre-commencement condition to ensure ecological interest is addressed and incorporated within the scheme at an early stage.

10. The development shall proceed in strict accordance with the approved drainage plans reference T305-210-P31 Rev G and T001-210-P35 Rev D.

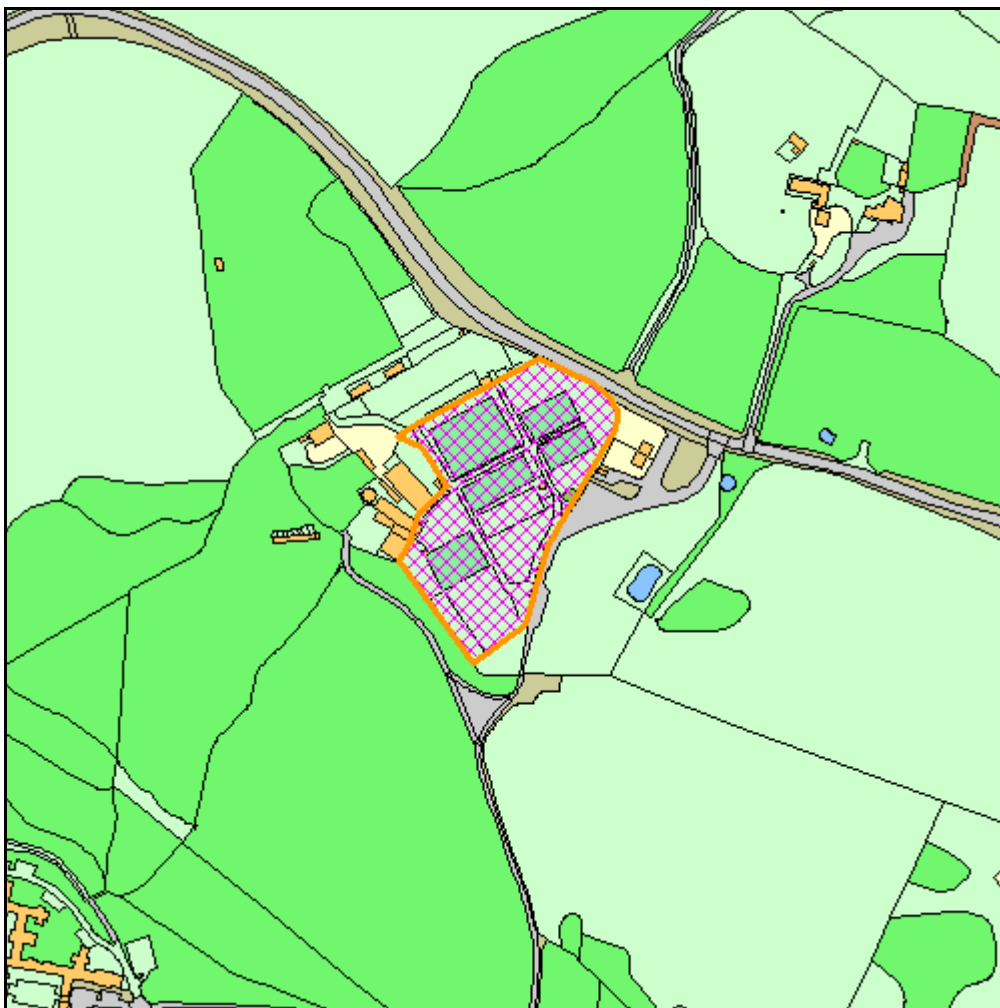
Reason

To ensure that a satisfactory means of drainage is provided, and to accord with policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

Case Officer: Simon Ford
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/00638/F	Applicant:	Mr David Parkhill
Site:	Tortworth Business Park Charfield Road Tortworth South Gloucestershire GL12 8HQ	Date Reg:	25th February 2021
Proposal:	Change of use of land and buildings from horticulture to café (class A3), offices (Class E(g)(i), storage and distribution with trade counter (class B8), vehicle workshop and valeting bays (Class B2 industrial), industrial processes (class E(g)(iii) only) and gymnasium E(d) as defined in the town and country planning (use classes) order 1987 (as amended) (Retrospective).	Parish:	Tortworth Parish Council
Map Ref:	369653 192979	Ward:	Charfield
Application Category:	Major	Target Date:	24th May 2021



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100023410, 2008.

N.T.S.

P21/00638/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 circulation

The application is circulated due to the comments of the Environment Agency and Tortworth village meeting.

1. THE PROPOSAL

- 1.1 The application is for the change of use of land and buildings from horticulture to café (class A3), offices (Class E(g)(i), storage and distribution with trade counter (class B8), vehicle workshop and valeting bays (Class B2 industrial), industrial processes (class E(g)(iii) only) and gymnasium E(d) as defined in the town and country planning (use classes) order 1987 (as amended) (Retrospective).
- 1.2 This application is submitted to overcome unauthorised worked which has occurred as a result of conversion of the site to uses other than those previously granted in two previous planning applications (PT16/4566/F and PT16/5069/F) and because those applications were not carried out in accordance with the conditions attached. Submission of the application also facilitated the withdrawal of an Enforcement Notice COM/17/0913/BOC/2 dated 12 August 2020. The changes can be described as follows:
- 1 Glasshouse A- Units 1,2,3-internal division to create 3 units, not 2 with slight changes to facades
 - 2 Glasshouse B- Units 4,5,6,7-internal divisions to create 4 units including realigned café. Slight changes to facades.
 - 3 Glasshouse C- Units9-16 – internal division changes to create 8 differently sized and accessed units with slight changes to facades.
 - 4 Glasshouse E- Unit 8 - internal changes to create single unit with slight changes to facades.
 - 5 Site – access and parking revisions to suit changes in unit positions plus landscaping changes due to on-site conditions.
 - 6 Inclusion of the Boundary wall mitigation strategy as part of the application. This was previously conditioned but not satisfactorily received and executed.
- 1.3 The application site works relate to four previously vacant glasshouses with surrounding hard surfaced area. . The glasshouses are those located centrally and exclude the glass house westernmost on the northern boundary. A number of buildings that had previously been associated with Leyhill Prison before being sold on are already in different uses and a car sales area is also located within the walled garden.
- 1.4 The application site falls within the Grade II* curtilage of Tortworth Court and is on land designated as a registered historic park and garden. It is situated within the open countryside beyond the established settlement boundaries.

- 1.5 The scheme has been amended modestly since submission as a result of drainage and landscaping clarification.
- 1.6 The proposal seeks permission to convert the glass houses by removing the glazing, re-using the structural frame and adding a lightweight glazed curtain wall and lightweight cladding to form the roof and walls.
- 1.7 Each of the buildings have already been converted, largely in accordance with the nature of the previous materials agreements. Ridge heights are at around 5.4m above ground level and eaves at around 3m from ground level, except for building E which is lower. The site slopes up to the centre of the land holding and as such the greenhouses have split levels internally and various amounts of low level walling visible externally.

2. **POLICY CONTEXT**

2.1 National Guidance

National Planning Policy Framework March 2019

National Planning Practice Guidance 2014

Planning, (Listed Buildings and Conservation Areas) Act 1990

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing Environment and Heritage
CS14	Town Centres and Retail
CS34	Rural Areas

South Gloucestershire Local Plan: Proposed Submission: Policies, Sites and Places Plan June 2016

PSP1	Local distinctiveness
PSP2	Landscape
PSP3	Trees and woodland
PSP6	Onsite renewable and low carbon energy
PSP8	Residential amenity
PSP11	Transport Impact Management
PSP13	Safeguarding strategic transport schemes and infrastructure
PSP16	Parking standards
PSP17	Heritage assets and the historic environment
PSP18	Statutory wildlife sites
PSP19	Wider biodiversity
PSP20	Flood risk ,surface water and watercourse management
PSP21	Environmental pollution and impacts
PSP27	B8 Storage and distribution
PSP28	Rural economy
PSP35	Food and drink uses

2.3 Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/4566/F Alterations to existing greenhouse to facilitate change of use to workshop with valeting bays for vehicle preparation (Class B1(c)) and ancillary offices and Storage and distribution (Class B8) with trade counter, and associated car parking. Approved 18.05.2017

Associated DOC18/0155 condition 2 wall condition survey refused 02.07.2018

Associated P20/16204/EXP Extension to planning permission PT16/4566/F Alterations to existing greenhouse to facilitate change of use to workshop with valeting bays for vehicle preparation (Class B1(c)) and ancillary offices and Storage and distribution (Class B8) with trade counter, and associated car parking. No objection - as no means of calling it unauthorised development in the regulation

Associated DOC21/00082 (post P20/16204/EXP) Discharge of conditions 2 (condition survey and wall repair), 3 (hard and soft landscaping), 4 (protective tree fencing) attached to planning permission PT16/4566/F. Alterations to existing greenhouse to facilitate change of use to workshop with valeting bays for vehicle preparation (Class B1(c)) and ancillary offices and Storage and distribution (Class B8) with trade counter, and associated car parking. Pending

- 3.2 PT16/5069/F Alterations to existing 3no. greenhouses to facilitate change of use to Business (Class B1(c)) and Storage and distribution (Class B8) with trade counter, and Food and drink (Class A3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), and construction of associated parking. Approved 18.05.2017

Associated DOC18/0140 conditions 5 and 15 agreed (materials and ecology)
Associated DOC18/0155 condition 2 wall condition survey refused 02.07.2018
Associated DOC20/00173 condition 3 and 4 landscaping and protection fencing refused 19.08/2020

Associated P20/16209/EXP Extension to planning permission PT16/5069/F Alterations to existing 3no. greenhouses to facilitate change of use to Business (Class B1(c)) and Storage and distribution (Class B8) with trade counter, and Food and drink (Class A3) as defined in Town and Country Planning (Use Classes) Order 1987 (as amended), and construction of associated parking. No objection - as no means of calling it unauthorised development in the regulation

Associated DOC21/00058 (post P20/16209/EXP) Discharge of conditions 2 (Condition survey and historic wall report), 3 (hard and soft landscaping), 4 (Tree protection fencing), 17 (Signage) attached to planning permission PT16/5069/F - Alterations to existing 3no. greenhouses to facilitate change of use to Business (Class B1(c)) and Storage and distribution (Class B8) with trade counter, and Food and drink (Class A3) as defined in Town and Country

- Planning (Use Classes) Order 1987 (as amended), and construction of associated parking. Pending
- 3.3 The following applications relate to previous proposals of the former Visitor Centre site it is assumed that the Greenhouses were erected under Crown jurisdiction:
- 3.4 PT14/034/SCR - Redevelopment of site to include 9no. new dwellings (including stable conversion). Change of use of greenhouses and former non-residential institution to Class B1a, B1b, B1c and B8 use. Change of use of former visitors centre to used car sales.
EIA Not Required 25th September 2014
- 3.5 PT14/2843/F - Change of use of former arts centre building to microbrewery (Use Class B2 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)).
Approved 30th January 2015
- 3.6 PT14/2841/F - Change of use from Visitors Centre (sui generis) to Used Car Sales (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Retention of portacabin sales office. (Retrospective).
Split decision (portacabin office refused)
- 3.7 PT14/2842/F - Change of use from Storage and Distribution (Class B8) to Mixed Use Research and Development (Class B1b), Light Industrial (Class B1c), and Storage or Distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Approved 13.02.2015
- 3.8 PT14/2840/F - Conversion of greenhouse to form industrial unit to facilitate change of use of Greenhouse (Class A1) to Office (Class B1a), Research and Development (Class B1b), Light Industrial (Class B1C) and Storage or Distribution (Class B8) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
Withdrawn 31st October 2014
- 3.9 PT14/2839/O - Erection of 4no. buildings (Outline) for Class B1 and B8 use with all matters reserved.
Withdrawn 31st October 2014
- 3.10 PT14/2836/F - Erection of 4 no. terraced dwellings and 3 no. garages with associated works.
Withdrawn 3rd November 2014
- 3.11 PT14/2835/F - Erection of 2no. end terraced dwellings to existing semi-detached dwellings to form a terrace of 4no. dwellings with 2.no attached garages and associated works.
Withdrawn 3rd November 2011

- 3.12 PT14/2837/F and PT14/2838/LB - Conversion of former stables to form 3no. residential units with car parking and associated works.
Approved 30th January 2015
- 3.13 PT14/3167/ADV - Display of 2no. non-illuminated post mounted signs and 1no. non-illuminated hanging sign. (Retrospective).
Refused 24th October 2014
- 3.14 PT14/3692/F - Erection of attached garage to Gardens House (retrospective).
Approved 19th November 2014
- 3.15 PT13/4494/TRE - Works to remove 1no. Cedar tree, 1no. Silver Birch tree. 1no. Ash tree and 1no. Beech tree covered by Tree Preservation Order SGTPO 7/10 dated 7 February 2011.
Approved 21st January 2014
- 3.16 P97/2208 - Operation of a retail enterprise, cafe, museum and rare breeds centre. Construction of vehicular access.
No objection 14th January 1997

4. **CONSULTATION RESPONSES**

4.1 Torthworth Parish Meeting

No objections to the development or its impact on traffic in the area. It is noted that the application is retrospective and that the development has been substantially complete and subtenants have occupied the site for some time.

Concerns were raised about advertisements. All adverts to be kept within the boundary of the site not on the verges as this is not in keeping with rural area and also are a distraction to traffic, especially any sited on or near road traffic signs.

Some signs have also appeared on the north side of the B4509 from time to time and have been fixed to road signs.

4.2 Other Consultees

Environment agency

The applicant proposes the use of a sewage treatment plant. If the site is located within an area served by a public sewer, connection should be made to the public sewer in preference to private drainage options, unless the applicant can provide good reason why this is unfeasible. This is in accordance to the NPPF Planning Practice Guidance.

If non-mains foul drainage is the only feasible option an Environmental Permit may be required. This must be obtained from the Environment Agency before any discharge occurs and before any development commences. This process can take up to four months to complete and it cannot be guaranteed that a Permit will be granted. The applicant should contact the Environment Agency directly and have been advised as much directly by the EA.

The applicant should note that the permit requirements are separate from the

planning process and approval cannot be guaranteed.

LLFA

Further to an updated drainage layout plan which confirms that provisions for treated foul sewage effluent will be discharged to a drainage field, in line with the rest of the existing arrangements, there is no objection.

The Listed Building & Conservation Officer

A revised and updated heritage statement and schedule of repairs has been submitted and is acceptable. The completion of the outstanding repairs within an appropriate timescale should be secured via condition the supporting information suggests the works will be completed by the end of 2021 so this is presumably acceptable to the applicant. Defer to the landscape officer in respect of the new landscaping proposals. In terms of the site signage, the two boards (one names, one site map) on the entrance drive are acceptable all other ad-hoc signage at the road entrance should be removed.

Historic England – no comment – refer to own officers

Tree Officer – No objection

The 3m crown reduction to the Macedonian Oak is acceptable. The works should be in accordance with BS:3998:2010.

The Tree protection fencing will be in accordance with BS:5837:2012 and Silverback report dated December 2020. It will remain in place until all development is completed.

An Arboricultural watching brief will be required for all no-dig areas of work within the RPA of tree/s.

Landscape officer

Further to amendments/ additional detail no objection.

Natural England – No comment

Referred to standing advice and suggest consulting the LPA's own ecologist.

Ecology- no objection

Ecological information was discharged as part of the original application, subsequently ecological enhancements have been implemented and relevant mitigation has been completed. There are no ecological objections, any further changes to the site will require an updated ecological survey.

Designing out Crime officer Avon and Somerset Constabulary

Generally the access, layout and landscaping complies with appropriate CPTED principles but as there have been 9 instances of crime and 8 instances of Anti-social behaviour, some of which have occurred at the site and the large areas of glazing, isolated nature of the site recommendations are made. These include that leaseholders install alarm systems in each unit, that leaseholders consider installation of CCTV to protect their assets and consider a site-wide property identification system such as smart water.

Highways Structures

No comment

Highways England - No objection

Based on the information submitted, the proposals will comprise an equivalent floor space to the existing planning permissions and the use class mix is unlikely to result in more vehicle trips in the peak hours at M5 J14. Highways England therefore does not expect the proposals to result in an unacceptable or severe impact on the safe and efficient operation of the SRN.

Highways

No objection subject to a travel plan and restriction of gym scale/number.

Environmental Policy and Climate Change Team

No objection

Environmental protection

No comment except to add construction sites in formative

HSE

The Health and Safety Executive (HSE) is a statutory consultee for certain developments within the Consultation Distance of Major Hazard Sites/pipelines. This consultation, which is for such a development and is within at least one Consultation Distance, has been considered using HSE's planning advice web app, based on the details input on behalf of South Gloucestershire. Do Not Advise Against, consequently, HSE does not advise, on safety grounds, against the granting of planning permission in this case.

Arts Officer – No comment

Other Representations

4.3 Local Residents
None received

5. ANALYSIS OF PROPOSAL5.1 Principle of Development

The application seeks permission for the change of use of land and buildings to various uses in buildings already subject to conversion works. The works undertaken largely follow the two previous applications at the site which sought to convert the site to some other uses. Whilst some uses remain as previously approved, other uses took hold and whilst some of them have now ceased this application is intended to regularise the site to the applicants amended intentions.

5.2 The converted glass houses are situated within the former Tortworth Visitor Centre, falling outside of the defined urban areas and settlement boundaries and within the open countryside. The application seeks to redevelop the former visitor centre for predominantly employment purposes. The proposal is to convert four glasshouses by altering the materials and change the use of the

- glass houses to 16 independent business units in café (class A3), offices (Class E(g)(i), storage and distribution with trade counter (class B8), vehicle workshop and valeting bays (Class B2 industrial), industrial processes (class E(g)(iii) only) and gymnasium E(d) uses. The previous planning permission was limited to Class B1c or Class B8 (storage and distribution) and to create a Class A3 unit (Café/restaurant) at the front of the site.)
- 5.3 The principle of the proposed development stands to be assessed against policies CS5, CS8, CS9 and CS34 of the Core Strategy (Adopted 2013), and policy PSP11 of the PSP Plan and the provisions of the NPPF. Policies PSP27 and PSP28 are also relevant .
- 5.4 Policy CS5 states that in villages and other settlements without defined settlements boundaries new development will be strictly controlled, but small scale development within or well related to villages or settlements may come forward through neighbourhood planning initiatives and rural housing exception sites. Policy CS34 seeks to protect rural employment sites, services and facilities and support farm diversification in order to provide local employment, sustain rural and village life and reduce the need to travel. Sub text to policy CS34 also recognises the role that rural enterprises play in supporting the economy. Whilst this is not new development but conversion of existing buildings the policy also recognises that the design of new development must respect and enhance the varied and distinctive character and settings in the rural areas. It is considered that this is not new buildings but conversion of the existing glasshouses from their previous use to the new uses. The design of the conversion is considered later.
- 5.5 Policy CS8 of the Core Strategy states that in the interests of sustainable development new development which generates a significant demand for travel will be more favourably considered the nearer they are to existing and proposed public transport infrastructure. Developments that are car dependent or promote unsustainable travel behaviour will not be supported.
- 5.6 Policy PSP27 aims to create flexibility for businesses requiring storage and distribution facilities and acknowledges that certain developers do not value small (under 5000m²) B8 provisions and that there are various scale of B8 businesses who value flexibility of storage facilities.
- 5.7 The NPPF has a presumption in favour of sustainable development within which there are three dimensions: an economic role, a social role and an environmental role. These roles should not be taken in isolation because they are mutually dependent. The NPPF states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy local plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings.
- 5.8 South Gloucestershire Economic Development team assessed and supported the previous applications the submitted Economic Impact Assessment. (approx. 55 jobs were said to have been created across the site). Whilst no

response was received this time the application form indicates that the site would likely have 58 full time employees. The development of this application will result in the provision of approx. 4133 sqm of employment floorspace.

- 5.9 Given that business uses were previously permitted at the site there is no in principle objection to a change of uses.
- 5.10 As such officers believe this proposal will have a significant positive impact on the rural economy, increasing business occupation and employment opportunities in a currently underutilised location. Thus the proposal is considered to have considerable weight in favour of granting planning permission.
- 5.11 The Council are mindful that the application site is within an unsustainable location being within the open countryside beyond the established settlement boundaries and there is a limited public transport service available from the around the Tortworth Road junction. However the site is within reasonable walking and cycling distance from Charfield. The application forms part of the wider redevelopment of the Former Visitor Site and some of the wider walled site is already converted into B8, A4 and a B2 Brewery as well as having several residential conversions and three existing residential houses very close to the proposal. The Local Authority must consider the cumulative impact of the proposed uses when combined. It is the view of the Council that the proposed uses when combined have potential to result in an increased demand for travel and, due to the location of the site, would be entirely almost dependent on the car. The Council are however also mindful that the applications relate to a brownfield site, previously used as a Visitor Centre. In assessing the principle of the proposed development the cumulative use of the site, once developed, should be balanced against the extant use, and the wider benefits of the proposed developments, which include the management of the heritage assets, boost to the economy, provision of employment and when considered against the presumption in favour of sustainable development and the different roles that this encompasses as outlined within the NPPF.
- 5.12 The creation of an A3 café use in such a location outside of town centres is normally considered unacceptable with retail uses generally directed to town and local centres CS14. However, in this case the café is included in the scheme as a means of bringing the general public into the site and to create a public link with the wider environment of the Registered Park and Garden. This is considered to be a public benefit which weighs modestly in favour of the development and could not occur at a different location as promoted by the Councils retail policies. Equally the café could serve the other users of the site and is of a limited scale appropriate to this function. Furthermore, officers are mindful that the previous use as a visitors centre included a shop and café, so this scale of facility has previously existed at the site. It is considered necessary to condition that the scale of the café use on site remains limited and as the applicant seeks flexibility a condition to limit the floor space for such a café is proposed. The café is a small part of the whole development and is not anticipated to detract materially from other local café facilities. As such the café is considered to pass the sequential test.

- 5.13 Officers are also mindful that the site is situated within a sensitive location within the curtilage of the Grade II* listed Tortworth Court and on land designated as a Registered Historic Park and Garden and that the wall surrounding the site and Garden House are separately listed as grade II. The Council has a statutory duty to have special regard to the impact of the development on the significance and the preservation of these heritage assets.
- 5.14 Extant Use/ Sustainability and transportation
In assessing the cumulative impact of the development proposals officers previously gave weight to the extant use of the site as a 'baseline' for considering its future redevelopment. A further consideration now are the two previously planning permissions granted on this area of the wider site.
- 5.15 Whilst the proposals will increase the number of vehicle movements at the site during the peak hours when compared to the baseline usage overall the number of vehicle movements are considered to be comparable to the baseline usage as a prison visitor centre, as such there is no objection to the proposal on traffic generation grounds.
- 5.16 On this basis the location subject to condition limiting the site's use is considered acceptable. Improving linkages to the site would encourage more sustainable travel patterns to the site and thus improve its sustainability credentials. This was considered during previous applications but a tarmac footway linking to the existing footways and bus stops on the B4509 in vicinity of the cross roads adjacent to Tortworth Primary School to the site would have adverse visual impacts on the setting of the surroundings, is outside of the site, has not been required for the nearby office development close by (PT15/4161/F granted at Tortworth House), or the other redevelopment proposals already implemented at the site. As such whilst it could be considered necessary in relation to the whole site (including brewery, houses, cafe) and certainly could be desirable to walking users of the site, it is not reasonable that B1 office development has already been granted at Tortworth House very close to this landholding on the north side of the site without such a path when this development is asked to pay for all of it. Further, the site will be, as seen below subject to additional costs related to the maintenance of the listed garden wall. The Planning Policy Framework states that planning conditions should only be imposed where they are, amongst other tests, reasonable and it is not considered reasonable or proportionate to also require this path.
- 5.17 It is however reasonable and necessary to require that the developer submits a Travel Plan, which should include measures to promote sustainable travel choices together with targets for modal shifts and a plan for monitoring the travel plan to comply with agreed targets together with mitigation measures in the event that modal shift targets are not met. This can be attached as a condition of planning permission.
- 5.18 Overall and subject to the travel plan condition the site would meet the Government's aim of supporting all types of business and enterprise in rural areas subject to an assessment of sustainability as outlined within the NPPF and it would not have an unacceptable impact on the environment.

5.20 Heritage/ Design

Tortworth Court is a Grade II* Registered Park and Garden, and has been placed on Historic England's Heritage at Risk Register due to (amongst other issues) its multiple ownership and the historic entity suffering from a lack of holistic management. Historically the garden is associated with the principal Grade II* Tortworth Court Victorian country house dating 1849-53, and there are further Grade II listed assets and a Scheduled Ancient Monument within the park. In question are the walled kitchen garden site and its environs which contribute strongly to the group value of Tortworth Court and its wider setting. Whilst the glasshouses were/are of mid-to-late 20th century origin, they are a potent reminder and visual clue to the history and evidential value of the kitchen garden. Likewise, the surviving walls are a clear indication of the use and function of this site and contribute strongly to the character. In addition the walls are considered to be curtilage listed even though the site lies some distance from the main house. This is in line with the current guidance for assessment of curtilage listed structures published on the historic England website. The walled garden currently contains large areas of hard-standing and has consent for the storage and selling of motor vehicles and a number of other businesses occupy the site. The current proposal seeks to further consolidate this change from a horticultural site to a business premises through reuse of the cladded glasshouses which are split into 16 business premises. The physical works were carried out largely in accord with the previously permissions

5.21 The objective of policies in the NPPF is to maintain and manage change to heritage assets. When determining applications the authority should take into account the Government objectives as expressed in the overarching definition of sustainable development and particularly (paragraph 192):

- the desirability of sustaining and enhancing the significance of all heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

5.22 A Masterplan for the site has been worked up during this application and is submitted as part of this application. This was felt to be necessary as a result of the scale of the site and the piecemeal nature of the applications being received. The masterplan gives a vision of how the buildings on site and the areas around the walled garden are likely to be set out and can mitigate for changes to the site through this application. This also incorporates a means of inviting the visiting public into the walled garden as a result of the café use, negotiated into the scheme, at the front of the site. This could support the businesses within the site but also support the users of the neighbouring Arboretum which is in separate ownership, thus beginning to create a functional link back to the wider Registered Park and Garden. This masterplan differs from the Masterplans approved previously as more detail about the ground conditions have been established which prevent trees in certain places around

the site and these are instead given over to wildlife zones etc. This will involve the paring back of certain areas which have become used for overflow parking and a condition is necessary to ensure that the landscape works are carried out in a timely fashion.

- 5.23 Clearly this application, in accepting a Masterplan, is not granting planning permission to the other proposals but is a material consideration in this application. A further important matter raised on the masterplan and now fully detailed in the submission documents is that a condition survey has been carried out on the wall and that the wall will be made good as necessary. Indeed these repairs are already underway.
- 5.24 The questions to be answered is whether or not the changes proposed in the application would preserve the current horticultural appearance of the walled garden and how this balances against public benefit.
- 5.25 In this case the solidification of the greenhouses as a result of the cladding on most sides and roofs causes harm to the horticultural appearance of the site and the change in character and ancillary development together are considered to cause moderate harm to the open sense of space and visually alter the character and legibility of the form and function of this horticultural link to Tortworth Court. The scale of the buildings would however remain the same and the means of circulation around the site largely unaltered. There would be altered parking locations but also more planting outside of the glass houses. Some mitigation for the solidification of the glasshouses has been achieved by incorporating large expanses of glazing, particularly at the front of the site. Further mitigation and site enhancement is achieved by the on site planting and wider planting proposals outside of the walled garden. Critical to the proposal is that the garden wall will be subject to a condition survey and scheme of repairs to ensure the long term wellbeing of the wall despite the different users on site. Overall the changes to the buildings and the wider ancillary parking and change of use is considered to have less than substantial harm as it did not physically affect the listed structures even if it affects the setting of a Registered Park and Garden.
- 5.26 Paragraph 196 of the NPPF states that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this should be weighed against the public benefits of the proposal, including securing its optimum viable use'. Balanced against this less than substantial harm is the benefit of securing the wall into the future, creating a frontage to the site which can encourage the general public onto site (café with external seating) and creating a public link with the wider Registered Park and Garden, the open sense of space, significant economic benefits of creating 16 new businesses which are expected to employ around 48 people, and the benefits to the visual amenity and ecology of the site of additional planting. As such this weighs in favour of the development.
- 5.27 Separate to the above considerations are the proliferation of 'A' board type and other adverts which litter the verges around the vehicular access. These do not form part of the application.

5.28 Residential Amenity

The site is within reasonably close proximity to an existing residential dwelling 'The Garden's House', which is situated at the rear of the site, the stables, now three residential uses, which back onto the rear most access road and two houses located outside of the walled garden at the front of the site. The houses outside of the walled garden have some protection from the site activities as a result of the physical presence of the wall and the stables, arguably the closest residential units largely have a blank elevation to the site but this forms part of the dwellings themselves. Environmental Health Officer raises no objection in principle to the proposed use which is now a more broad set of uses than previously proposed. The neighbouring dwellings, currently in the ownership of the applicant are close to the site will inevitably be subject to more noise, vibration and odours from certain activities at the site. As such it is considered appropriate to attach conditions restricting hours of HGV delivery, hours of working, outside storage/ maintenance and noise levels. The uses more likely to be noisy are restricted to 07.00-18.00 and other uses are considered acceptable between 06.00 and 22.00. HGV deliveries are only considered reasonable between 07.00 and 18.00. There is also a general noise condition in relation to the rating level of noise above background level.

5.29 The application reuses existing buildings and as such there are considered to be no issues in terms of loss of light, overbearing impact and the application raises no issues in terms of privacy. Therefore, subject to the conditions described above, there are no objections on grounds of residential amenity.

5.30 Visual appearance

The glass houses are visible from outside of the site, particularly from the Tortworth Road. Whilst there will be no additional buildings or height the more solid buildings will have a greater impact on the wider area and as such a wider scheme of landscaping, in addition to the specific planting to be carried on within the redline area has been negotiated. This is shown on the masterplan and shall be subject of a condition to secure its provision.

5.31 It is acknowledged that the buildings have taken on a more solid feel at close quarters, as expected when initially permitted. They look more solid and less changeable with sky changes from a distance but the products chosen are a grey cladding with intermittent upstands similar to the glazing on a greenhouse. Within the site the developer has balanced the amount of glazing proposed with the need to provide secure accommodation appropriate for the intended uses but it is considered that the use of most glazing at the site frontage is most appropriate and this assists the visitor to appreciate the site as an old kitchen garden.

5.32 Overall the proposal has a neutral impact on the site from a visual amenity perspective with additional landscaping mitigating for the harm of solidification of the glass houses.

5.33 Drainage

In terms of drainage the agent has shown how and where the existing system of foul and surface water is dealt with. On receiving this clarification the Drainage Officer has confirmed that they do not have any drainage issues to

raise. Whilst the Environment agency raise concerns that mains drainage is not being used, which is the preferential means of foul water disposal, the site was permitted in very similar form previously and with drainage similar to the amended scheme. As such significant weight must be given to the extant scheme and the LLFA are satisfied with the proposal put forward.

5.34 Ecology

The site itself is not subject to any nature conservation designations, but it is surrounded by the parkland, broad-leaved woodland and hedgerow of the ecologically rich Tortworth Estate. The application is supported by an ecological report (Wessex Ecological Consultancy, dated July 2014 and additional detailing from the related applications to discharge the conditions relating to a reptile construction management plan and bird and bat boxes. These are now in place and a condition proposes their retention. Additionally a condition restricts lighting at the site in the interests wildlife.

5.35 Trees

Multiple trees surround the wider site area but none are within the redlined site area and none likely to be significantly affected by the proposal, except for a Veteran Macedonian Oak close to the road route in the site.

The main areas of concern have been addressed within the Arboricultural assessment by Silverback. The report states that the Macedonian Oak tree should be reduced by 3m in order to lessen the end weight of the limbs particularly in the presence of a decay fungi growing at the base of the tree and evidence in photo 2 in the assessment. It will reduce the possibility of failure. All works will be in accordance with BS:3998:2010.

The landscape management plan drawing no.133/PA/01F, shows tree protection fencing. It is altered where there is existing hard-standing and also incorporates an area of no-dig construction where an arboricultural watching brief is required. The protective fencing is in accordance with the December 2020 Silverback Arboricultural report tree protection plan and BS:5837:2012 but as the works on site have already occurred there is no need to condition that works proceed in accordance with the scheme.

5.36 Landscaping.

The holistic view as to how the historic walled garden will be respected long term management information has been provided, guided partly by the ground conditions within the walled garden and this is now considered acceptable. Hard landscaping and drainage routes are acceptable in relation to existing and proposed planting and signage will not interfere with the avenue of trees on the access drive. Overall therefore provided that the landscape works shown in the proposed planting plans are provided in a timely order they will soften the solid form of the buildings and the setting of the new uses. Given that the application is retrospective an appropriate time frame is the first planting period after planning permission is granted.

5.37 Security Design

The site is generally of a layout to satisfy the police designing out crime officer however in view of the crimes committed the Designing out Crime officer

makes recommendations. As such an informative is attached to draw attention to the designing out crime officer's recommendations as these are not something which justify a condition being imposed.

5.38 Sustainable design

All development proposals will be encouraged to minimise end-user energy requirements over and above current building regulations. Given that this is a retrospective scheme with complicated history of a previous consent it is not considered justified to force this issue on this application.

The buildings are converted very similarly to the conversions permitted in 2016. As such they have all passed building regulations for their intended uses at that time and there will be additional requirements dependent upon the use provided. Clearly the buildings are more efficient than the glasshouses in their initial form. Additional information was sought in respect of the energy uses at the site and it was discovered that no space heating or cooling was fitted in the buildings and the efficiency of the lighting varies between the needs of the uses. No concern was raised in this regard which would warrant a refusal under policy PSP6.

5.39 Consideration of likely impact on Equalities

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

5.40 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 Taking the site as a whole the less than substantial harm caused by the change of use of the greenhouses to other uses, together with their change in materials is considered to be outweighed by other considerations and public benefits. The proposal has maintained space at the front of the site with its own landscaping to mitigate the buildings at close quarters and prevent a sea of car parking as one enters the site. The public are encouraged to engage with the site by the siting of the café at the front of the site with an external seating area. This has the opportunity to create a public link with the wider Registered Park and Garden. The particular public benefit of maintaining the

garden wall weighs heavily in favour of the development and the creation of sixteen businesses which are expected to employ around 48 people, and the benefits to the visual amenity and ecology of the site as a result of wider screen planting outside of the walled garden are also substantial benefits which weigh in favour of the development. Overall the less than substantial harm caused by the development to the setting of the walled garden is outweighed by the other benefits.

- 6.3 The recommendation to grant permission has been taken having regard to the policies and proposals in the South Gloucestershire PSP Plan 2017 and the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

- 7.1 That the application is APPROVED subject to the following conditions

CONDITIONS

1. The detailed specification and schedule of repairs for the stone and brick walls enclosing the walled garden , dated 29/1/2021 and named 2020-05p-HS1r1 Historic and Heritage Statement/Proposed Planning Heritage Schedule for Repair report, Nov 2020 and associated Proposed Heritage Lime Mortar Mix details shall be completed as advised within the document itself before the end of 2021.

Reason

To safeguard the special architectural and historic character of the wall and given the weight afforded to the maintenance of the wall to the public benefit in the planning balance, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in respect of the NPPF.

2. **LANDSCAPING**

The scheme as set out within the red and blue lined site areas shall be planted in accordance with 133/PA/01H MD landscape Architects Landscape Proposals-Planning (and Planting Schedule) (received 13/4/2021) within the first planting season following the determination of this planning application and shall be maintained as such thereafter in accordance with the Landscape Management Plan (15 years) to be read in conjunction with drawing 133/PA/01H (received 13/4/2021).

Reason

To protect the character, appearance and heritage value of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

3. The site shall include no more than one class E(d) (currently gymnasium) of no more than 615m² and a single A3 café unit no greater than 150m², as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) (or in any provision equivalent to the Class in any statutory instrument revoking and re-enacting that Order with or without modification). The rest of the site as defined with the redline site

boundary shall be used only for use as offices (Class E(g)(i), storage and distribution with trade counter (class B8), vehicle workshop and valeting bays (Class B2 industrial), industrial processes (class E(g)(iii)only) and no other uses as may be permitted Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Reason:

To prevent the need for short term visits to this unsustainable location which should be directed to town and district centres and to enhance the experience of users of the surrounding Historic Park and Garden in accordance with policies CS9 and CS14 of the South Gloucestershire Local Plan Core Strategy 2013 and to enhance the experience of users (raise public benefit) of the surrounding Historic Park and Garden in accordance with the NPPF.

4. The cafe (use class A3) proposed shall only be pursued as identified on plan Block plan 1314-6- 336 A received 22/2/2021 and limited to a single unit no greater than 150m².

Reason

To prevent the need for short term visits to this unsustainable location which should be directed to town and district centres and to enhance the experience of users of the surrounding Historic Park and Garden in accordance with policies CS9 and CS14 of the South Gloucestershire Local Plan Core Strategy 2013 and to enhance the experience of users (raise public benefit) of the surrounding Historic Park and Garden in accordance with the NPPF.

5. Within three months of the date of this application a Framework Travel plan, complete with responsibility details shall be submitted to the authority for approval. For the avoidance of doubt the Framework Travel Plan shall include details of measures to promote alternatives to the motor car, a monitoring regime, modal shift targets and mitigation measures in the event that the modal shift targets are not achieved. The approved Travel Plan shall then be implemented as agreed with immediate effect.

Reason

In the interests of reducing impact of the development to comply with policy PSP11 of the South Gloucestershire Policies Sites and Places Plan 2017 and CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework

6. The requirements of the submitted Silverback Aboricultural Assessment Dec 2020 shall be put into place should further works be required around the veran Macedonian Oak on site.

Reason

To protect the character and appearance of the area to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

7. No outside storage of material/goods/waste or plant shall take place at the premises.

Reason

In the interests of visual amenity of this heritage site and to protect the amenity enjoyed by those living and working in the locality to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

8. Rating level of noise

The rating level of noise from any of the units shall not exceed the background level LA90 60minutes by 0dB or more as measured and determined at the nearest noise sensitive premises (Stables cottages and Garden Cottages). The measurements and assessment shall be made in accordance with the provisions of BS4142: 1997.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013, and the provisions of the National Planning Policy Framework.

9. With regard to any storage and distribution (with or without a trade counter) (class B8), vehicle workshop and valeting bays (Class B2 industrial), as defined in the town and country planning (use classes) order 1987 (as amended) there shall be no machinery used, no process carried out and no deliveries taken in or despatched outside of the following hours 07:00 to 18.00 Monday to Saturday and there shall be no working on Sundays or Bank Holidays. Other permitted uses shall not be carried on outside of the hours of 06.00 to 22.00.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework.

10. There shall be no HGV deliveries taken in or despatched outside of the following hours 07:00 to 18.00 Monday to Saturday and there shall be no working on Sundays or Bank Holidays.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with saved policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework.

11. A3 use Extraction and odour abatement system

The Class A3 (cafe) shall be used only in accordance with the full details of the extraction and odour abatement system submitted.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework 2012

12. The rating level of noise from any extraction system installed shall not exceed the background level LA90 60minutes by 0dB or more as measured and determined at

the nearest noise sensitive premises. The measurements and assessment shall be made in accordance with the provisions of BS4142: 1997.

Reason

To protect the residential amenity of the neighbouring occupiers and to accord with saved policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) December 2013 and the provisions of the National Planning Policy Framework.

13. ECOLOGY

No external lighting, floodlighting or external illuminations other than safety lighting over exits shall be installed on the site at any time.

Reason

In the interests of protected species and visual amenity and to accord with saved policy PSP19 of the South Gloucestershire Local Plan Policies Site and Places Plan (Adopted) 2017, and policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013.

14. The artificial bat boxes and bird nest boxes detailed in the application submission shall be retained on site hereafter.

Reason

In the interests of protected species and to accord with policy CS9 of the South Gloucestershire Local Plan Core Strategy (Adopted) 2013.

15. No signs, hoardings or sign structures with the exception of those submitted with this application shall be erected on the site without the express permission of the Local Planning Authority.

Reason

To safeguard the setting of the special architectural and historic character of the listed wall, buildings and its Registered Park setting and to accord with Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

16. The glasshouse labelled D1 on plan Block plan 1314-6- 336 A received 22/2/2021 shall remain a glasshouse as indicated and not be subject to physical alteration without the express permission of the Local Planning Authority.

Reason

To safeguard the special architectural and historic character of the walled garden, by leaving an indication of its past use in the form of a light weight growing space given the weight apportioned to public benefit in the planning balance, and to accord with Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and in respect of the NPPF.

17. The development shall proceed in accordance with the following plans and particulars which were all received on 4/2/2021 unless otherwise annotated below :

Site location plan 1314-01-1250

Block plan 1314-6- 336 A received 22/2/2021

Proposed elevations:

1314-6- 302E Greenhouse E

1314-6- 303B Greenhouse E both received 22/2/2021

1314-6- 103M Greenhouse A

1314-6- 300E Greenhouse B

1314-6- 301B Greenhouse B

1314-6- 309E Greenhouse C

1314-6- 310F Greenhouse C

1314-6- 312A Greenhouse C

Structural details:

43995: 01P Greenhouse A Foundation layout and Details

43995: 02 Greenhouse A Steelwork layout and Details

43995: 10 Perimeter column extension details- all

43995: 11 Internal column extension details- all

43995: 21 Glasshouse B Long sections

Design & Access Statement 2020-05p-DS1 r1

Landscape details:

1314-6-333P A Proposed hard and soft landscaping (received 22/2/2021)

133/PA/01H MD landscape Architects Landscape Proposals-Planning (and Planting Schedule) (received 13/4/2021)

Landscape Management Plan - 15 years - to be read in conjunction with drawing 133/PA/01H (received 13/4/2021)

1314-6-335 B Proposed hard landscaping, signage and drainage Plan (received 13/4/2021)

2020-05p-LSr5 Landscape Statement plus 2020-05p-LS1 r4 Appendix 3

Parkhill Landscape Statement

Silverback Aboricultural Assessment Dec 2020

Naturescape Catalogue

Heritage details:

Heritage report plus schedule of work/ maintenance required on boundary wall.

Heritage Statement 2020-05p-HS1r1

Proposed Planning Heritage Schedule for Repair report, Nov 2020

Proposed Heritage Lime Mortar Mix

Transport statement plus Travel Plan. 2020-05p-TS1r1 Transport Statement; IMA Technical Note 1

Ecology details:

Ecology Report as previously approved Wessex Ecological Report; Wessex Construction Method Statement

2020-05p-ES1r1 Ecology Statement

Bat Conservation Trust Bat Box Information Sheet

Schwegler Detail Sheets: 3FN; 1ZA; 1MR

Additional Items associated with previous condition releases:

Building Material Schedule and examples of cladding etc. (5)

1314:810 EFS (A); 1314:811 EFS (BCE) External Building Material Schedules

Jl Colour Flow details

MR046_JI-Roof-1000 Cladding Specification

Nova Aluminium/ Smart Systems details (8 x A4 sheets)

Smart Systems Smart Wall Detail Sheet

Large scale building sections including eaves and gutters. (5)

1314-6- 103L Greenhouse A

UK_R_RW 192A E KS1000RW Cad Roofing ridge detail

UK_R_RW 195 E KS1000RW Cad Cladding eaves detail

UK_R_RW 201 A KS1000RW Cad Cladding verge start

UK_W_RW 546 A S KS1000RW Cad Cladding corner detail

UK_W_RW 554 KS1000RW Cad Cladding window detail

Proposed: 1314-6-103M, updated from issue above plus all above cladding details.

Odour control:

Extraction and Odour abatement system details and maintenance regime for A3 use.

(10,11)

2020-05p-EandOCS1 r1 Extraction and Odour Control Statement

Unit 4 External Extraction Details, Information and Maintenance

Unit 4 Internal extraction and Odour Control Detail, Information and Maintenance.

External Site Signage (in blue area):

2020-05p-SS r1 Signage Statement

Reason

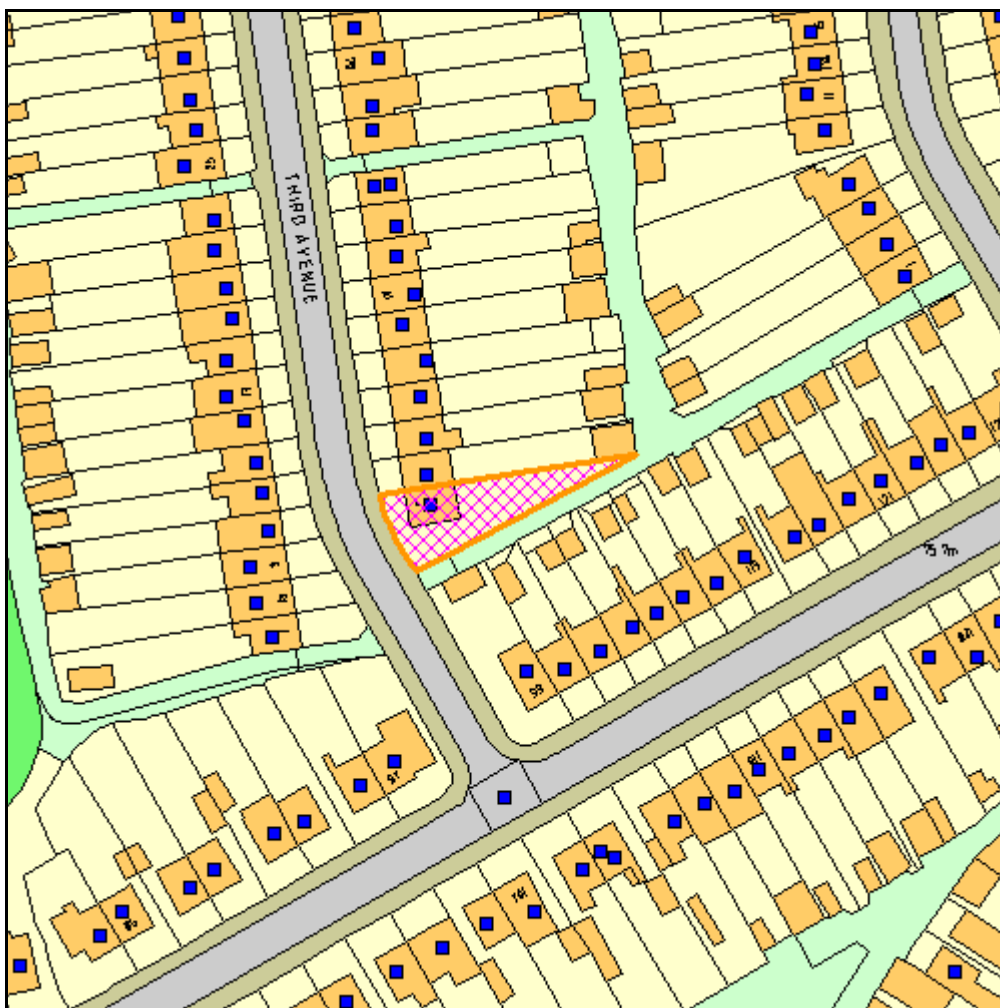
For the avoidance of doubt and to prevent the need or remedial action.

Case Officer: Karen Hayes

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/01027/F	Applicant:	Mitul Patel
Site:	2 Third Avenue Filton South Gloucestershire BS7 0RT	Date Reg:	1st March 2021
Proposal:	Erection of single storey rear and side extension, two storey side extension, together with roof extension and dormer loft conversion to facilitate Change of Use from residential dwelling (Class C3) to 8no. bedroom HMO (for up to 16 people) (Sui Generis) with parking and associated works, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended)	Parish:	Filton Town Council
Map Ref:	360404 178273	Ward:	Filton
Application Category:	Minor	Target Date:	21st April 2021



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100023410, 2008.

N.T.S.

P21/01027/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 APPLICATION BEING ON CIRCULATED SCHEDULE

The application appears on the Council's Circulated Schedule procedure following the receipt of more than 3no. objection comments contrary to the officer recommendation below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey rear and side extension, a two storey side extension, together with a roof extension and dormer loft conversion to facilitate the change of use from a residential dwelling (Class C3) to 8no. bedroom HMO (for up to 16 people) (Sui Generis) with parking and associated works, as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application relates to 2 Third Avenue, a 2no. storey end terrace dwelling located within an established urban area.
- 1.3 The application has been amended since originally submitted, in order to increase parking provision at the site.

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
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages

PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT01/0902/F - Erection of two storey side extension to form garage with bedroom over. – Approved 13.08.2001

4. CONSULTATION RESPONSES

- 4.1 Filton Parish Council – No response
- 4.2 Transportation DC No objections subject to conditions requiring parking, EVCP and cycle storage to be provided.

Other Representations

- 4.3 Local Residents – 46no. objection comments have been received, summarised as:
- Excessive number of HMOs in the area
 - Community spirit being eroded
 - Takes away affordable housing for families
 - Young adults will need to move away from the area resulting in school closures
 - Traffic and parking is already bad
 - Dangerous parking in area
 - Legislation should prevent HMOs near school
 - Students do not pay Council Tax
 - Filton has 40% of all HMOs in SG
 - Developers use proposals for financial gain
 - Proposal site on walking route to school
 - Nothing is done about unlicensed HMOs
 - The Council should not allow houses for 16 people
 - Neighbourhood is declining
 - Majority of local shops are now takeaways
 - Existing litter problem
 - Washing is dried in windows
 - Gardens are overgrown
 - Pending application for HMO next door
 - Poor visibility at junctions
 - Antisocial behaviour
 - Noise disturbances from existing property
 - Building and facilities inadequate for 16no. people
 - No tree report submitted
 - Parking spaces behind a locked gate
 - Spaces do not appear large enough

- Road is not wide enough to allow for parking
- Electric parking points would result in trip hazards

5. **ANALYSIS OF PROPOSAL**

Principle of Development

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

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

Impact on the character of the area

- 5.2 The application proposed a single storey side and rear extension, 2 storey side extension and loft conversion with dormer to facilitate the proposed conversion to an HMO.
- 5.3 The host dwelling is end terrace, with brick to the lower floor and rough render to the upper floor. The proposed side extension would provide a continuation of the eaves and ridgeline. The two storey side extension would have a width of around 3.5, with an additional single storey element of 2.3m. Both extensions would be full depth, and then an additional single storey extension of around 5.7m wide and 4m deep would be added to the rear.
- 5.4 Due to its location at the end of a terrace, with an access road between the property and its neighbour to the south, the property does have sufficient room to accommodate extensions that may be difficult to achieve on other properties in the area. Although substantial, the proposals are considered to remain subservient to the host dwelling.
- 5.5 The proposed roof is to be a gable end, which replaces the existing hipped roof. Originally, the properties in the area would have been constructed with hipped roofs to the end terrace properties. It is noted that several properties in the surrounding area have converted their roofs to gable ends, and as such the proposal would not appear out of character.
- 5.6 The proposed rear dormer is not overly dominant within the roofline, and sits well up from the eaves and down from the ridgeline.

- 5.7 An existing conifer tree is also to be removed from the rear garden to accommodate the extension. The tree is not protected and has limited value within the streetscene. There is no objection to its removal.
- 5.8 Given the above, officers consider the proposal to be of an acceptable standard of design that will not harm the visual amenity of the street scene. Subject to a condition requiring matching materials due to its prominent position, the proposed extension(s) can be considered to be in compliance with the requirements of PSP38 and CS1.
- 5.9 Concerns have been raised in terms of a loss of a family home and the impact of an HMO on the area. The Council's data, last updated December 2020, indicates that there are two other licensed HMO's (5 people and above) within the vicinity of the application site, at 124 Northville Road and 136 Northville Road. There is also a pending HMO application for 99 Northville Road, immediately south of the application site. The surrounding area is made of mostly semi-detached and detached dwellings under C3 use. Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally welcome where it is in compliance with policy PSP16 (discussed later in the report).

Residential amenity

- 5.10 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standards for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum of 5m² amenity space. Using this standard, 8 x 1no. bed flats would require 40m² amenity space. The rear garden is in excess of this requirement, and as such it is considered that sufficient private amenity space would be provided for future occupants.
- 5.11 Concerns have been raised regarding potential noise from future occupants of the HMO. The proposal would continue to be under residential use and it would be unreasonable to assume that any future occupants, whether they are students or otherwise, would create excessive noise over and above what is expected from a residential property. Should residents encounter any unreasonable noise issues they are encouraged to report these to the Council's Environmental Protection Team.
- 5.12 Residents have also queried whether the proposed dwelling has sufficient amenities for the number of proposed residents. Although an HMO license has not yet been applied for, it will be required before the proposal could be occupied. The license will not be granted if the proposal does not meet the requirements, such as room sizes and kitchen space.
- 5.13 In regards to impacts from the proposed extension, due to its siting on the end of the terrace and on a corner plot, the side extension (and rear single storey) are located a sufficient distance from any neighbouring properties to negate any amenity concerns. Accordingly, the proposal is considered to be in compliance with the requirements of PSP8 and PSP38. Any permission should

ensure that a condition is applied requiring all bathrooms to have obscure glazing.

Transportation

- 5.14 Concerns have been raised in regards to parking provision. The Council's parking standards for an 8no. bed HMO is one space per 2 bedrooms, i.e. 4no. spaces.
- 5.15 This application provides 4no. spaces for the application. 1no. space to the front of the property, and 3no spaces to the rear located down a private lane used by residents.
- 5.16 The provision of 4no. Spaces is considered to comply with PSP16, and is adequate for the needs of the proposal. Whilst concerns regarding traffic safety is noted, the Transportation DC team have not raised objections to the parking provision in these locations.
- 5.17 The proposal is not considered to cause significant harm to highway safety or the wider highway network, and complies with Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013 and Policies PSP16 and PSP39 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

Other matters

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

Consideration of likely impact on Equalities

- 5.20 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 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 shall not be occupied until the parking spaces have been provided in accordance with the submitted details.

Reason:

In the interest of highway safety and to accord with policies PSP11 and 16.

3. The development shall not be occupied until covered and secure cycle parking for 8 cycles and a 7Kw 32 Amp Electric Vehicle Charging Point has been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:

To promote sustainable travel and to accord with policies PSP16 and CS8.

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

Reason

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

5. Any proposed windows in bathrooms/WCS shall be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

Reason:

To protect the amenity of residents

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

24 Feb 2021

EXISTING EAST ELEVATION PLAN

24 Feb 2021	EXISTING NORTH ELEVATION PLAN
24 Feb 2021	EXISTING SOUTH ELEVATION PLAN
24 Feb 2021	EXISTING WEST ELEVATION PLAN
24 Feb 2021	FIRST FLOOR PLAN - EXISTING
24 Feb 2021	GROUND FLOOR PLAN - EXISTING
24 Feb 2021	LOCATION & BLOCK PLAN - EXISTING
24 Feb 2021	PROPOSED EAST ELEVATION
24 Feb 2021	PROPOSED FIRST FLOOR PLAN
24 Feb 2021	PROPOSED GROUND FLOOR PLAN
24 Feb 2021	PROPOSED LOFT PLAN
24 Feb 2021	PROPOSED NORTH ELEVATION
24 Feb 2021	PROPOSED SOUTH ELEVATION
24 Feb 2021	PROPOSED ROOF PLAN
24 Feb 2021	PROPOSED WEST ELEVATION
24 Feb 2021	ROOF PLAN - EXISTING
20 Apr 2021	PROPOSED SITE PLAN

Reason:

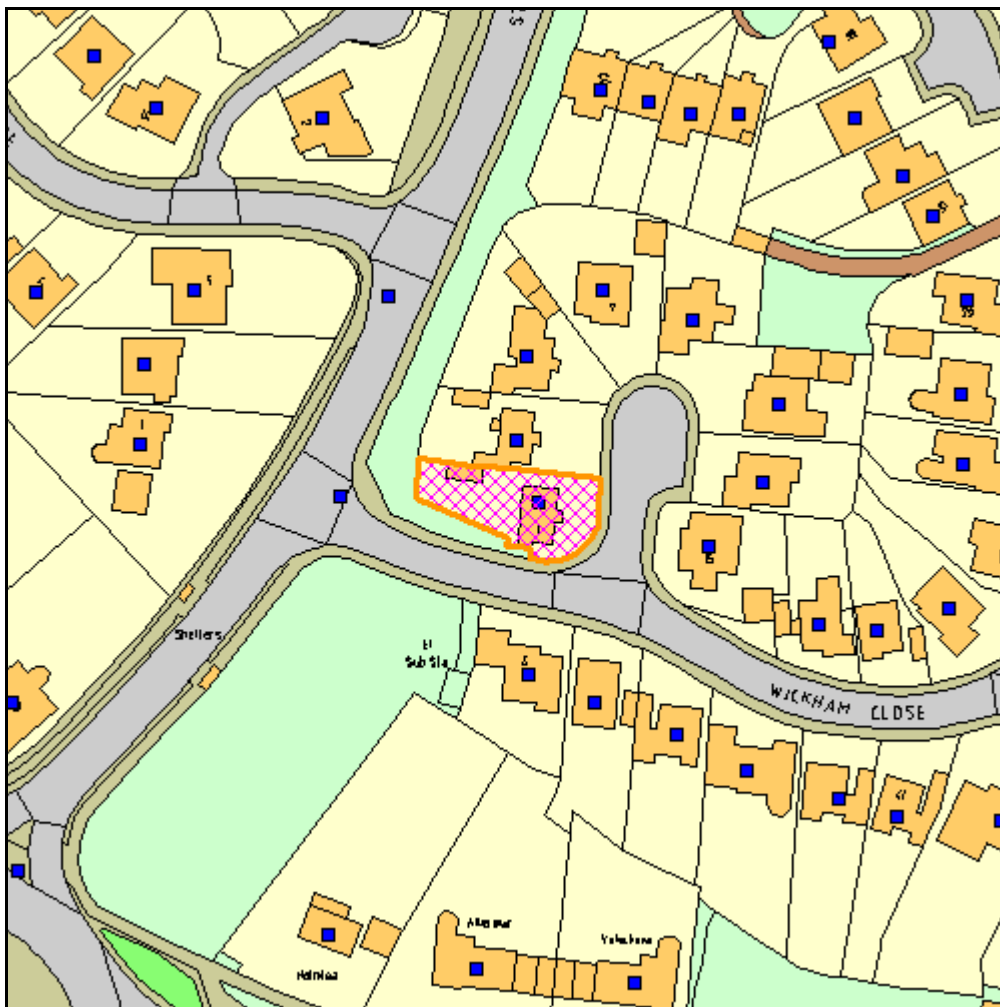
To define the terms and extent of the permission.

Case Officer: Rae Mepham

Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/01776/F	Applicant:	Mr J Benton
Site:	1 Wickham Close Chipping Sodbury South Gloucestershire BS37 6NH	Date Reg:	24th March 2021
Proposal:	Erection of single storey front and three storey rear extension to form additional accommodation. (re-submission of P20/22309/F).	Parish:	Sodbury Town Council
Map Ref:	373526 181844	Ward:	Chipping Sodbury And Cotswold Edge
Application Category:	Householder	Target Date:	17th May 2021



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P21/01776/F

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

Reason for Referral to Circulate Schedule Development Management Committee

This application appears on the Circulate Schedule due to the receipt of 3 or more support comments from the public (contrary to the officer's recommendation).

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for the erection of a single storey front and three-storey rear extension to form additional accommodation at 1 Wickham Close, Chipping Sodbury.
- 1.2 The application site comprises a modest plot with the property itself forming a two-storey, detached dwelling. The host dwelling benefits from off street parking as well as a rear garden, providing ample amenity space to current residents. Likewise, the case officer notes there are no restrictive policies that cover the site.
- 1.3 Lastly, it is recognised this proposal is a further submission of P20/22039/F which seeks to gain planning permission for design aspects previously refused. This analysis is set out in section 5.
- 1.4 *Procedural Matters* – amended plans have been received from the applicant's agent. This has not altered the scope of development nor has it affected the description of development, due to which, no further public consultation has been conducted. The case officer is satisfied this does not disadvantage the public interest.

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

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP2	Landscape
PSP11	Transport Impact Management
PSP16	Parking Standards

PSP38 Development within Existing Residential Curtilages
 PSP43 Private Amenity Space

- 2.3 Supplementary Planning Guidance
 South Gloucestershire Design Checklist (*Adopted 2007*)
 Residential Parking Standards (*Adopted 2013*)
 SGC Householder Design Guide (*Adopted 2021*)

3. RELEVANT PLANNING HISTORY

- 3.1 Ref: P20/22309/F. Permission Refused, 16.02.2021
Proposal: *Erection of single storey front and three-storey rear extension to form additional accommodation.*
Reason: *The proposed development would result in a poorly designed building with inappropriate scales that do not reflect characteristics of the site or the immediate area. The result of this scheme would be highly from the corresponding highway and would act to degrade the existing street scene and surrounding locality. Therefore, the proposed development is contrary to policies CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013) and policies PSP1 and PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).*

4. CONSULTATION RESPONSES

- 4.1 Sodbury Town Council
 No objections.
- 4.2 Sustainable Transport Officer
 Key points from the sustainable transport officer have been summarised as follows:
 - The site has existing parking arrangements suitable for a dwelling of the proposed size.
 - No objection raised.
- 4.3 Local Residents
 One letter stating no objection and 7 letters of support have been received from neighbours. Key points have been summarised as follows:
 - The proposed works show commitment and development of the existing property that will improve its appearance and be of a sympathetic nature to the surrounding area.
 - The development proposal will not be of determinant to the neighbouring properties.
 - The applicant has removed trees from a previously overgrown garden, improving views.
- 4.4 *[Officer Comment]* The above comments have been noted with further discussion set out in section 5 of this report.

5. ANALYSIS OF PROPOSAL

- 5.1 This application contains works (single storey front extension) where the case officer previously raised no objection. As the design, form and detailing of the front extension is an exact match, this report will provide an assessment of the three-storey extension only.
- 5.2 Principle of Development
Policy PSP38 permits extensions and alterations to existing dwellings within established residential curtilages subject to an assessment of design, amenity and transport. The development is acceptable in principle but will be determined against the analysis set out below.
- 5.3 Policies CS1, PSP38 and the SGC Householder Design Guide seek to ensure that development proposals are of the highest possible standards of design in which they respond to the context of their environment. This means that developments should demonstrate a clear understanding of both the site and local history to ensure the character, distinctiveness and amenity is well assessed and incorporated into design.
- 5.4 As with the previous application, this proposal would introduce a significant three-storey extension that would now project from the rear building of the existing dwelling by approximately 4.2 meters, have a width of 8.8 meters and a maximum height of 8.5 meters. However, and unlike the previous scheme, this development features 2no. projecting pitched roofs with equal size and form that would function to provide additional storage to the property. Additionally, this proposal shows a re-alignment of rear placement, but, all other works appear to match those found on the previously refused application.
- 5.5 Whilst the principle of making alterations to this site is not dismissed and the case officer recognises that this scheme (P21/01776/F) has demonstrated an improvement on the previous, largely due to the revised fenestration and matching gable ends, there does remain strong concern regarding the extent to which the proposed development would appear visually dominant – by means of scale and massing – and the resulting impact this would have on the existing street scene and surrounding locality.
- 5.6 The instalment of a three-storey rear extension with the proposed dimensions as set above would create a design that disregards the existing proportions of the host property. This becomes most apparent when viewing the proposed extension from the side elevations in which the case officer makes reference to the South Gloucestershire Householder Design guide. The Supplementary Planning Document states that the maximum depth for a two-storey rear extension should be no more than 4 meters. As this proposal is considered a three-storey development and is found to have a length greater than that of the previously refused (an approximate increase of 0.2 meters), it is considered the host property would be consumed by this extension, thus providing merit that the proposal would not appear as a subservient addition. This is further exemplified by the revised roof plan and although this scheme has demonstrated examples of good design by improving the overall balance, the total massing is found to have increased. Here, the case officer notes PSP38

which states extensions should be set down from the host's ridge height to ensure subservience is achieved, which unfortunately, where this re-submission has attempted to address previous concern, has only served to exacerbate the issue identified above and created a design with proportions that appear out of character of the site and surrounding context.

- 5.7 The officer's previous report further explained that due to the sitting of the property in relation to the immediate highway, any negative impact would have a detrimental impact on the wider street scene, which again, the same issue is raised.
- 5.8 Due to the reasons listed above and whilst revisions have been made, it is considered the proposed development would amount to a dwelling with design features that are inappropriately scaled and would appear visually dominant due to their scale and massing. Not only would this cause harm to the existing characteristics of the host property and its context, but this re-submission has failed to address previous concerns, with the proposal therefore judged to be contrary to policies CS1 & PSP38 and the SGC Householder Design Guide, in which the case officer is satisfied there is a lack of mitigatory circumstance to overcome the impacts described above.
- 5.9 Residential Amenity
Policy PSP8 relates specifically to residential amenity in which it states development proposals are acceptable, provided they do not create unacceptable living conditions or result in unacceptable impacts on residential amenities. These are outlined as follows (but are not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.10 Due to the reasons outlined in the previous report, no amenity objections are raised by the case officer.
- 5.11 Parking
Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The case officer is satisfied the proposal meets the requirements of policy PSP16.
- 5.12 Private Amenity Space
No objections raised.
- 5.13 Consideration of likely impact on Equalities
The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty came into force. Among other things, those subject to the equality duty must have due regard to: eliminate unlawful discrimination; harassment and victimisation; advance equality of opportunity; and, foster good relations between people who share a protected characteristic and those who do not. The general equality duty therefore requires organisations to consider how they could positively contribute to the advancement of equality and good relations. It

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

- 5.14 With regards to the above, this planning application 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 **deny** permission has been taken having regard to the policies and proposals in the development plan set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

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

The proposed development, due to its scale and mass at a visually prominent position at the entrance to Wickham Close, would result in a poorly designed building with inappropriate proportions that would not appear subservient or reflect existing characteristics of the host. The result of this scheme would be highly visible from the public realm and would act to degrade the existing street scene and surrounding locality. It is therefore considered the development is contrary to policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), and, the SGC Householder Design Guide (*Adopted 2021*).

1. The proposed rear extension, due to its scale and mass at a visually prominent position at the entrance to Wickham Close, would result in a poorly designed building with inappropriate proportions that would not appear subservient or reflect existing characteristics of the host. The result of this scheme would be highly visible from the public realm and would act to degrade the existing street scene and surrounding locality. It is therefore considered the development is contrary to policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013), policy PSP38 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), and, the SGC Householder Design Guide (Adopted 2021).

Case Officer: Ben France
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/01952/F	Applicant:	Mr Andy Smith
Site:	99 Northville Road Filton South Gloucestershire BS7 0RJ	Date Reg:	24th March 2021
Proposal:	Internal and external alterations to facilitate conversion of existing dwelling to form 8no bedroom, 8 person HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). (re-submission of P21/00229/F).	Parish:	Filton Town Council
Map Ref:	360419 178246	Ward:	Filton
Application Category:	Minor	Target Date:	14th May 2021



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P21/01952/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 APPLICATION BEING ON CIRCULATED SCHEDULE

The application appears on the Council's Circulated Schedule procedure following the receipt of more than 3no. objection comments, including a Cllr objection, contrary to the officer recommendation below.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission for internal and external alterations to facilitate conversion of existing dwelling to form an 8no bedroom HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).
- 1.2 The application relates to 99 Northville Road, Filton, a 2no. storey end terrace dwelling located within an established urban area.
- 1.3 This application is a resubmission of application P21/00229/F, which was refused under delegated powers due to insufficient parking provision.

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
PSP8	Residential Development
PSP11	Transport
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 P19/4604/F - Erection of 1 no. attached dwelling with parking, access and associated works. – Refused 20.06.2019 – Appeal dismissed 21.01.2020
- 3.2 P20/14992/F - Erection of two storey side and single storey side/rear extension to provide additional living accommodation. – Permit 11.11.2020
- 3.3 P21/00229/F - Internal and external alterations to facilitate conversion of existing dwelling to form 8no bedroom, 8 person HMO (Sui Generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). – Refuse 15.03.2021

4. CONSULTATION RESPONSES

- 4.1 Filton Parish Council – No response
- 4.2 Transportation DC – No objection subject to conditions relating to the provision of parking

Other Representations

- 4.3 Cllr Christopher Wood – *“This planning application is a clear breach of South Gloucestershire Council's Residential Parking Standards Supplementary Planning Document Adopted December 2013. This application precariously provides multiple car parking spaces on the corner of the junction of an already congested road, which contains a school, has no bus provision and where vehicles often park dangerously on the pavement due to a lack of on-street parking. The application goes against this council's planning guidance by seeking to remove garden walls, fencing and garden amenity space for the aforementioned parking.*

Over 40% of South Gloucestershire's HMOs are located in Filton and the impact on parking problems has increased dramatically as a result. The document makes clear that HMO "developments can, if inappropriately located and/or by becoming concentrated in a locality, increase local on-street parking problems and states that HMO applications will be permitted only if they "would identify an acceptable off-street parking". This is clearly inappropriately located and the parking provision identified is dangerous.

A near identical planning application at this location was rejected merely 2 months ago, I expect this application to be rejected as well. This application is inappropriately located, will further increase the already burdensome on-street parking problems, traffic congestion and endanger road users, including cyclists and pedestrians, including school children. There is no doubt that there

are clear planning guidelines laid out by this council which prohibit the granting of this planning application.”

- 4.4 Local residents – 28no. objection comments have been received, summarised as:
- Area needs more affordable housing for families and young professionals
 - Too many HMOs and student accommodation
 - House prices are being pushed up and residents pushed out
 - Noise disturbance from existing HMOs
 - Nearby application at 2 Third Avenue also pending consideration
 - Property at junction of busy roads
 - School and health clinic nearby
 - Traffic and parking already difficult
 - Extra parking will cause reduced visibility
 - Northville Road is 16% HMOs
 - Lack of care from landlords
 - HMOs cause rubbish and mess
 - Should be refused like previous application
 - Council tax already high
 - Pollution from existing traffic
 - Limited facilities in area
 - 7 HMOs in a row nearby
 - Insufficient amenity space

5. ANALYSIS OF PROPOSAL

Principle of Development

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

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

Impact on the character of the area

- 5.2 The application proposes a 2no. storey extension to facilitate the proposed conversion. The extension has previously gained permission under P20/14992/F, which remains extant. This is therefore given significant weight.
- 5.3 The host dwelling is of a ‘typical’ end terrace 1930s character, with rough rendered elevations, a hipped roof clad with interlocking tiles and front bay window. The side extension would have a width of 4.3 metres (c.800mm away

from the side boundary) and would be set back from the front by 500mm and down from the ridge by around 300mm. The rear extension (GF) would have a depth of 4 metres, width of 4.5 metres and would adjoin the existing single storey flat roofed rear projection, though the new rear extension will have a mono-pitched roof.

- 5.4 The proposed side extension would appear suitably subservient to the host dwelling, would clearly read as an extension and follows the same design principles as the host dwelling, and is also broadly the same as the extension previously added to no. 97 Northville Road, on the opposite corner plot on the other side of Third Avenue. The rear element is of a simple lean-to design that (subject to having a pitched roof) also follows the design principles of the host dwelling and surrounding locality. Indeed, the extensions proposed can be considered to be relatively 'standard' forms of extension in the context of the age and type of the host dwelling.
- 5.5 Given the above, officers consider the proposal to be of an acceptable standard of design that will not harm the visual amenity of the street scene. Subject to a condition requiring matching materials due to its prominent position, the proposed extension(s) can be considered to be in compliance with the requirements of PSP38 and CS1.
- 5.6 Concerns have been raised in terms of a loss of a family home and the impact of an HMO on the area. The Council's data, last updated December 2020, indicates that there are two other licensed HMO's (5 people and above) within the vicinity of the application site, at 124 Northville Road and 136 Northville Road. There is also a pending HMO application for 2 Third Avenue, immediately north of the application site. The surrounding area is made of mostly semi-detached and detached dwellings under C3 use. Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally welcome where it is in compliance with policy PSP16 (discussed later in the report).

Residential amenity

- 5.7 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standards for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum of 5m² amenity space. Using this standard, 8 x 1no. bed flats would require 40m² amenity space. The rear garden is in excess of this requirement, and as such it is considered that sufficient private amenity space would be provided for future occupants.
- 5.8 Concerns have been raised regarding potential noise from future occupants of the HMO. The proposal would continue to be under residential use and it would be unreasonable to assume that any future occupants, whether they are students or otherwise, would create excessive noise over and above what is expected from a residential property. Should residents encounter any unreasonable noise issues they are encouraged to report these to the Council's Environmental Protection Team.

- 5.9 In regards to impacts from the proposed extension, due to its siting on the end of the terrace and on a corner plot, the side extension (and rear single storey) are located a sufficient distance from any neighbouring properties to negate any amenity concerns. Accordingly, the proposal is considered to be in compliance with the requirements of PSP8 and PSP38. Any permission should ensure that a condition is applied requiring all bathrooms to have obscure glazing.

Transportation

- 5.10 Concerns have been raised in regards to parking provision. The Council's parking standards for an 8no. bed HMO is one space per 2 bedrooms, i.e. 4no. spaces. The previous application (P21/00229/F) only provided 2no. spaces, and was refused due to under provision and the subsequent harm to highway safety.
- 5.11 This application provides 4no. spaces for the application. 1no. space to the front of the property with a new vehicular access, and 3no spaces to the rear, with a reduced garage to be used as general storage and a bike store. An EVC charging point is provided at the store area, with bin storage to the front of the property.
- 5.12 The provision of 4no. Spaces is considered to comply with PSP16, and is adequate for the needs of the proposal. Whilst concerns regarding traffic safety is noted, the Transportation DC team have not raised objections to the parking provision in these locations.
- 5.13 The proposal is not considered to cause significant harm to highway safety or the wider highway network, and complies with Policy CS8 of the South Gloucestershire Local Plan Core Strategy 2013 and Policies PSP16 and PSP39 of the South Gloucestershire Local Plan Policies Sites and Places Plan 2017.

Other matters

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

Consideration of likely impact on Equalities

- 5.16 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 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 shall not be occupied until the access and parking (car plus a 7Kw 32 Amp electric vehicle charging point and cycle store) arrangements have been completed in accordance with the submitted details.

Reason:

In the interest of highway safety, to promote sustainable travel and to accord with policies PSP11, 16 and CS8.

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

Reason:

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

4. Any proposed windows in bathrooms/WCS shall be obscurely glazed and non-opening, unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed. Thereafter the window shall be permanently retained as such.

Reason:

To protect the amenity of residents

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

19 Mar 2021	99/NR/111/HMO/P	BIN STORE DETAILS
19 Mar 2021	99/NR/F/00/P	THE LOCATION PLAN
19 Mar 2021	99/NR/F/101/HMO/P	EXISTING GROUND FLOOR PLAN
19 Mar 2021	99/NR/F/102/HMO/P	PROPOSED GROUND FLOOR PLAN
19 Mar 2021	99/NR/F/103/HMO/P	EXISTING FIRST FLOOR PLAN
19 Mar 2021	99/NR/F/104/HMO/P	PROPOSED FIRST FLOOR PLAN
19 Mar 2021	99/NR/F/105/HMO/P	EXISTING SECOND FLOOR PLAN
19 Mar 2021	99/NR/F/106/HMO/P	PROPOSED SECOND FLOOR PLAN
19 Mar 2021	99/NR/F/107/HMO/P	EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS
19 Mar 2021	99/NR/F/108/HMO/P	EXISTING AND PROPOSED A AND B SIDE ELEVATIONS
19 Mar 2021	99/NR/F/109/HMO/P	EXISTING BLOCK PLA
19 Mar 2021	99/NR/F/110/HMP/P	PROPOSED BLOCK PLAN

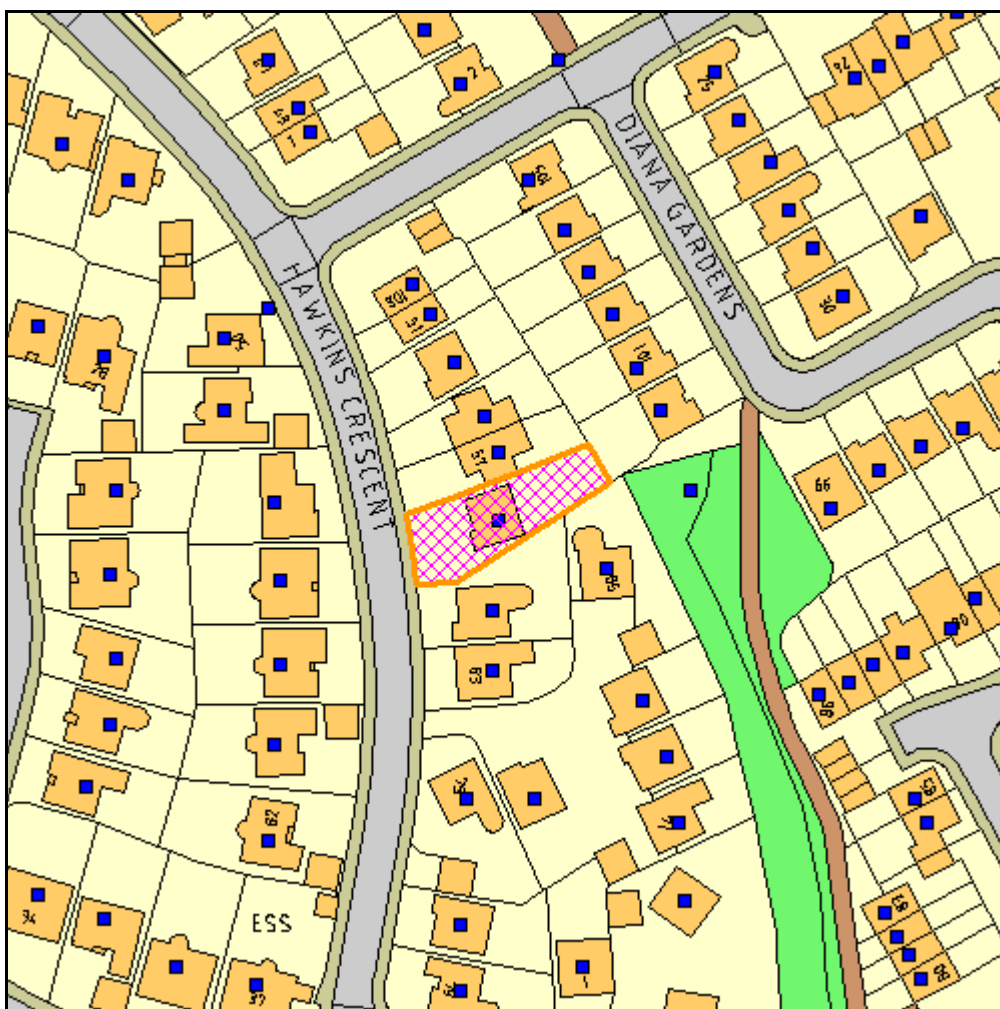
Reason:

To define the terms and extent of the permission.

Case Officer: Rae Mepham
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/02710/F	Applicant:	Mr Richard Jones
Site:	59 Hawkins Crescent Bradley Stoke South Gloucestershire BS32 8EL	Date Reg:	20th April 2021
Proposal:	Erection of first floor rear extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	362228 181505	Ward:	Bradley Stoke South
Application Category:	Householder	Target Date:	10th June 2021



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P21/02710/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.

This planning application has been added to the Circulated Schedule because the proposal has received 1No objection from Bradley Stoke Town Council, which is contrary to the officer's recommendation.

1. THE PROPOSAL

- 1.1 The application seeks full planning permission erection of first floor rear extension to form additional living accommodation.
- 1.2 The application site can be found at 59 Hawkins Crescent, is set within a good sized plot, and is an existing two storey detached dwelling. It is located within the established residential area of Bradley Stoke and accessed from a private drive, which serves Nos 53-59 Hawkins Crescent.
- 1.3 As part of the assessment of this application, the originally proposed roof to the first floor extension has evolved and improved its overall design from a flat roof with a glass lantern to a hipped roof. In addition, the originally proposed windows to the side elevations of the proposed first floor extension have now been omitted over concerns of overlooking and privacy issues. Subsequent revised elevations have been submitted and therefore re-considered accordingly.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework February 2019
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

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

PSP1	Local Distinctiveness
PSP8	Residential Development
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards
- 2.3 Supplementary Planning Guidance
South Gloucestershire Design Checklist (Adopted 2007)
Residential Parking Standards SPS (Adopted 2013)

Household Design Guide SPD (Adopted 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 PT17/2789/CLP. The proposed erection of a single storey rear extension. Approved. 26.06.2017

4. CONSULTATION RESPONSES4.1 Bradley Stoke Town Council

1 No letter of Objection -

- *Bradley Stoke Town Council objects to this planning application on grounds of out of keeping with the surrounding area and streetscene.*

Sustainable Transport – Transportation DC

No Objections.

Other Representations4.2 Local Residents

No Comments received.

5. ANALYSIS OF PROPOSAL5.1 Principle of Development

Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity and highway safety. It states that new dwellings and extensions within existing residential curtilages are acceptable in principle but should respect the overall design and character of the street and surrounding area. They should not prejudice the amenities of neighbours, or that of highway safety and the parking provision should be of an acceptable level for any new and existing buildings. The adequate provision of private amenity space should also not be sacrificed for any new development that forms part of a settlement pattern that also contributes to local character.

- 5.2 Policy CS1 of the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context.

- 5.3 The proposal is for planning permission for the erection of first floor rear extension to form additional living accommodation. Consequently the main issues to deliberate are the impact on the character of the area and the principal dwelling; the impact development may have on the amenities of neighbouring occupiers and the resultant dwelling; and the proposals impact on highway safety/parking provision.

5.4 Design and Visual Amenity

Policy CS1 of the Core Strategy and policy PSP38 of the Policies, Sites and Places Plan seek to ensure that development proposals are of the highest

- possible standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.5 The proposed first floor extension, will have an overall depth of 3.98 metres and an overall width of 7.06 metres (width of the original dwellinghouse). It is proposed to have a hipped roof, maintaining the existing eaves height, and although it will have a small flat element to the centre of the roof, this will not be visible to any other neighbouring properties and it will ensure the impression of a pitched roof. Given that the proposed first floor extension is at the rear, and given the revision to the proposed roof, officers are satisfied that any impacts upon the existing streetscene will be minimal, and that the proposal now achieves the highest possible standard of design as the extension now becomes integrated into the fabric and envelope of the existing dwellinghouse.
- 5.6 The first floor rear extension has been proposed through its design to complement the existing dwelling in the choice of materials, details and components, ensuring that the aesthetical appearance of the dwelling continues to compliment both neighbouring properties and the existing dwellinghouse, matching materials and components to the host dwelling where possible, and therefore the scale and form of the proposed extension does respect the proportions and character of the existing dwelling.
- 5.7 Residential Amenity
Policy PSP38 of the Policies, Sites and Places Plan explains that development will be permitted provided that it would not detrimentally impact the residential amenities of nearby occupiers and would not prejudice the retention of adequate private amenity space. Policy PSP8 specifically relates to impacts on residential amenity and outlines that unacceptable impacts could result from (but are not restricted to); loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and odours, fumes or vibration.
- 5.8 The impact on residential amenity has been assessed and found to be acceptable. Although the proposed development may result in some limited overlooking impacts as 2No new windows are proposed to the rear façade overlooking the private amenity space, officers have concluded that the impact is found to be acceptable as they face neighbouring rear gardens at the same angle as the existing first floor rear windows in the usual manner of rear elevations. A condition can be added to ensure that no windows are added to either of the side elevations anytime in the future.
- 5.9 With reference to the South Gloucestershire Council Household Design Guide SPD, officers have considered that there would be no significant overbearing effect or loss of light to any neighbouring residents resulting from the first floor extension, especially to No 57, as there are no windows on the elevation of this property facing the application site. It has been concluded that the impact on the neighbouring residential amenity would not result in any unacceptable impacts.

5.10 Transport

Policy PSP16 of the Policies, Sites and Places Plan sets out the Councils parking standards. The proposed development will not increase the vehicular parking requirements for the dwelling nor does it alter the existing access or parking for the site. On that basis, there are no transportation objections raised.

5.11 Private Amenity Space

The dwelling benefits from a good amount of existing private amenity space to both the front and rear of the property. PSP43 sets out standards which are based on the number of bedrooms at a property. No concern is therefore raised on the level of amenity space being proposed.

5.12 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. RECOMMENDATION

7.1 That the application be **APPROVED**.

CONDITIONS

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

Reason

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

2. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no windows shall be constructed, other than those shown on the Elevations Proposed plan No 3 (Date received 24/05/21).

Reason

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

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

Location Plan (Date received 14/04/21)

Existing Block Plan (Date received 14/04/21)

Proposed Block Plan (Date received 14/04/21)

Drwg 1 Existing and Proposed Ground Floor Plan (Date received 14/04/21)

Drwg 2 Proposed First Floor Plan (Date received 24/05/21)

Drwg 3 Proposed Elevations (Date received 24/05/21)

Drwg 4 Existing First Floor Plan (Date received 14/04/21)

Drwg 5 Existing Elevations (Date received 14/04/21)

Drwg 6 Proposed Sections (Date received 14/04/21)

Reason

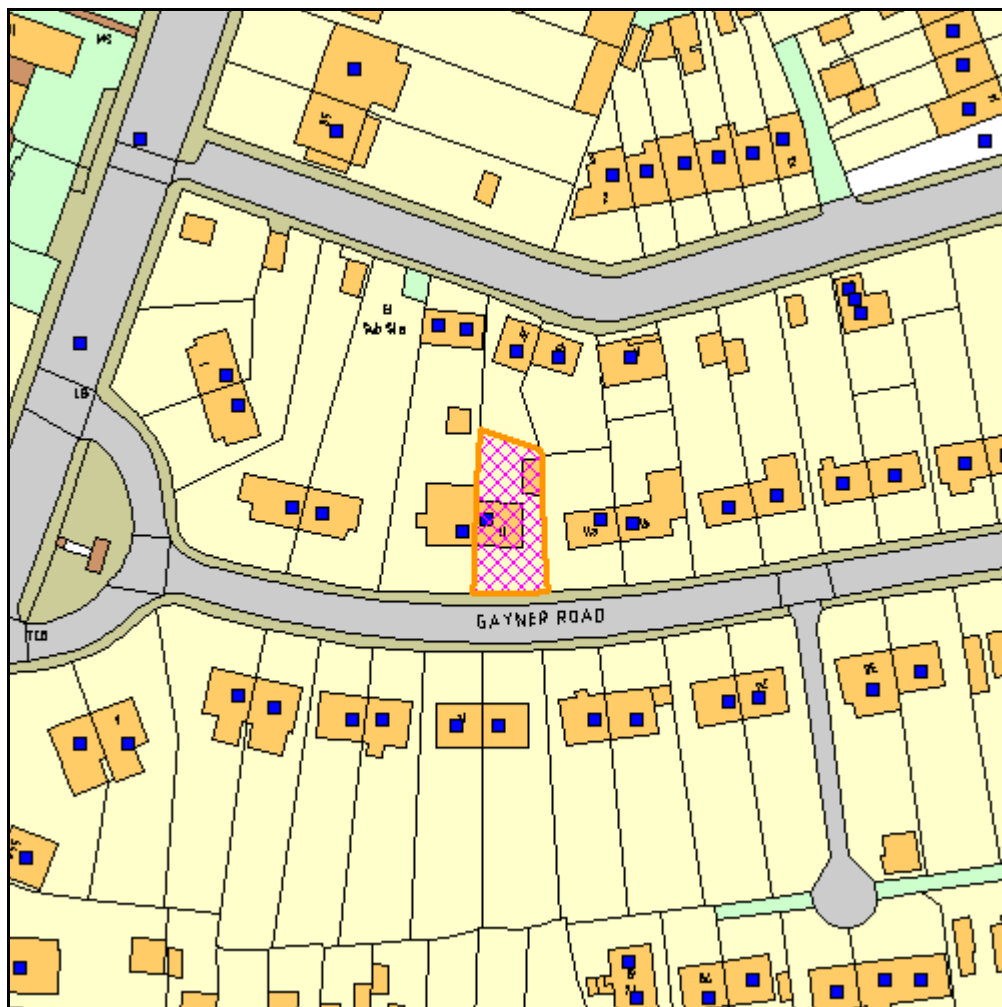
To define the terms and extent of the permission.

Case Officer: Helen Turner

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/02729/F	Applicant:	Mr Sam Andrews Swansea Homes Ltd
Site:	11 Gayner Road Filton South Gloucestershire BS7 0SP	Date Reg:	20th April 2021
Proposal:	Erection of a single storey rear extension and hip to gable roof extension with rear dormer, to facilitate change of use from residential dwelling (Class C3) to 7no. bedroom HMO for up to 7no. people (sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended), with parking, erection of bin and cycle store and associated works.	Parish:	Filton Town Council
Map Ref:	360070 178510	Ward:	Filton
Application Category:	Minor	Target Date:	10th June 2021



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P21/02729/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

The application appears on the Circulated Schedule because more than 3no. representations have been received from interested parties, which are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for a change of use from a residential dwelling (Class C3) to a 7no. bedroom house in multiple occupation (HMO) for up to 7no. people (Sui Generis), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) with parking, erection of bin and cycle store and associated works. The proposal also includes the erection of a single storey rear extension, hip to gable roof alteration and the installation of 1no. rear dormer.
- 1.2 An HMO is a residential property where 'common areas' exist and are shared by more than one household. Planning permission is not required when converting a residential property into an HMO that would be shared by up to 6 unrelated individuals, by reason of permitted development.
- 1.3 It is submitted by the agent for the application that the intention is to use the property as an 6 bed HMO under permitted development, should permission be refused. It is also noted that several works proposed have started prior to this application being determined. Some of which are refurbishment and internal alterations (which does not require planning permission), and the extension(s) are all compliant with permitted development (and therefore do not require planning permission). In effect, the only part of the proposed development that necessitates this planning application, is the addition of a seventh bedroom for a seventh person.
- 1.4 The application site is a semi-detached property on the Northern side of Gayner Road, a residential cul-de-sac which adjoins the A38 (Gloucester Road) North, which is to the West. The site is within the North Fringe of Bristol Urban Area and is not subject to any restrictive planning constraints (greenbelt, conservation area, etc.).
- 1.5 During the application's consideration, revised plans were submitted because it was apparent that the proposal included the erection of a *new* bin and cycle store as opposed to the existing garage being re-purposed (as originally suggested). This necessitated a change to the description of development and a round of re-consultation was therefore carried out on the revised plans and description for 21 days. A further revised plan was received to clarify which parts of the proposal would be erected under permitted development. As this did not make any material change to the proposal itself, not further re-consultation was deemed necessary.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework February 2019
National Planning Practice Guidance

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS25	Communities of the North Fringe of Bristol

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

PSP1	Local Distinctiveness
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

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

3. RELEVANT PLANNING HISTORY

None.

4. CONSULTATION RESPONSES

4.1 Filton Town Council

No comments have been received.

4.2 DC Transport

No objection, subject to conditions.

4.3 Archaeology Officer

No comments have been received.

4.4 Economic Development

No comments have been received.

4.5 Local Residents

Some 38. No representations have been received against the proposed development, all of which are objecting to it:

- Number of HMOs in the area (too many)
- Insufficient parking
- Area does not need more HMOs
- Profit motivated
- Young families miss out on housing
- Area is rapidly changing
- Work has already started
- Works started may affect structural stability
- Discrepancies in the drawings and written submissions
- Garage has been removed
- Application should be withdrawn and garage plans submitted or they should be submitted and further consultation carried out
- Impacts on refuse collection, delivery and emergency vehicles
- Residents views should be taken more seriously
- Stronger planning laws needed to address HMOs
- Existing HMO residents already park on the street
- Worshippers of local church park on the street
- Issues of increased traffic on Gayner Road
- Insufficient amenity space (71sqm must be accurately checked)
- More than 7 people will or could live there – potential for 14
- No solar panels on roof – isn't this a requirement for new builds?
- A SAP rating is required for building regulations
- It is a new build so needs a SAP rating and solar panels
- Query whether works are permitted development
- Dimensions of garage not provided
- No dimensions on drawings
- Drawings cannot be scaled from
- Parking space dimensions not included
- Agents submission regarding the number of HMOs in the area only based on licensed HMOs. Figures should be made clear.
- Overlooking and impacts on privacy
- Provision for waste and recycling has been an issue with the existing HMOs
- Why weren't we informed before works started?
- 2 or 3 flats might be a good idea instead
- Design of roof not in keeping and is unsympathetic
- Residents will not pay council tax
- No electric vehicle charging shown
- House will need a minimum of a 6-phase electrical system for charging – house is not future proofed
- Ground source heat pump should be included
- Is it a new build or a refurbishment?
- No disabled access or facilities
- Over development of the site
- Its not a loft conversion, it's a second floor construction
- Roof will be intrusive to number 11a and number 9
- No other house will have a gable end
- Council should view the site personally

- Landlords do not care for the property
- Issues raised with regards to the fence between 11 and 11a
- Clarification sought regarding permitted development rights
- A stop notice could be served as planning and building control procedures ignored
- Not enough time provided to comment
- Extension of time could be sought to allow stakeholders to make views known
- Minimum of 6 parking spaces needed
- Council houses should be built where parking has been taken in to account
- HMOs killing off residential streets
- Council tax in the area is already high – residents and taxpayers will not benefit
- Proposal contradicts national and local visions and plans on supporting people with disabilities
- Proposal is discriminatory to the needs of disabled people
- House will have a higher carbon footprint
- Agent should not dictate which part is permitted development
- Believe permitted development has been revoked
- Boundary measurements incorrect/not clearly stated
- Will result in loss of light and will result in overshadowing
- Roof conversion will be an eyesore
- Will impact neighbouring property values
- Impacts on community/family spirit

5. **ANALYSIS OF PROPOSAL**

5.1 The proposal seeks permission for a change of use from a residential dwelling (Class C3) to a 7no. bedroom house in multiple occupation (HMO) for up to 7no. people (Sui Generis), as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) with parking, erection of bin and cycle store and associated works. The proposal includes the erection of a single storey rear extension, hip to gable alteration and the installation of 1no. rear dormer, which it is understood are being erected under permitted development.

Permitted Development

5.2 For the purpose of clarity, officers have checked the proposed rear extension, hip to gable alteration and rear dormer against the General Permitted Development Order (2015, as amended) (GPDO). The hip to gable alteration and the rear dormer both complies with Schedule 2, Part 1, Class B of the GPDO. The rear extension complies with Schedule 2, Part 1, Class A of the GPDO. Whilst noting the comments raised which suggest that permitted development rights have been removed, this is not correct. Permitted development rights were removed for the two properties erected under a 2001 consent behind no.11 on, Elm Park. Having inspected these previous consents, the removal did not apply to no.11 Gayner Road (the application site).

Principle of Development

5.3 Policy PSP38 of the PSP Plan (November 2017) allows the principle of development within residential curtilages, subject to considerations of visual amenity, residential amenity, and highway safety. Furthermore, Policy CS1 of

the Core Strategy seeks that the siting, form, scale, height, massing, detailing, colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the application site and its context. Policy PSP39 of the PSP Plan is supportive of Houses in Multiple Occupation provided they would not harm the character of the area; not prejudice the amenity of neighbours; provide adequate amenity space, refuse storage and parking. As set out at the start of this report, the property can be used currently for up to 6 people as an 'small HMO' (Class C4), and officers note that the supporting material submits that the property would be used as such in any event. Therefore in effect the key consideration should be the addition of the 7th bedroom (and 7th person), which is the only part of the development that triggers the need for planning permission.

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

5.4 Impact on the character of the area

The application is proposing a single storey rear extension; hip- to gable roof alteration and rear dormer to facilitate the change of use into a 7 person HMO. The erection of a bin and cycle store and the formation of parking also form part of the proposed development.

Visual issues

5.5 The housing stock on Gayner road is typified by semi-detached pairs of properties with hipped roofs, set within large plots with good sized frontages, some of which have been converted to parking (this generally does not require planning permission). The rear extension would be a modest 3 metre deep, 3.3-metre-high lean to structure which raises no design concerns and is considered fully in compliant with the relevant design policies, notwithstanding the fact it is permitted development.

5.6 The alterations to the roof are acknowledged to be more drastic visually and would result in the roof being 'gabled off' and the addition of a large box dormer. Though this dormer would be set in from the side, down from the ridge and up from the eaves. There is some juxtaposition between the dormer/hip to gable alteration, and the recently adopted household design SPD, which generally discourages such alterations where planning permission is required. However, as the works are permitted development and the property benefits from its permitted development rights, resisting them on design grounds would be entirely academic given that they could (and officers understand, will be) implemented in any case.

5.7 The impact of the rear dormer would also be to a degree mitigated by being to the rear in terms of visual impacts on the street scene. The gabling off of the roof, whilst not entirely desirable in design terms, would not be completely alien within the street scene given that this has been done further up the street at no.48 with a full gable, and to a lesser degree at no.64, which has a cropped hip roof (both also have rear box dormers too). Other works include a c.2.6-metre-high cycle store in place of the previous garage and the creation of parking to the front by paving over the garden.

- 5.8 The cycle and bin store are modest additions that in themselves do not present officers any concerns in terms of design and impacts on the character of the area. The loss of the front garden whilst as in most cases could be argued as being regrettable, would be difficult to resist in principle given that a number of properties on Gayner Road have done the same. Furthermore, the creation of a hardstand does not in itself require planning permission and as the road is not classified, nor would extending the dropped kerbs) Accordingly, officers would not consider there to be any material design grounds in which the proposal could be resisted.

HMO proliferation and perceived impacts

- 5.9 Concerns have been raised in terms of a loss of a family home and the impact of an additional HMO on the character area. Although there are HMOs present in the area (perhaps unsurprising given the University and major employers nearby), the surrounding locality is made up of mostly semi-detached and detached dwellings under C3 use. Policy CS17 seeks housing diversity and states that the sub-division of existing dwellings to form flats or HMOs can make a valuable contribution suitable for smaller households and single people. These are generally welcome where it is in compliance with policy PSP16 (discussed later in the report). It is worth noting that per the publicly available register of licensed HMOs, Gayner Road has two licensed HMOs at present.
- 5.10 Members will recall that recently there have been two appeal decisions in relation to HMO applications in the Filton Ward. One at 64 Northville Road (an appeal against refusal, APP/P0119/W/21/3268733) and one at 58 Northville Road (appeal against non-determination, with members resolving that the application would have been refused, had the Council been able to determine it, APP/P0119/W/21/3267761). Both appeals were subject to costs applications against the Council based on unreasonable behaviour on the Council's part. Both appeals and their respective costs applications were allowed.
- 5.11 The refusal reasons for both applications (or suggested refusal reasons, in the case the no.58 appeal) were on the basis of insufficient parking and the proliferation of HMOs in the area. Though both were different sites to this one, Northville Road is nearby (due South) and in the same ward. Whilst parking is perhaps less of an issue in this case as there is a policy compliant level of parking on site as opposed to a parking survey (as discussed later on), officers consider it prudent to highlight the appeals with regards to proliferation of HMOs, as proliferation is something that is raised, one way or another, in many of the consultation responses with this application.
- 5.12 There is currently no adopted policy footing in which an HMO application can be refused on proliferation alone and having regard to both these appeal decisions, officers would strongly advise that this approach is not taken again in this instance, as it is probable that any appeal and costs application would be likely to result in the same outcome as these appeal considerations are material to the decision of the current application.

5.13 It is worth noting the PPG at paragraph 049 (ref. 16-049-20140306), which sets out the types of behaviour that may trigger an award of costs on substantive grounds. Two relevant points are:

- *Vague, generalised or inaccurate assertions about a proposal's impact which are unsupported by any objective analysis*
- *persisting in objections to a scheme or elements of a scheme which the Secretary of State or an Inspector (officer emphasis) has previously indicated to be acceptable*

In allowing the award of costs for both the above appeals, the inspector noted (in terms of perceived proliferation) that:

“With regard to the first issue, the appellant stated that there were only four licensed HMOs in the street. In contrast neighbours’ representations suggested that 24 of the houses in the road were HMOs. It appears there was little evidence before Members to support either of these claims. However, officers advised that less than 4% of the housing stock in Filton were licensed HMOs and that the area is mostly made up of detached and semi-detached dwellinghouses. So, although Members opined that there were many HMOs in Filton, there was no tangible evidence of this, nor that there were many in Northville Road. Therefore, the suggestion that there is a proliferation of HMOs was not substantiated. Also I understand from the discussions at the committee meetings that issues of poor garden maintenance, litter and refuse problems are indicative of HMOs. However, such claims are generalised.”

In allowing both appeals, the inspector in his appeal decision noted:

Overall, it is considered that the provision of either HMO would have no tangibly harmful effect on the balance of the community or the character of the area. The proposals would therefore comply with Core Strategy policy CS17 which aims to ensure that the subdivision of dwellings would not adversely affect the character of the area, and policy PSP39 which states the same with direct reference to HMOs.

5.14 Gayner Road has 2 licensed HMOs as it stands (per public records). If the proposal were granted, this would rise to 3 which would account for 6% of the approximate 49 houses on Gayner Road. However, officers would point out that this figure is provided for illustrative purposes only, as there is no adopted policy standard that draws the line between an acceptable and an unacceptable amount of HMOs in a locality, or at street level.

5.15 Gayner Road is a residential cul-de-sac and the proposed change of use would result essentially in a residential use in a residential area. The visual changes are ones that could perhaps be expected and would not look out of place in a residential area. As considered below, the proposed development offers a policy compliant level of parking. Accordingly, officers conclude that the proposal can be considered to be in compliance with PSP39, and not in conflict with the objectives of CS17 or PSP38. As such, it is not considered that there are any reasonable grounds to resist the proposal on the basis of harm to the character or amenity of the area.

5.16 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. Officers note concerns with regards to overlooking, overbearing and impacts on light.

5.17 The rear of the property is in excess of 7 metres from the rear boundary at its closest point, and the dormer window would meet the requirements of the 20-metre window – window test as set out in the Household Design SPD. As a dormer is not a second storey, officers are satisfied that the roof alterations do not conflict with adopted policy when it comes to protecting amenity. Furthermore, as a mature urban area, a high degree of mutual overlooking is already possible and what is proposed would not go unacceptably beyond that. As the upper floor works are entirely within the existing footprint of the property, officers would not consider there to be any material overbearing issues or impacts on light, should permission be granted. The rear extension by reason of its scale and siting also does not present any material residential amenity concerns.

5.18 There are no adopted standards for amenity space when it comes to HMOs. However, PSP43 submits that a 1 bed flat should provide at least 5sqm of private amenity space. If it is taken each room is allocated 5sqm, the total requirement would be 35sqm (this approach has been used on other HMO applications in the district). The area to the rear (not including the cycle and bin store ground area or space between the extension and boundary with 11a) is c.65sqm. This means on the basis of 5sqm per room, the proposal is compliant. In addition, the PSP43 guidance for a 4+ bed dwelling is 70sqm. Whilst acknowledging that there is a deficit of c.5sqm should members prefer to use the 4+ bed standard in PSP43, officers would not consider this marginal deficit alone to be sufficient to warrant and sustain a refusal reason. This is because the amenity space available would be sufficiently useable for day-to-day activities and of sufficient quality.

5.19 Internally, all habitable rooms would benefit from a good level of light and outlook provided by either front or rear facing windows. In addition, to be granted a license, the internal room sizes would need to comply with the relevant licensing requirements in order to obtain a license, should permission be granted.

5.20 Following the above assessment, officers do not consider there to be any material residential amenity issues, should permission be granted.

5.21 Transportation

The key issue to consider is parking. PSP16 submits that 0.5 of a space should be provided per HMO bedroom, rounded up to the nearest whole number. This equates to a requirement of 4no. spaces for the proposed development.

- 5.22 The frontage has the capacity to provide at least 4no. parking spaces, which are indicated on the submitted plans. 3 would be on the frontage and one to the side of the property and it is understood that these would be served by the existing dropped kerb. An HMO should also provide at least 1no. secure undercover cycle space per room, which is also indicated as being provided on the submitted plans. Having reviewed the application, the highways officers are accepting of the arrangement and raise no objection, subject to an appropriately worded condition requiring the cycle and car parking spaces to be provided prior to occupation, and to require a minimum of one electric vehicle charging point to be provided, prior to occupation.
- 5.23 Whilst officers note concerns that there will not be enough parking, a decision must be made in accordance with the development plan, unless material considerations indicate otherwise. As the proposed development offers a policy compliant level of parking, no objection is raised by officers in terms of transportation, subject to the above discussed conditions.

Impact on Equalities

- 5.24 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.
- 5.25 With regards to the above this planning application is considered to have a neutral impact on equality.

Other Matters

- A number of matters raised from the consultation responses have not been addressed in the main body of this report. These will be considered below.
- 5.26 The submitted drawings are considered sufficient to inform the decision and whilst figured dimensions are not noted, the drawings are provided to an identified scale which can be used to ascertain the dimensions. Where the plans have changed with regards to the bin and cycle store (and description of development), re-consultation was carried out.
- 5.27 Impact on property values are not material planning considerations and the profit motive of the development similarly is not a material planning consideration. Whether or not the future residents will pay Council Tax also bears no relevance to the acceptability of the proposal. Whilst the property may be occupied by students who are exempted from paying Council Tax, nothing

would stop the landlord letting the property to professionals, who would be required to pay Council Tax.

- 5.28 Not having disabled access/facilities shown on the plans would not be a valid reason to resist the proposal on planning grounds. A grant of planning permission would not absolve the landlord from their responsibilities under the relevant equalities legislation or the relevant licensing regime, where applicable in that regard.
- 5.29 Works may have already started, however works that are permitted development do not require planning permission and so there is no onus on the applicant to wait until such time that permission is granted. Internal works and refurbishments also do not require planning consent. Building control matters fall outside the consideration of this planning application, though officers understand the building control are aware of works taking place. Similarly, Planning Enforcement are aware of works taking place on the site, should they wish to investigate.
- 5.30 Issues relating to energy efficiency, SAP and EPC ratings (where applicable) are covered by both building regulations and other relevant legislation. There is not adopted policy at this stage that would compel the applicant to install measures such as an air source heat pump or solar panels.
- 5.31 The application has had the required amount of public consultation and all who should have been consulted in accordance with the SGC statement of community involvement, have been (on both consultations).

6. CONCLUSION

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The development shall not be occupied as an 7no. bedroom (for 7no. people) large HMO (Sui Generis) until the car and cycle parking arrangements have been provided in accordance with the submitted details.

Reason

In the interest of highway safety and the provision of satisfactory levels of parking in accordance with PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies Sites and Places Plan (Adopted) November 2017.

3. The development shall not be occupied as an 7no. bedroom (for 7no. people) large HMO (Sui Generis) until a minimum of one 7Kw 32 Amp Electric Vehicle Charging Point has been provided in accordance with details which are to be submitted to and approved in writing by the Local Planning Authority (prior to occupation as above).

Reason

In the interest of promoting sustainable travel options and to accord with CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

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

3891.PL.03 - Existing plans and elevations

3891.PL.01 - Site location plan

Received 15th April 2021

3891.PL.02 C - Existing and proposed block plans, proposed bin and cycle store plans

Received 23rd April 2021

3891.PL.07 A - Proposed plans and elevations

Received 12th May 2021

Reason

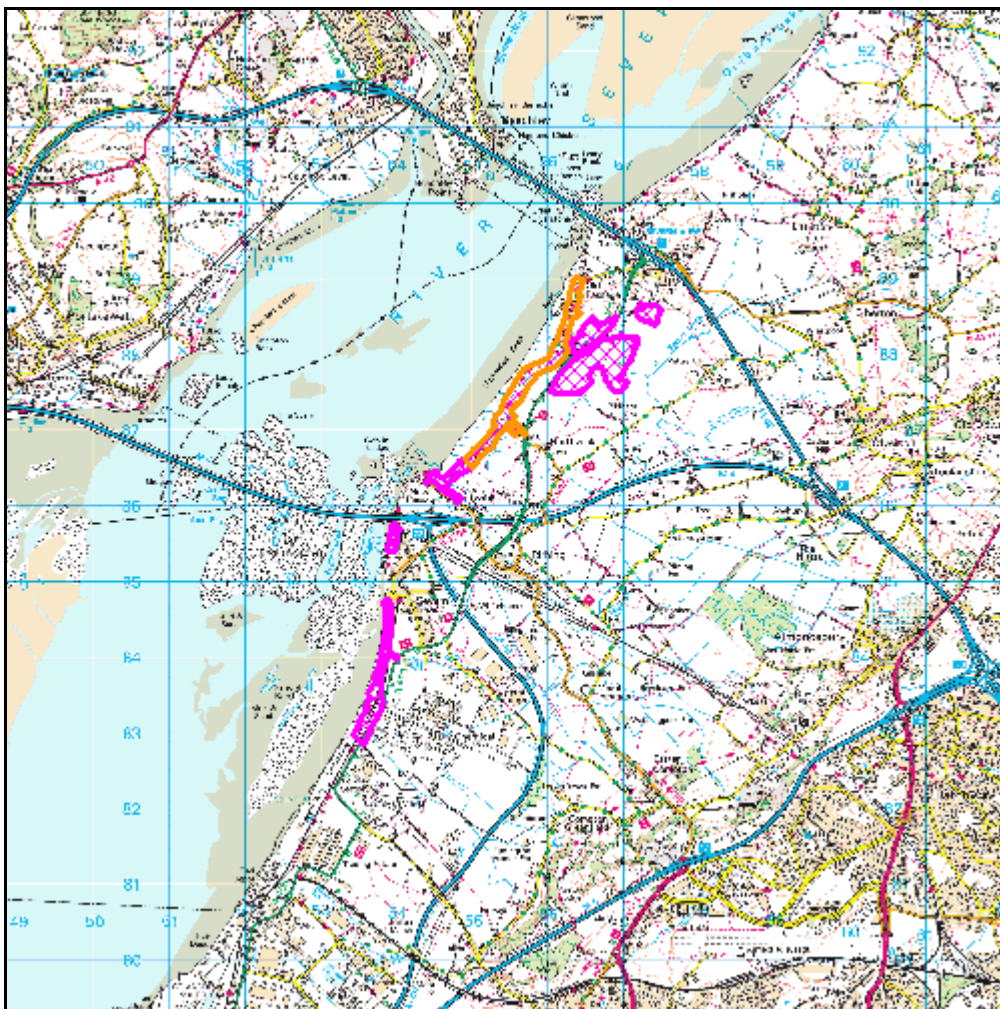
For the avoidance of doubt and to define the exact terms of the permission.

Case Officer: Alex Hemming

Authorising Officer:

CIRCULATED SCHEDULE NO. 21/21 -27th May 2021

App No.:	P21/02950/NMA	Applicant:	South Gloucestershire Council, Bristol City Council _The EA
Site:	Land Off New Passage Road, And The A403 (Severn Road) Severnside South Gloucestershire	Date Reg:	30th April 2021
Proposal:	Non material amendment to permission PT18/2505/R3F to realignment the flood defence wall north of New Pill Outfall and change it to pre-cast concrete; reconfiguration of maintenance vehicle raised platform and raising of access track by 0.22m	Parish:	Aust Parish Council
Map Ref:	356911 189132	Ward:	Severn Vale
Application Category:		Target Date:	27th May 2021



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100023410, 2008.

N.T.S.

P21/02950/NMA

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 is referred to the Circulated Schedule because South Gloucestershire Council are one of the joint applicants.

1. PROPOSED CHANGES TO ORIGINAL PERMISSION

1.1 The planning permission to which this non-material amendment application relates is PT18/2505/R3F. This permission forms one of two planning permissions granted for the construction of the Avonmouth Severnside Enterprise Area (ASEA) Ecological Mitigation and Flood Defence Scheme approved on 26th April 2019. The other planning permission has been granted by Bristol City Council (Reference: 18/02847/FB) on 31st May 2019.

The Scheme is split into six distinct areas;

- Area 1 (South Gloucestershire Council) – Aust to Severn Beach – Severnside (flood defence area)
- Area 3A (South Gloucestershire Council) – Severn Beach Railway (North) (flood defence area)
- Area 5 (South Gloucestershire Council) – Northwick (ecology mitigation area)
- Area 2 (Bristol City Council) – Avonmouth Docks (flood defence area)
- Area 3B (Bristol City Council) – Severn Beach Railway (South) (flood defence area)
- Area 4 (Bristol City Council) – Hallen Marsh (ecology mitigation area)

1.2 In cases where it is necessary to make non-material changes to the design of a scheme following the grant of planning permission an application for a non-material amendment can be made to the Local Planning Authority.

1.3 There is no statutory definition of ‘non-material’ as it is dependent on the context of the overall scheme. An amendment that is non-material in one context may be material in another. The local planning authority must be satisfied in making a decision that the amendment sought is non-material in order to grant the planning application under Section 96A.

1.4 This non-material amendment application seeks approval for some changes to the design of the ASEA scheme pursuant to planning permission PT18/2505/R3F.

1.5 The following design changes are being sought by this application, which have been made possible through detailed design and design refinement:

- The realignment of the flood defence wall immediately to the north of New Pill Outfall;
- The wall to the north of New Pill Outfall would be changed from a cast in situ wall to a pre-cast concrete wall;
- The raised platform, used by maintenance vehicles and a mobile crane during the schemes operation would be reconfigured; and
- The access track directly over outfall would be raised by approximately 0.22m.

2. **PLANNING HISTORY (including consultation replies previously received)**

2.1 PT17/023/SCO Proposed Ecological Mitigation and Flood Defence Scheme

The scope of the environmental statement submitted with this application was agreed in principle.

2.2 Application under consideration by Bristol City Council

18/02847/FB Flood defence works in the proposed Avonmouth and Severnside Enterprise Area Ecological Mitigation and Flood Defence Scheme - The scheme includes three sites within the ASEA: Area 2 - land within Bristol Port (Avonmouth Docks); Area 3B - land along Severn Road and the Severn Beach Railway; and Area 4 - Land off Washingpool Lane, between Chittinging Road to the west, Severn Road to the north, the M49 to the east, and a railway line to the south.

This application has not yet been formerly determined. However officer note that the application was considered by the Bristol City Council Development Control Committee on 28th November 2018 where it was resolved to approve the application subject to conditions.

2.3 PT18/2505/R3F - The Avonmouth Severnside Enterprise Area (ASEA) ecological mitigation and flood defence scheme includes works at three sites within South Gloucestershire, as follows:

- Area 1 Scheme (Aust to Severn Beach - Severnside) - Construction of new flood defence walls, embankments and flood gates, raising of existing flood defence walls and embankments, and improvements to the Cake Pill Outfall, Chestle Pill Outfall, and Cotteralls Pill Outfall.

- Area 3A Scheme (Severn Beach Railway - North) - Construction of new flood defence walls and embankments, raising of existing flood defence walls, and improvements to the New Pill Outfall.

- Area 5 Scheme (Northwick) - Creation of an ecological mitigation area comprising 41.9ha freshwater seasonally (winter months) wet grassland habitat and 14.49ha of permanent open water in the form of ponds.

Deemed Consent 26th April 2019

2.4 P20/08969/NMA - Non-material amendment to planning approval PT18/2505/R3F for realignment of the Wessex Water Access Track at New Passage Road, Redwick.

No objection 17th July 2020

2.5 P21/02141/NMA - Non-material amendment to planning permission PT18/2505/R3F to seek approval for minor changes to the design of the ASEA scheme as detailed in the attached covering letter. No objection 30th April 2021

3. **CONSULTATION RESPONSES (previously received to the original application PT18/2505/R3F)**

Local Authorities

3.1 Aust Parish Council (APC)

APC confirm that it has considered the application relating to the flood prevention works in and close to their parish, particularly around Cake Pill.

Aust Parish Council support the proposal to raise the height of the existing bank beside the Northwick land fill site. APC note that this will result in the removal existing poplar trees and acknowledge that they are nearing the end of their lives. However APC are concerned that there is a satisfactory planting scheme to replace them with native hard wood trees on the new bank.

APC also note that it is proposed to remove a number of hedgerows in area 5 parts of which are in Aust parish and parts in the adjoining parish. APC considers that these hedges form an important part of the traditional field pattern and are important in the landscape.

APC acknowledge that while it is appropriate for the hedgerows to be laid in traditional local style to control their size (to meet the requirement not to give cover to predators), it would be very deleterious for any of them to be removed. It should be a condition of any consent that they be required to be retained and properly maintained.

3.2 Pilning and Severn Beach Parish Council (P&SBPC)

P&SBPC confirm that it support the improvements to the sea defences in principle. However the following concerns are raised (in summary);

The proposed defences between New Passage and Aust are higher than necessary resulting in more harm than necessary. It is suggested that amendments to this part of the proposal are sought.

It is suggested that the proposed sea wall at Severn Beach/Riverside Park is changed to glass panels.

It is suggested that the use of the former ICI tip as a site compound is unsuitable as the land is unstable and would require the use of residential roads for access. It is suggested that an alternative is available between the railway line and the A403.

New Passage road is unsuitable as an access road and Old Passage should be used instead.

Shaft Road is unsuitable and passing spaces should be required

P&SBPC highlight the potential presence of a section of sea wall near Shaft Road that was constructed by Napoleonic Prisoners. This section of wall should be preserved.

Construction should be limited to daytime and weekdays only.

Officers note that additional information was also provided following the committee site visit on 14th December 2018.

P&SBPC are concerned that public money is spent wisely.

P&SBPC suggest that the decision is made by a joint committee from Bristol City Council and South Gloucestershire Council.

P&SBPC have written to the SoS to suggest that the application is 'called in' for consideration so as to allow for an impartial and objective body to determine the application.

Concern is raised that the engineering works proposed at Severn Beach Promenade do not include height increases.

Concern is raised that the tidal protection data being used as a basis of these proposals are out of date (2009) and more up to date data is available (2018)

3.3 Thornbury Town Council

Note that they are not directly affected by the proposed development, but indicate that they support any comments made by directly affected parishes.

3.4 Bristol City Council

No objection

Internal Officers/Agencies

3.5 Conservation Officer

The Conservation Officer has confirmed that further information submitted in respect of the proposed Ecological Mitigation (Area 5) has provided an accurate recording of ridge and furrow features present in the site. The Conservation Officer also considered that the revisions to the layout of the mitigation now adequately addresses previous objections and preserves the majority of sensitive and important medieval ridge and furrow features.

The Conservation Officer raises concern about the loss of hedges so creating an open landscape in conflict with the general characteristic of field division seen in the locality. It is suggested that further consideration is given to methods to mitigate this, such as the laying and managing hedgerows to a low level or retaining some sections. However, from a heritage perspective the Conservation Officer has confirmed that previous objections in heritage terms are now withdrawn subject to details of localised earth works and flow control structures being secure by condition of any consent of this proposal.

3.6 Archaeology Officer

Concurs with the views of the Conservation Officer. Conditions are suggested to secure appropriate archaeological investigation is carried out to protect the potential for unknown archaeological remains.

3.7 Landscape Officer

The Landscape Officer notes that the proposed development has been design to achieve flood defence improvements and ecological mitigation whilst aiming to minimise the impact upon the character and amenity of the landscape. The landscape officer notes that the development would provide improvements and appropriate planting schedules generally throughout the proposal including the restoration of the Aust Ferry Causeway, new fencing and interpretation boards However concern is raised as to the impact of the development in the following areas (refer to section 1 of this report);

Area 1 – Concern about the potential loss of category A Oak Tree and category B woodland and the row of Black Poplar Trees. This loss should be compensated with replacement tree planting (equating to that lost) nearby. Details should be provided prior to determination.

Concern is also raised about the materials to be used as to the materials to be used to construct the new flood wall at Aust and in particular that stone faced elevations should be included to ensure appropriate integration with the character of the area.

Area 3a – no specific concerns raised

Area 5 – Considerable improvements relating to existing ridge and furrow are noted. However, concern is raised as to the loss of hedgerow in this area which enclose historic field patterns. Translocation and laying hedges to a low height is suggested as a method of mitigation of that loss.

Details of the proposed solar powered pumping stations and appropriate screen planting is requested by condition if the proposed development is approved.

The Forgotten Landscape Project – the landscape officer notes that the development will potentially affect installations provided in the locality relating to the project and highlights that the development should ensure that there is no conflict with those installations.

3.8 Arboricultural Officer

There is general concern regarding the loss of trees as a result of the proposed development. The Arboricultural Officer sets out that where trees are lost, then appropriate mitigation (in the form of compensatory planting) is required.

Particular concern is raised as to the loss of a Category A Oak Tree and the group of Black Poplar Trees within area 1. The Arboricultural Officer notes that the Black Poplar Trees have a limited life span and that the proposal to mitigate loss would have the potential to provide greater benefits in the longer term.

In the event that the area of land adjacent to the Poplar Trees is used to provide new woodland mitigation, then the appropriate standard of ground conditioning will be required to account for known landfill in that area.

3.9 Ecology Officer

No objection subject to conditions for the following requirements;

- i) Construction Environmental Management Plan;
- ii) Control of Barn Owl nesting locations;
- iii) Provision of agreed ecological mitigation and habitats;
- iv) Carrying out of pre-construction surveys for otter, water vole and badger;
- v) Provision of a long term biodiversity monitoring strategy

The Ecology Officer has confirmed that the proposed development can provide the required habitat provisions for birds associated with the Severn Estuary Special Protection Area as set out by the Cresswell Report (2011); and that the ecological impacts of the implementation of the flood defence have been assessed and adequately mitigated and ultimately the scheme will result in the ecological enhancement for a wide range of species and habitats.

3.10 Lead Local Flood Authority

Clarification of the method for maintaining drainage areas not in the control of the Environment Agency is requested.

3.11 Environmental Health Officer

No objection in principle subject to conditions controlling mitigation and remediation of potential site contamination.

3.12 Public Rights of Way Officer

Comments are made in relation to the development areas and as follows;

Area 1

The flood gates proposed at Aust Cliff should still allow access for fossil hunting.

There is potential to realign the Severn Way on the proposed embankment to protect the route from obstruction during times of flooding.

The new path along the top of the embankment should be capable of multi-user access and should not be grazed.

The diversion of the footpath at Cake Pill will be of benefit, however the existing link back to Lords Rhine crossing should be retained.

Concern is raised as to the proposal to bring the footpath lower than the proposed embankment as this would adversely affect the amenity of the public right of way.

The embankment should be a multi-user from New Passage Road to bridleway ORN3/10 (due South).

Where the path is to be lower than the crest of the embankment, viewing platforms should be provided.

Concern is raised that there is potential for inconvenient long diversions.

Easy access to the Severn Way/Coast Path should be provided for wheel chair, buggies and push chair users.

Bridleway ORN3/10 should be reinstated as a grass surface following its use as a construction access

Dense shrub planting shown near and around ORN7/10 should retain sufficient width for maintenance purposes.

The proposed glass wall should be maintained so as to preserve views. Viewing platforms should also be installed to allow wheel chair users to continue to access the view.

Area 3a

Concern is raised that the sea wall could adversely affect the Severn Way/Coast path as a result of its height and sense of enclosure, and loss of views.

There is also potential maintenance issues resulting from vandalism and graffiti.

Area 5

Causeways should be the maintenance responsibility of the Environment Agency

It is suggest that Common Lane and PROW OAU 31 become a multi-user active travel route with a connection to the A403

Stopping up of footpaths should be mitigated with appropriate connecting routes and should be multi-user

Footbridges should be multi-user compatible and agreed by the Street Care.

Suggest that causeways are hedge on one side rather than both sides.

Diversions

Concern is raised as to the diversion of the Severn Way/Coastal Path to a position lower than the crest of the embankment. Appropriate mitigation, such as viewing platforms should be provided and the embankment lowered where possible.

The diversion north of Redwick should be made permanent.

Temporary diversion onto the A403 should be kept to a minimum timescale.

Highway Authority

No objection in principle subject to appropriate detailed construction management plan and construction access layout.

3.13 Economic Development Officer

Support the proposal.

External Agencies3.14 Natural England

No objection in principle. Natural England have indicated that the development adequately avoids adverse impact either by design or by the provision of appropriate mitigation; and raises no objection in relation to the impact of the development on internationally and nationally designated (habitat) sites. The agency has indicated that it should be involved in the preparation of 'Construction and Environmental Management Plans (CEMP)' through appropriate consultation.

3.15 Historic England

Historic England have not specifically raised objection to the development but have raised initial concerns to the application. It was considered that the information submitted did not adequately address the archaeological potential for the area; in particular relating to areas of historic 'ridge and furrow'.

Following the submission of further information, Historic England have confirmed that sufficient detail is now provided to fully understand the impact of the development upon heritage features. The organisation considers that there are areas of poor ridge and furrow (or no ridge and furrow) that would be more suitable for proposed scrapes and ditches.

Historic England suggests that their representations should be taken into account in the consideration of this application.

3.16 Environment Agency

No Objection in principle, subject to conditions and informatives. The agency provides broad comment in relation to the following matters;

Hedgerows – Where hedgerows lost to development cannot be replaced within the site, alternative locations should be considered on a 2:1 basis.

Pollinators – Pollinating plants should be provided

Water Vole – opportunity to improve potential habitat for water vole should be considered

Trees – Local value of trees should be considered

Water Supply to the Wetland Area – passive supply should be used as much as possible and where pumping is required this should be provided by 'green' measures

Local Ecology Designations – mitigation and enhancement of these areas is encouraged.

Environmental Mitigation Strategies and Management Plans – these are requested for matters including potential contamination and in relation to ecological aspects and are requested to be provided as part of any approval and secured by condition.

It should be noted that these comments have been provided by Environment Agency engineers who work outside of this Environment Agency Region (in this instance Dorset and South Somerset and as such have not been involved in the preparation of the ASEA project. This is to ensure impartiality within the Environment Agency.

3.17 Coal Authority
No objection.

3.18 Ministry of Defence
No objection.

3.19 Highways England
No objection in principle. A condition is recommended to secure a construction management plan.

3.20 Fischer German on behalf of Esso Petroleum Co
No objection in principle.

Other Representations

3.21 Local Community
A total of 54 comments have been received from local residents/landowners. 5 comments have been made raising support and 45 comments have been made raising objection for the proposed development. Officers note that whilst objections are raised, some of those comments express an 'in principle' support for the flood defences proposal. Similarly, where support is lodged, this is caveated against the need to mitigate impacts. 2 comments have also been received that take a neutral stance. The comments are summarised as follows;

3.22 Support
The flood defence works represent a positive investment in the area and recognition of the impact of rising sea levels.

The proposal is in the interest of the wider Severnside community

The existing poplar trees have limited value due to their age and it won't be long before they fall.

3.23 Objection

The proposed development would have a detrimental impact upon The Pilning Wetland and ecology through the disturbance to birds that visit the wetland. Concern is raised that there is no mitigation or alternative proposals submitted for consideration. Limited contact has been made with the Pilning Wetland Managers prior to the application being made.

The proposed development result in an excessive loss of wetland habitat particularly to the North and Aust

The proposed development would result in the loss of mature poplar trees to the detriment of the character of the landscape and the wild life/ecosystem that the trees support. It would be possible to save these trees by constructing a wall instead of a raised bank.

The new bank could be constructed closer to the seaward side to avoid vegetation.

The proposed development would result in the unacceptable loss of hedgerows.

The loss of trees and hedgerows could result in more flooding hazard in the area through loss of roots that lower the water table.

The proposed development would result in a detrimental impact on valuable wildlife habitat and species.

The proposed habitat creation does not provide adequate mitigation against the impact of the development.

The proposed development would result in a detrimental visual impact on the landscape and the amenity of the local area as a recreational area.

The new habitats do not include facilities for birdwatching or public access.

No working is suggested during nesting periods

The proposed development would introduce new access roads with potential negative impact on pedestrians and other road/footpath users.

The creation of new access roads and compounds off the A403 could make existing highway safety issues worse. The impact on the junction of Aust Road and the A403 is raised as being a dangerous junction where matters could be made worse as a result of the creation of new accesses. Safety measures such as speed limit reduction is suggested.

Working hour's restrictions are suggested to protect pedestrians in the peak hours.

Objection to the potential disturbance and safety impact of the movement of lorries during construction. This would compound the already unacceptable levels of lorry movements resulting from the recent construction of warehouses in the area.

Objection to the creation of a new maintenance access through Salthouse Farm Park due to safety and amenity concerns for the residents.

The security of the residents of Salthouse Farm Park should not be compromised

The use of Shaft Road would be preferable to gaining access through Salthouse Farm Park

The proposed development would result in a detrimental impact upon the Severn Way requiring a diversion order.

Concern is raised as to the impact of the works on water management affecting Severn Beach.

Concern is raised that the level of increase of the flood defences is not necessary and that the defences could be lowered based upon DEFRA guidelines.

Concern is raised that the proposed development is a means of disposing of waste generated from other projects.

Concern is raised as to where the fill to be used to construct the flood defences will come from.

The proposed development is based purely on commercial venture.

Concerns raised about potential encroachment on third party ownership and removal of ponds from that land.

Concern is raised about the consultation process carried out ahead of the application be submitted.

3.24 Officers were also aware of an 'online' campaign against the proposal. However, the petition was not formally presented to the LPA for consideration. Nonetheless, the general thrust of the campaign raised matters that were raised as part of the consultation responses received directly by the LPA; such as the loss of the Black Poplar Trees, hedges, the impact of the development on the ecology of the area and the landscape value and amenity of the area.

4. **ASSESSMENT (analysis should include reference to history, previous consultation replies, cumulative impact of changes, impact upon residential/visual amenity, design, scale and any other material policy changes and consideration of likely impact on equalities)**

4.1 The proposals seek minor alterations to the approved scheme, as listed in para. 1.5 above.

4.2 The changes would not exceed the limitations of the development site. Officers are satisfied that the modifications proposed would not be discernible in the context of the whole development; and in the immediate locality. In addition it is not considered that they relate to issues raised by consultees. Essentially, the scope and layout of the development will remain materially the same.

4.3 On this basis, officers are satisfied that the amendments are not material and as such no objection is raised.

4.4 **Consideration of likely impact on Equalities**

The Equality Act 2010 protects people from discrimination in the workplace and in wider society. 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.

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

Conclusion

- 4.6 In the context of a development of this scale the proposed amendments are considered to be non-material.

5.0 **RECOMMENDATION**

That the following approved plans:

ENVIMSW002194-CH2-Z00-A31-DR-C-3220
ENVIMSW002194-CH2-SEV-A31-DR-C-3240
ENVIMSW002194-CH2-SEV-A31-DR-C-3244
ENVIMSW002194-CH2-SEV-A31-DR-C-3245

Be replaced with:

ENVIMSW002194-BMM-XX-DR-C-0202822
ENVIMSW002194-BMM-XX-DR-C-0202823
ENVIMSW002194-BMM-XX-DR-C-0202824
ENVIMSW002194-BMM-XX-DR-C-0202825
ENVIMSW002194-BMM-XX-DR-C-0202826
ENVIMSW002194-BMM-XX-DR-C-0202827
ENVIMSW002194-BMM-XX-DR-C-0202828

Case Officer: Roger Hemming
Authorising Officer: Helen Ainsley