

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: 35/22

Date to Members: 02/09/2022

Member's Deadline: 08/09/2022 (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 02 September 2022

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ITEM NO.	APPLICATION NO	RECOMMENDATION	LOCATION	WARD	PARISH
1	P22/01887/F	Approve with Conditions	Popes Storage Broad Lane Yate South Gloucestershire BS37 5ZZ	Yate North	Yate Town Council
2	P22/02331/F	Approve with Conditions	20 Cassell Road Staple Hill Bristol BS16 5DF	Frenchay And Downend	Downend And Bromley Heath Parish Council
3	P22/03657/HH	Approve with Conditions	94 Saxon Way Bradley Stoke South Gloucestershire BS32 9AS	Bradley Stoke North	Bradley Stoke Town Council
4	P22/03782/F	Approve with Conditions	B And Q Plc Station Road Yate South Gloucestershire BS37 5PQ	Yate North	Yate Town Council
5	P22/04212/PIP	Approve with Conditions	Tudor Farm 107 Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU	Frampton Cotterell	Frampton Cotterell Parish Council

CIRCULATED SCHEDULE NO. 35/22 - 2nd September 2022

App No.:	P22/01887/F	Applicant:	Mr Adrian Pope
Site:	Popes Storage Broad Lane Yate South Gloucestershire BS37 5ZZ	Date Reg:	25th March 2022
Proposal:	Change of use of waste transfer station and yard (sui generis) into storage (Class B8) by retention of Building A as storage unit and demolition of Building B, to be replaced with 22no. storage containers (Class B8) as defined in Town and Country planning (Use Classes) Order 1987 (as amended)	Parish:	Yate Town Council
Map Ref:	370664 183702	Ward:	Yate North
Application Category:	Minor	Target Date:	19th May 2022



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P22/01887/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 a consultation response received, from the Town Council, contrary to Officer recommendation.

1. THE PROPOSAL

- 1.1 The application is for the change of use of waste transfer station and yard (sui generis) into storage (Class B8) by retention of Building A as storage unit and demolition of Building B, to be replaced with 22no. storage containers (Class B8) as defined in Town and Country planning (Use Classes) Order 1987 (as amended)
- 1.2 The site is known as Popes Storage, located on Broad Lane, Yate.
- 1.3 The proposal provides for individual self-storage units which are typically occupied by domestic home owners and small businesses on a short term arrangement. The containers are all single storey and positioned to allow safe and convenient access to the site. Access to the site is security controlled. The storage units are positioned upon the open storage yard being hard surfaced throughout. The units would replace one building which would be removed.

2. POLICY CONTEXT

- 2.1 National Guidance
National Planning Policy Framework March 2012

- 2.2 Development Plans

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

South Gloucestershire Local Plan Adopted January 2006 (Saved Policies)

South Gloucestershire Local Plan: Policies, Sites and Places Plan
PSP11 Transport
PSP20 Flood Risk and Drainage
PSP21 Environmental Pollution
PSP27 B8 Storage and Distribution Uses

3. RELEVANT PLANNING HISTORY

- 3.1 P93/2092/CL - Use of property edged red on the attached plan for the storage and breaking of scrap motor vehicles. Approved 9/5/96

- 3.2 P94/2340/CM - Use of land for the storage of waste skips. Approved 17/2/95
- 3.3 P95/2325/CM - Application to continue the use of site as a Waste Transfer Station without complying with Conditions 4, 5 and 7 on Planning Permission P94/2340 dated 17 February 1995. Approved 28/11/95
- 3.4 P96/1987 - Waste Transfer Station for skip hire. Removal of condition 01 attached to planning permission p94/2340 (re. time limit). Refused 8/8/96
- 3.5 P96/2752 - Waste transfer station; weighbridge and site office/w.c. Approved 12/2/97
- 3.6 P96/1021/CM - Use of land as a Waste Transfer Station for skip hire business without complying with Condition 06 on Planning Permission Reference P94/2340 dated 19 February 1995. Approved 20/3/96
- 3.7 P99/2257 - Waste Transfer Station, weighbridge and site office/w.c. Approved 17/4/08
- 3.8 PK00/0505/F - Change of use of land for skip hire. Approved 21/4/08
- 3.9 PK06/3549/F - Demolition of existing building to facilitate the erection of 3 no. storage units. Approved 11/7/08
- 3.10 PK18/6511/F - Change of Use from waste transfer station (sui generis) to storage yard (Class B8) including the stationing of 53 No. storage containers as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). (Retrospective). Approved 29/11/19

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council – Objection. There is a lack of a traffic and transport plan. We need a comprehensive plan for the entire site as the site is access via an important, quiet road which is well used by school pupils who either cycle or walk over the bridge. We request a condition which limits the height of storage. This would be that storage will be no more than one container in height. The flood risk assessment, which was submitted with the plans, circles an area in red which is within the applicants ownership. The site which is subject of this application is north of the circled area and is within the highest flood risk zone. The waste transfer station is permeable (a row of containers is not) and any structures must be laid out so that they do not form a flood block which will prevent the movement of waters due to the impact this may have on residential properties opposite
- 4.2 Sustainable Transportation
Initially, there was considered to be a lack of information regarding existing and proposed vehicle movements. Additional information/clarification was provided and there are no transportation objections on this basis.

Economic Development

No objection

Environmental Protection

Potential for contamination from previous uses should be addressed. Condition recommended.

The Coal Authority

No objection. Informative recommended based on sites location in relation to potential historic workings

Other Representations

4.3 Local Residents

No comments received

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The site the subject of this application forms part of a wider area of land that has been in various skip hire, waste transfer and storage uses for some time, as per the planning history above. The use of the site is therefore considered to be established and the use proposed is compatible with the uses established.

5.2 Highways

The comments above are noted. The application relates to the specific section of the site highlighted in red for the use proposed. The wider site has historically and recently been used as a waste transfer station for a mini-skip business, necessitating large goods vehicle movements regularly throughout the day. This proposal is likely to see a reduction in both the size and amount of vehicles. It is confirmed that this would be small and based on the levels of vehicular activity experienced at the adjoining site, will normally be no more than 2 or 3 car or van movements per container per week. As a result, it is considered that this proposal is unlikely to raise any severe or unacceptable highways or transportation issues and there are no objections on this basis.

5.3 Local/Visual Amenity

The use would be for storage within a site that has been used for skips, waste transfer and storage and therefore there would be limited impact upon the surrounding area when assessed against existing uses. The units would be in the existing yard area and would involve the removal of one existing building. The units would be single storey, as per the submitted plans. It is not considered that there would be significant additional local amenity or visual impact upon the surrounding area.

5.4 Drainage/Flood Risk

The comments above are noted. The proposals are on an existing, established storage and transfer site and hardstanding with associated drainage infrastructure. Whilst some of the wider site appears to be located in Flood Zone 1 it does appear that much of the specific area of this application site is

located within Flood Zone 3. This does not affect the access to the site from Broad Lane which appears in Flood Zone 1. Therefore there will be safe access and egress which would not be affected. It is not considered that the proposals for storage containers, including replacement of an existing permanent building, on an existing site with hardstanding, would increase the vulnerability of the site or the surrounding area. The use of the site is and would continue to be within the 'less vulnerable' flood risk classification, so there would be no increase in the flood risk vulnerability of the site.

5.5 Consideration of likely impact on Equalities

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

With regards to the above this planning application is considered to have a neutral impact on equality as it would not positively or negatively impact upon protected characteristics.

6. CONCLUSION

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

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

7. RECOMMENDATION

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

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:
Location Plan, Block Plan and Existing and Proposed Plans and Elevations (Refs 50168-02-001 and 03-001), received by the Council on the 24th March 2022.

For the avoidance of doubt, this permission grants consent for the containers to be single storey only.

Reason:

To define the terms and extent of the permission.

3. Past uses of the site have the potential to give rise to contamination. therefore:
 - A) Desk Study - Previous historic uses(s) of the site may have given rise to contamination. No development shall commence until an assessment of the risks posed by any contamination has been carried out and submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175 Investigation of potentially contaminated sites and the Environment Agency's guidance - Land Contamination Risk Management (LCRM)*, and shall assess any contamination on the site, whether or not it originates on the site.
 - B) Intrusive Investigation/Remediation Strategy - Where following the risk assessment referred to in (A), land affected by contamination is found which could pose unacceptable risks, no development shall take place until detailed site investigations of the areas affected have been carried out. The investigation shall include surveys/sampling and/or monitoring, to identify the extent, scale and nature of contamination. A report shall be submitted for the written approval of the local planning authority and include a conceptual model of the potential risks to human health; property/buildings and service pipes; adjoining land; ground waters and surface waters; and ecological systems.
Where unacceptable risks are identified, the report submitted shall include an appraisal of available remediation options; the proposed remediation objectives or criteria and identification of the preferred remediation option(s). The programme of the works to be undertaken should be described in detail and the methodology that will be applied to verify the works have been satisfactorily completed.
The approved remediation scheme shall be carried out before the development (or relevant phase of development) is occupied.
 - C) Verification Report - Prior to first occupation, where works have been required to mitigate contaminants (under condition B) a report providing details of the verification undertaken, demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.
 - D) Any contamination found during the course of construction of the development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found additional remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development (or relevant phase of development) is resumed or continued.

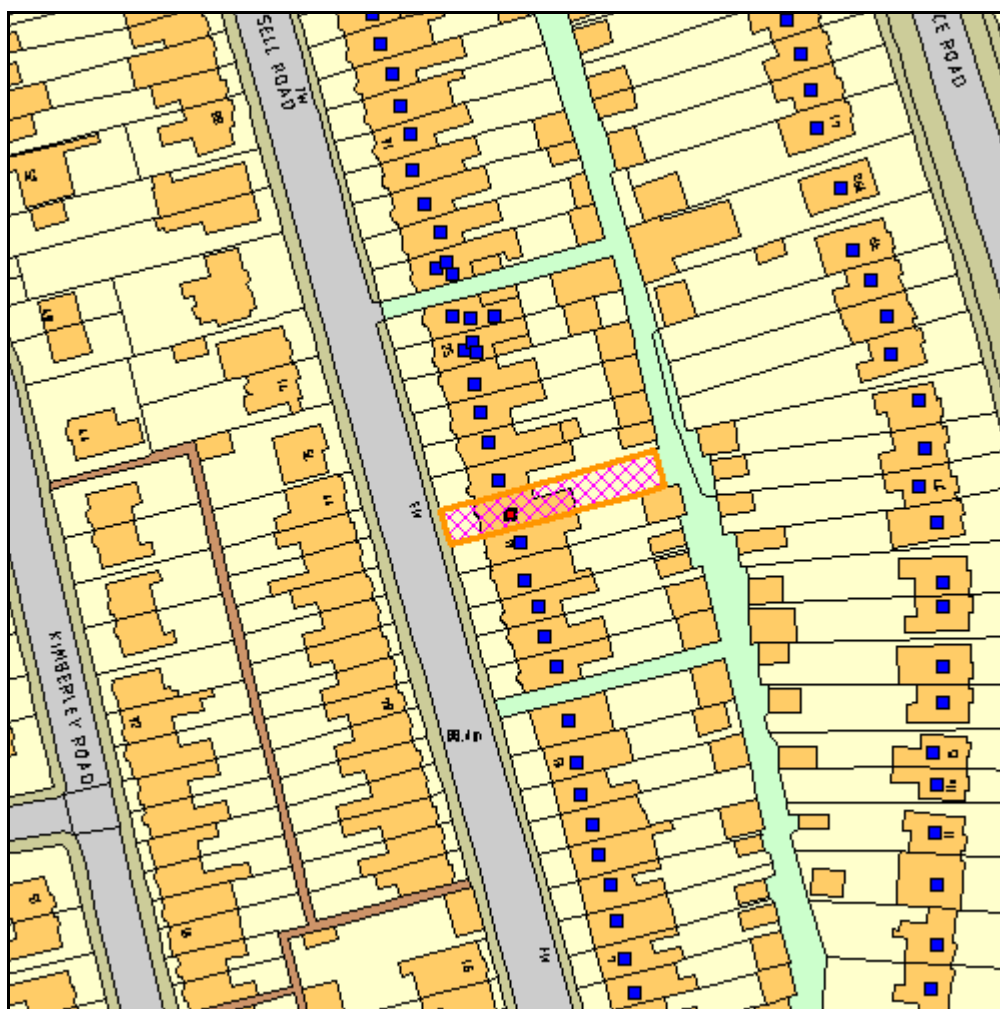
Reason:

In the interests of protection from contamination and in accordance with CS1 of the South Gloucestershire Local Plan Core Strategy Adopted December 2013.

Case Officer: Simon Ford
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 35/22 -2nd September 2022

App No.:	P22/02331/F	Applicant:	Mr Mohibbul Ehtisham
Site:	20 Cassell Road Staple Hill Bristol BS16 5DF	Date Reg:	16th May 2022
Proposal:	Change of use to of dwelling to 7 bedroom House in Multiple occupation (HMO) for up to 7 people (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended).	Parish:	Downend And Bromley Heath Parish Council
Map Ref:	364303 176110	Ward:	Frenchay And Downend
Application Category:	Minor	Target Date:	11th July 2022



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P22/02331/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 APPEARANCE ON CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following the receipt of an objection raised by the Parish Council and over 3no public letters of objection, contrary to the officer recommendation detailed below.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the change of use to of dwelling to 7 bedroom House in Multiple occupation (HMO) for up to 7 people (Sui generis) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) at 20 Cassell Road, Staple Hill.
- 1.2 The application site is located with a settlement boundary and is not subject to any restrictive designations.
- 1.3 Amended plans have been received since the point of submission, this is inclusive of a title change to the plan as the development work has already been completed, in addition to the correction of minor discrepancies to correctly reflect the original structure.

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
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 Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP39	Residential Conversions, Subdivision, and HMOs

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (*Adopted 2007*)

Residential Parking Standards SPS (*Adopted 2013*)

SGC Householder Design Guide (*Adopted March 2021*)

SGC Houses in Multiple Occupation SPD (*Adopted October 2021*)

3. **RELEVANT PLANNING HISTORY**

3.1 P21/07003/F. Permission Granted, 12/1/2022

Erection of a single storey rear extension to form additional living accommodation.

4. **CONSULTATION RESPONSES**

4.1 Downend and Bromley Heath Parish Council

“- Incomplete plans for loft conversion.

- Insufficient off street parking for a 7-person HMO in a street which is already congested with on-street parking, as noted by residents and neighbours.”

4.2 Sustainable Transport Officer

No objection subject to condition of cycle parking.

4.3 Economic Development Officer

No objection.

4.4 Local Residents

17 letters of objection have been received from neighbours. The key points have been summarised below.

- Questions regarding the size of the existing extension under P21/07003/F;
- Existing garage to the rear of the property has been re-cited and converted into an unlawful self-contained accommodation unit;
- Poor workmanship for existing works and structural issues;
- Not enough parking;
- Increased traffic problems;
- Increased safety concerns;
- Insufficient sewage systems;
- Insufficient internal room sizes and garden space;
- Increased noise, disturbance and anti-social behaviour;
- Harm to character and visual appearance;
- Increased litter;
- De-valuation of neighbouring properties; and
- Set an unwanted precedent if approved;

5. **ANALYSIS OF PROPOSAL**

- 5.1 This application seeks full planning for the change of use from dwelling house to a 7 bed house in multiple occupation (HMO) (sui generis).
- 5.2 Policy PSP39 within the adopted Policies, Sites and Places Plan (2017) states that where planning permission for an HMO is required, this will be acceptable, provided that this will not prejudice the amenity of neighbours. Supporting text states that the term “neighbours” should be taken to mean properties adjacent to, and surrounding, the application site which have a reasonable potential to be directly affected by harmful impacts arising from the proposal(s).
- 5.3 In addition, Policy PSP8 maintains that development proposals will only be acceptable provided that they do not ‘have unacceptable impacts on residential amenity of occupiers of the development or of nearby properties’. Unacceptable impacts could result from noise or disturbance, amongst other factors, which could arise from HMOs functioning less like traditional single households on a day-to-day basis.
- 5.4 Prejudicing the amenity of neighbours can arise at a localised level when developments of such HMO uses are inappropriately located, or become concentrated, particularly at an individual street level.
- 5.5 The Houses in Multiple Occupation Supplementary Planning Document (SPD) (Adopted) 2021 SPD provides a way of using available data (licensed HMOs) to provide tangible and substantiated evidence regarding the concentration of HMOs and overall housing mix within the locality of the proposal.
- 5.6 Additional Explanatory Guidance 1 sets out that the following factors should be taken into account when determining if the proposal would prejudice the amenity of adjacent neighbours:
- Whether any dwelling house would be ‘sandwiched’ between two licensed HMOS, or,
 - Result in three or more adjacent licensed HMO properties.
- 5.7 The application site, 20 Cassell Road, does not have any neighbouring HMOs and would therefore not result in a dwelling being sandwiched between two licensed HMOs, or result in three or more adjacent licensed HMO properties.
- 5.8 Notwithstanding this, and as there are localities within the same ward of the proposed development that currently experience a concentration of HMOs, the SPD requires consideration to be given to the potential harm to support mixed communities due to the impact upon the defined character and existing amenity support – those application which contribute towards a harmful impact should be resisted. Specifically, Additional Explanatory Guidance 2 sets out the following should be taken into consideration when assessing the proposal to determine if harm would arise:
- The development would result in 10% of households within the locality being registered as a licensed HMO property; or,

- More than 20% of households within a 100m radius of the application property would be registered as a licensed HMO property.

(NB: For the purposes of this assessment, the SPD defines 'locality' as a statistical boundary known as a Census Output Area. A Census Output area is smaller than a ward area)

- 5.9 In the case of the application site, HMO properties within the **census output area** locality currently represent 7.1% of households. Within 100m radius, there are 62 properties, 2 of which are registered as a HMO.
- 5.10 In respect of the above considerations, the principle of the change of use to a HMO is accepted. Notwithstanding this, the proposal must also be reviewed against other relevant areas of consideration to determine if local planning policy is satisfied.

Design and Visual Amenity

- 5.11 No building operations are proposed as part of this application. It is noted that works to facilitate a loft conversion have already taken place by virtue of permitted development. Whilst no Certificate of Lawfulness has been issued, obtaining this Certificate is at the applicant's discretion.

Residential space

- 5.12 With regards to the amenity of future occupiers, plans indicate the proposed property would have a kitchen/diner along with 7no bedrooms. It is the responsibility of the landlord to ensure the rooms accord with internal national space standards for future occupiers.
- 5.13 Policy PSP43 sets out minimum standards for private amenity space, however there is no set standard for HMOs. Using this policy as a reference, a 1no. bed flat should have access to a minimum for 5m² amenity space. Using this standard, 7 x 1bed. flats would require 40m² amenity space. The rear garden would achieve approximately 60m², thus sufficient useable amenity space would be provided in accordance with policy PSP40.

Transport

- 5.14 The site is located within a sustainable location, however adopted policy requires HMOs to provide 1 parking space per 2 bedrooms. In addition, secure cycle storage would be needed.
- 5.15 An HMO of this size would require a minimum of 3 car parking space. There are currently 2 spaces on site, thus one additional space is required. In response, the applicant has submitted a parking survey for which the outcomes are accepted by officers and that there is capacity from one additional vehicle to park on the highway. Sufficient cycle storage would be provided within the rear garage.

5.16 Consideration of likely impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society; it sets out the different ways in which it is unlawful to treat someone. As a result of this Act, the public sector equality duty

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

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

5.18 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.

Property value:

This is not a planning matter and therefore falls outside the remit of this planning assessment.

Waste and rubbish on the street and in the rear lane:

If such a situation occurs residents are advised to contact the Council's Street Care Team.

Noise and disturbance:

The property would be a domestic residence. Any inconsiderate behaviour over and above what is normally expected should be reported to the correct authority in this case The Police Authority or Environmental Protection.

Poor workmanship and structural issues:

This is not a planning matter, with the responsibility falling on the owner of the property.

Insufficient sewage systems:

If sewage problems occur, residents are advised to contact the Councils Drainage Team.

Existing garage to the rear of the property has been re-cited and converted into an unlawful self-contained accommodation unit:

It is understood the redevelopment of the garage has been undertaken by virtue of permitted development rights. The garage would be used for ancillary storage (bicycles and other). Nonetheless, it would not be unreasonable to condition the garage to be ancillary storage only for the interests of residential 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 development plan set out above, and to all the relevant material considerations set out in the report.

7. **RECOMMENDATION**

7.1 That the application be **APPROVED** subject to conditions.

CONDITIONS

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

Reason

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

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

Received by the council on 24th August 2022: Elevations (Revised), Floor Plans (Revised), Garage Floor Plan, Location and Block Plan (Revised).

Reason

To define the terms and extent of the permission.

3. The cycle storage facilities must be retained in perpetuity unless otherwise approved by the council.

Reason

To promote sustainable forms of transport and to comply with policies PSP11 and PSP16 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017.

4. The existing garage must only be used for ancillary storage in relation to 20 Cassell Road, and for no other purposes unless otherwise approved by the council.

Reason

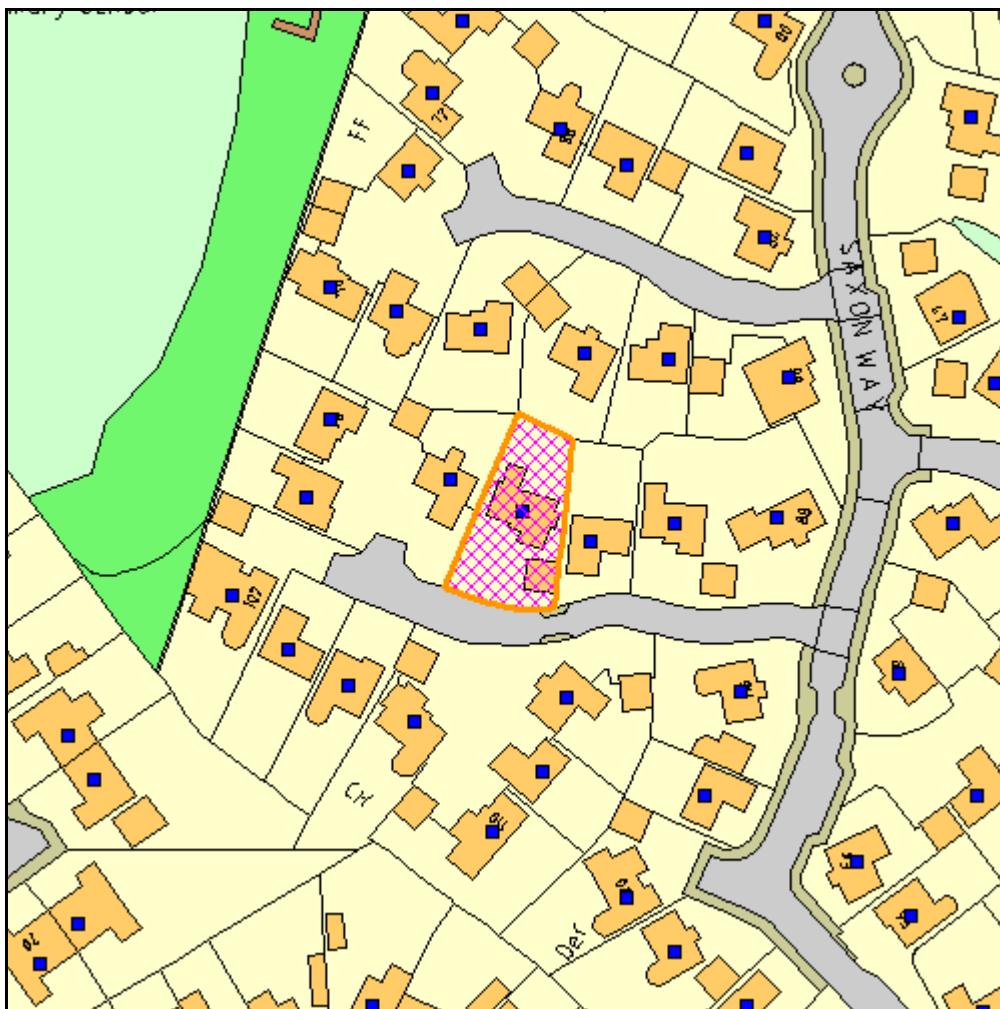
In the interests of protecting the character of the area and residential amenity, to accord with policies PSP1 and PSP8 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) 2017.

Case Officer: Thomas Smith

Authorising Officer: David Stockdale

CIRCULATED SCHEDULE NO. 35/22 - 2nd September 2022

App No.:	P22/03657/HH	Applicant:	Mr And Mrs Benjamin Penny
Site:	94 Saxon Way Bradley Stoke South Gloucestershire BS32 9AS	Date Reg:	18th July 2022
Proposal:	Demolition of existing conservatory/garden room. Erection of two storey rear extension to form additional living accommodation.	Parish:	Bradley Stoke Town Council
Map Ref:	361170 182125	Ward:	Bradley Stoke North
Application Category:	Householder	Target Date:	9th September 2022



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 100023410, 2008. **N.T.S.** **P22/03657/HH**

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 CIRCULATED SCHEDULE

The application appears on the Circulated Schedule because 3no. responses have been received from interested parties that are contrary to the findings of this report and officer recommendation.

1. THE PROPOSAL

- 1.1 Full planning permission is sought for the demolition of an existing rear conservatory and the erection of a two-storey rear extension.
- 1.2 The application site is a detached modern dwelling on a residential cul-de-sac in Bradley Stoke, within the North Fringe of Bristol Urban Area.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
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
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

- 3.1 PT16/5417/F (approved 10/11/2016):
Extension to existing detached garage and alterations to roofline.
- 3.2 Other planning history is available that is neither recent nor relevant.

4. CONSULTATION RESPONSES

- 4.1 Bradley Stoke Town Council
No objection.
- 4.2 Stoke Lodge and The Common Parish Council (adjoining)
No comments have been received.
- 4.3 Sustainable Transport
No objection.
- 4.4 Archaeology Officer
No comments have been received.
- 4.5 Residents
3no. responses have been received, all objecting to the proposed development. The responses are summarised as follows:
- Recent garage conversion has increased the height of the roof which is higher than approved and has impacted on light
 - Dramatic reduction in amenity space due to new garden room. A mature tree was removed.
 - Too much bulk
 - Change in character
 - Detrimental affect on neighbours
 - No measurements on the plans
 - Site visit requested
 - Boundary runs at an angle and host dwelling is further back than the neighbour
 - Overbearing impact
 - Impact on light received by neighbouring property
 - Impact on the value of property
 - Already considerable overlook but some relief provided by trees and shrubs
 - Will result in loss of privacy and increase intervisibility/overlooking
 - New extension will dominate the skyline
 - Bedroom is in line of sight of the rear bedroom of no.94
 - Garden room means no opportunity to mitigate overlook with trees/shrubs

5. ANALYSIS OF PROPOSAL

- 5.1 The proposal seeks to erect a two-storey rear extension in place of an existing conservatory.

5.2 Principle Of Development

PSP38 of the South Gloucestershire Council Policies, Sites and Places Plan (adopted November 2017) permits development within existing residential curtilages (including extensions) in principle where they do not harm the design, visual amenity and residential amenity of the locality or prejudice highway safety or the provision of adequate private amenity space. PSP38 is achieved through CS1 of the South Gloucestershire Council Core Strategy (adopted December 2013), which requires development to demonstrate the highest standards of design and site planning by demonstrating that siting, form, scale, height, massing, detailing colour and materials are informed by respect and enhance the character, distinctiveness and amenity of both the site and its context. Additional guidance on achieving good design for householder developments is set out in the Household Design Guide supplementary planning document (SPD), which was formally adopted in March 2021. The development is acceptable in principle, subject to the following detailed consideration.

5.3 Design and Visual Amenity

The host dwelling is two storey with front feature gable and single bay window. Elevations are finished in facing brick, with red brick details and quoins. The roof is pitched with plain tiles and decorative ridge detailing. The conservatory to be removed is a single storey Upvc structure with brick plinth. The proposed rear extension would extend from the rear by c.3.9 metres and would follow broadly the footprint of the existing conservatory but would be slightly wider, with the West side elevation of the extension being flush with the West side elevation of the host dwelling, as opposed to the current situation where the side of the conservatory is set in by a small amount. The extension would have a pitched roof with rear facing gable, would be finished in materials to match and would have openings to the rear (ground and first floor) and ground floor opening on the East side elevation.

5.4 In terms of scale, the proposed extension would be set down from the ridge and would be less than half the width of the existing rear elevation. This, coupled with a sensible depth means that the extension would not appear overly dominant or out of keeping and accords with the dimensional (maximum depth) guidance set out in the household design guide SPD.

5.5 Overall, the proposed extension is of an acceptable design standard that accords with the provisions of PSP38, CS1 and the relevant parts of the Household Design Guide SPD.

5.6 Residential Amenity

PSP8 permits development where it does not prejudice the residential amenity of both occupiers of the development and of neighbouring dwellings through the creation of unacceptable impacts. Such unacceptable impacts include loss of privacy, overlooking, loss of light, loss of outlook and overbearing/dominant impacts. Concerns are noted with regards to impacts on the neighbouring residential amenity. The dwelling that stands to be most affected by the development is the detached neighbour to the West, no.96 Saxon Way.

- 5.7 By reason of its siting away from the Eastern boundary, the proposed development would not have any unacceptable impacts with regards to the amenity of no. 92 Saxon Way.
- 5.8 In terms of no.96 to the West, it is acknowledged that the proposed extension would have a more appreciable presence as it is closer to the boundary of that property. No.96 is also angled very slightly towards the rear no.94 and no.96 is set slightly forward of no.94. Nevertheless, the proposed extension at c.3.9 metres deep from the rear elevation of the host dwelling accords with the maximum depth guidance within the householder design guide SPD of 4 metres. 'on the ground', the separation between no.94 and the flank elevation of no.96 provides some mitigation from the increased massing. Whilst the new extension will have some overbearing impacts on no.96, these would not be to an unacceptable degree. The extension does not appear to appreciably break the 45 degree line from the rear of no.96, and so there would not be any unacceptable reduction in outlook. The tracking of the sun and depth of the extension are such that there would also not be any unacceptable impacts on light received by no.96, should permission be granted.
- 5.9 Two new West elevation windows are proposed; however, these are noted on plan to be obscure glazed and fixed which means there is no overlooking concerns created. This should be ensured by way of an appropriately worded planning condition. First floor openings are proposed on the rear, however these would still be at least 7 metres away from the rear garden boundary and so the development would accord with the 7 metre garden boundary test noted in the household design guide SPD, which is intended to limit garden overlooking (actual and perceived). The new rear elevation bedroom window at FF would be c.18.3 metres from the opposing rear neighbour, no 82 Saxon Way. A starting point is that where two storey dwellings face each other to the rear, a separation gap of at least 20 metres should be retained and so in this case there would be some deficiency in this regard. However, the locality being a dense suburban location means that there is already a very high level of mutual overlooking and intervisibility and so it is not considered that this small infraction of the 20-metre test would justify a refusal in this instance. Moreover, the rear of no.82 is to some extent off-set from the rear of no.94. With regards to no.80 Saxon Way to the NW, there is a c.19 metre separation but no.80 does not directly face the rear of no.94 and so any intervisibility would be mitigated by this. The ground floor openings by reason of their relationship to existing boundary treatments do not pose any amenity concerns.
- 5.10 In terms of amenity space, the development would only take up a marginal amount of the rear amenity space and would not increase the number of bedrooms within the dwelling.
- 5.11 Overall, there would not be any amenity impacts created that would be unacceptable and so subject to the above noted condition, there is no objection to the proposed development on the grounds of residential amenity impacts.
- 5.12 Parking and Transportation
PSP16 requires developments to provide levels of parking based upon the number of bedrooms at a dwelling. Where an increase is proposed, proposals

- should demonstrate that adequate off-street parking can be provided to accommodate increase in demand.
- 5.13 The dwelling as existing has 4 bedrooms, which would continue to be the case, should permission be granted. The frontage provides parking for two vehicles which is in accordance with the PSP16 standard for a 4-bed dwelling (2no. spaces). The development is therefore acceptable in this regard.

Impact on Equalities

- 5.14 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.
- 5.15 With regards to the above this planning application is considered to have a neutral impact on equality.
- 5.16 Other Matters
Site visit – a site visit was carried out by the case officer on the 30th August 2022.
- 5.17 Impact on property values – this is not a material planning consideration.
- 5.18 Garden room – concerns are noted regarding a garden room under construction in the garden. This was observed on the site visit as a flat roofed garden room, under construction. It is assumed this is being undertaken under permitted development but in any case, does not form part of the development proposal. Any concerns about this element should be referred to the Council's planning enforcement team.
- 5.19 Existing works to garage – this planning application is not the appropriate forum to discuss impacts of an existing/approved development elsewhere on the site and any concerns that it has been built bigger than it should be would need to be referred to the Council's planning enforcement team.
- 5.20 Tree removal – It is noted that concern is raised regarding removal of a mature tree. There are no TPOs applicable to the site and so this would not have needed consent from the Council and does not form the development proposals.

6. CONCLUSION

- 6.1 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities are required to determine applications in accordance with the policies of the Development Plan, unless material considerations indicate otherwise.
- 6.2 The recommendation to **grant** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (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 first floor windows (x2) on the West side elevation shall at all times be glazed with obscure glass to level 3 standard or above with any opening part of the window being above 1.7m above the floor of the room in which it is installed'.

Reason

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

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

Block plan (existing)

P11 - Existing combined plan

P10 A - Proposed combined plan

Site location plan

As received 15th July 2022

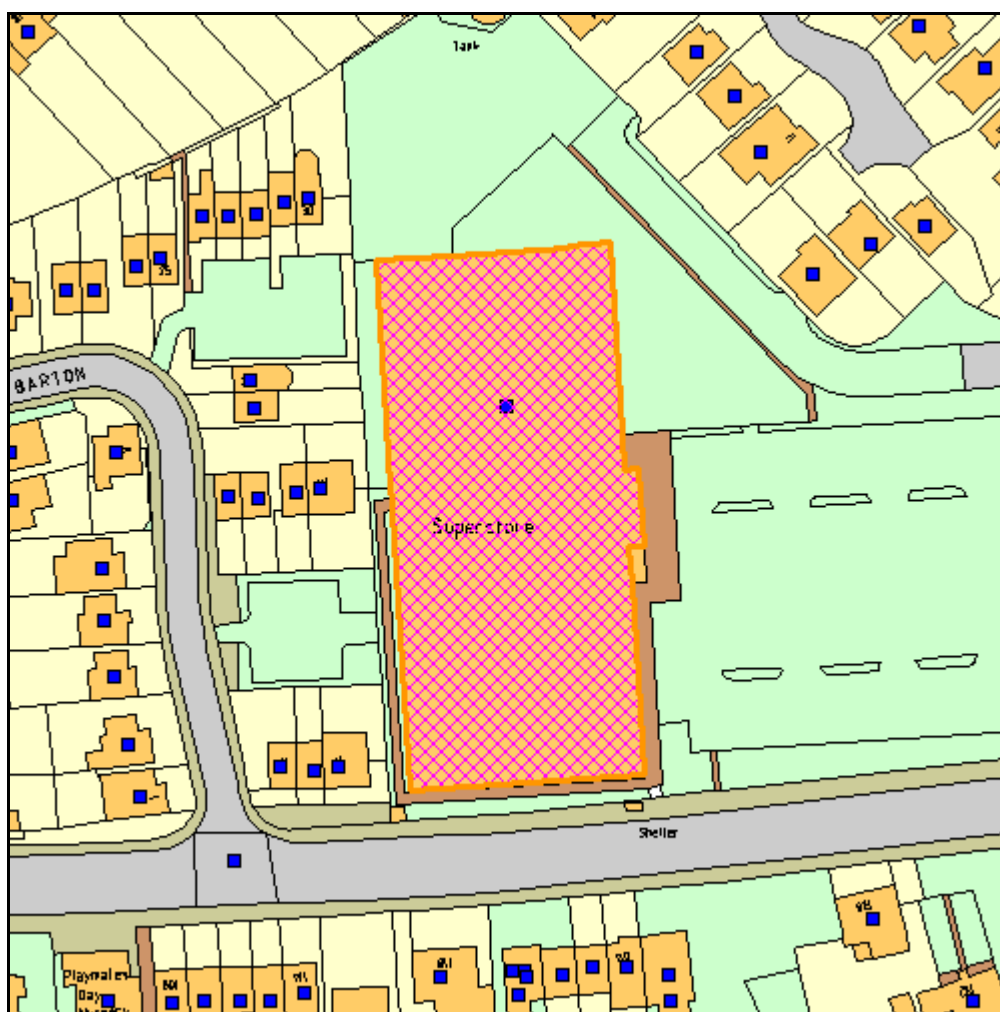
Reason

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

Case Officer: Alex Hemming
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 35/22 - 2nd September 2022

App No.:	P22/03782/F	Applicant:	Mr Justin Kneller B&Q PLC
Site:	B And Q Plc Station Road Yate South Gloucestershire BS37 5PQ	Date Reg:	13th July 2022
Proposal:	Installation of replacement cladding (retrospective)	Parish:	Yate Town Council
Map Ref:	370892 182587	Ward:	Yate North
Application Category:	Minor	Target Date:	7th September 2022



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P22/03782/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 CIRCULATED SCHEDULE

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 Retrospective consent is sought for the installation of replacement cladding, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at B&Q located on Station Road in Yate. The site is within the settlement boundary, but not within a primary retail area, and is not a designated frontage.
- 1.3 Following a site visit, it is apparent that works have started on site prior to the determination of this application and therefore the application is now described as retrospective.

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
CS14	Town Centres and Retail
CS30	Yate and Chipping Sodbury

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
PSP31	Town Centre Uses

- 2.3 Supplementary Planning Guidance

3. RELEVANT PLANNING HISTORY

This site has been subject to a number of planning applications. Most recent are listed below and a full list can be found on the Council's website.

- 3.1 **P22/03259/ADV.** Display of 2no. replacement internally illuminated fascia signs, 1no. internally illuminated totem sign, 2no. non illuminated fascia signs, 8no. replacement aluminium panel signs, 17no. new vinyl carpark signs, 1no. new 'trolley park' sign and 16no. replacement vinyl signs. **Approve.** 05/08/2022.
- 3.2 **P21/00002/MOD.** Modification to S52 agreement attached to planning permission P85/1777 to enable foodstore retailer 'Aldi' to trade from this location. **Withdrawn.** 06/05/2022.
- 3.3 **P21/05064/RVC.** Variation of condition 4 attached to planning permission P20/07452/F to amend the condition to state "No deliveries shall be taken or despatched from the site outside the hours of 07:00-21:30 hours Mon-Sat and 8:00-20:00 hours Sun." - Use of part of building (Unit A) as Food and non-food store (Class A1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Unit B to be retained as DIY and garden centre (Class A1). **Withdrawn.** 18/02/2022.
- 3.4 **P21/06112/ADV.** Display of 2 no. internally illuminated hanging signs, 1 no. internally illuminated fascia sign, and 2 no. window vinyls. **Approve with Conditions.** 24/12/2021.
- 3.5 **P21/02733/F.** Erection of 2 no. entrance lobbies, installation of new plant, alterations to existing door and window fenestrations, enlargement of existing carpark, landscaping, and other associated works. **Approve with Conditions.** 02/07/2021.
- 3.6 **P20/07452/F.** Use of part of building (Unit A) as Food and non-food store (Class A1) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended). Unit B to be retained as DIY and garden centre (Class A1). **Approve with Conditions.** 05/02/2021.

Note: neither P20/07452/F nor P20/07452/F have been implemented and following ongoing discussions between the applicant and the landlord, B&Q will continue to trade from the existing premises.

4. CONSULTATION RESPONSES

- 4.1 Yate Town Council
Object unless condition added to deal with western façade and signage.

We agree with the South Glos Urban Design Officer that all exteriors are in poor condition and therefore re-cladding should include the western facade, where residents live closest and are most affected by its dilapidated condition. We note it too will be re-finished in mid grey, but this may have more impact than the weathered red on the rear which was garish initially but has now weathered

to match the brickwork. Without samples of the colouring and any mock up image it is impossible for residents to assess the impact.

For safety reasons, if the rest of the cladding is in need of replacement, then there is no evidence given that the western cladding is in any better condition and therefore less in need of replacement. In safety terms, cladding coming off in adverse weather would have a serious impact on this facade. We note that this application does not include any detail of signage, although it does add a proposed signage zone on the western and eastern facades.

We believe all signage matters should be reserved for consideration under the signage application that no doubt will be received in due course, and that this consent should explicitly exclude consent for the location of signage (as what locations would be acceptable will depend on the nature of the signage) to avoid any risk of this consent being deemed to have conceded signage location or design.

4.2 Environmental Protection

No comments received.

4.3 Sustainable Transport – Transportation DC

We have no highways or transportation comments about this application as we understand that it relates solely to the recladding of the exterior of the B&Q Store in Yate.

4.4 The Ecology Officer Natural & Built Environment Team

The building holds negligible to low potential for protected species, no further surveys are required at this time. Due to the nature of the building and the materials used ecological enhancements are limited.

The recommended informative and conditions should be attached if planning is permitted.

4.5 Urban Design Officer

The covering letter provides information on the proposed changes to the building. All the existing elevations are proposed to be replaced apart from the western side, where the existing profiled cladding is to be retained. The state of repair and visual quality of that and the other elevations is poor, being very faded and clearly in need of attention. Given that this façade directly faces the existing residential properties to the west of the store, it would make more sense to reclad the whole building. If the other prominent facades are being renovated, it seems even more pressing that the façade directly impacting on residential amenity is dealt with.

The whole of the application, and therefore the building, is covered by the usual planning policies, which includes Policy CS1 ‘High Quality Design’. This states that ‘Development will only be permitted where the highest possible standards of design and site planning are achieved.’ Clearly in this situation this isn’t the case, although re-cladding the other elevations is a good start.

Apart from the western elevation, the suggested material types and colours are acceptable and precise materials can be submitted under Condition.

4.6 Environmental Policy and Climate Change Team

A full Sustainable Energy Statement will not be required however, I would request a brief statement which provides the following information:

Will the cladding be insulated and does replacement of the cladding provide an opportunity to improve the thermal efficiency of the roof and external walls?

Will roof mounted PV be incorporated within the roof?

4.7 Local Residents

1no. comment of objection and 3no. comments neither objecting to or supporting the planning application have been received from local residents. The following points and concerns have been raised.

- Recommend that the right-hand-side bay of elevation B-B is also replaced with new cladding. The current proposals will lead to there being a very awkward junction on the south-west corner.*
- We want to know if the replacement is necessary and the benefits*
- Level of air/noise pollution from the works*
- How long will the replacement take to complete?*
- Works have already commenced, so assumed the application should be considered retrospective*
- How much higher will the building be? Dimensions of existing and proposed height needs to be shown.*
- It should be a requirement (and condition) prior to the commencement of works that the details of the external cladding proposed to be used should be submitted to and approved in writing by the Local Planning Authority. Has there been any discussions or agreements?*
- How can the principle of development be established, as the material consideration of the design has not been completed?*
- B&Q PLC and it's agents clearly and obviously do not hold South Gloucestershire Council in any authority and one would suggest this "Fait accompli" has already been sanctioned by a planning officer*
- There has been total disregard for local neighbours with work starting regularly around 06:00hrs, causing excessive noise and disturbance well outside the hours considered to be acceptable under the Environmental Act.*

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

Policy CS1 'High Quality Design' of the South Gloucestershire Core Strategy states development proposals will only be permitted where the highest possible standards of design and site planning are achieved. Proposals should demonstrate that they; enhance and respect the character, distinctiveness and amenity of both the site and its context; have an appropriate density and its overall layout is well integrated with the existing development.

5.2 The proposal is not viewed to affect the retail function of the store and therefore no consideration of retail policy has been provided under this application. The assessment only relates to the impact of the proposal on the environment and visual amenity of the area.

5.3 Design and Visual Amenity

The development comprises of the refurbishment of existing retail unit (Class E). The works relate solely to the sites external appearance, there will be no uplift in floor-space. The main elements of the scheme are as listed below:

Elevation A-A (South)

- Existing vertical profiled cladding replaced with proprietary composite cladding panels in colour mid grey
- Existing glazing frames retained and re-finished in dark grey
- Existing security door retained and re-finished in dark grey

Elevation B-B (West)

- Existing vertical profiled cladding retained, made good as necessary, and re-finished in mid grey
- Existing security door retained and re-finished in dark grey
- Indicative new signage zone added

Elevation C-C (North)

- Existing vertical profiled cladding replaced with proprietary composite cladding panels in colour mid grey
- Existing glazing frames retained and re-finished in dark grey
- Existing bi-parting entrance doors to garden centre retained, and re-finished in orange
- Existing security door retained and re-finished in dark grey

Elevation D-D (East)

- Existing vertical profiled cladding replaced with proprietary composite cladding panels in colour mid grey (to either end of elevation)
- Existing vertical profiled cladding replaced with proprietary composite cladding panels in colour orange (to central section of elevation over projecting canopy)
- Existing bull nosed profile roof over entrance area and trolley bay area modified to form shallower profile with square top edge. Front and side fascia's to canopy formed using new composite cladding panels, in colour orange
- Existing glazing frames and entrance doors retained and re-finished in dark grey
- Existing bi-parting entrance doors into garden centre at right hand end of elevation retained, and re-finished in orange
- Indicative new signage zones added above main entrance

5.4 The external alterations will give the building a more contemporary look and provide a lift in terms of appearance. Whilst it is acknowledged that all existing elevations are in poor condition, therefore it would be desirable if replacement cladding were to be installed to all elevations, as opposed to just the north, east and south. However, it is understood that the existing cladding to the western

- façade will be made good as necessary and redecorated. As such, although the cladding will vary in style, all sides will match in colour providing a degree of consistency. The material types and colours are acceptable and could be described as being typical of the particular DIY stores more generally.
- 5.5 At present, as stated by the Council's Urban Design Officer, the very faded exterior suggests the building is in desperate need of attention. The unit in its current state clearly does not meet Policy CS1 'High Quality Design', therefore although only 3 sides will be re-clad, this will still provide a great improvement on the existing external appearance and contribute to making the unit somewhat closer to achieving policy CS1.
- 5.6 Residential Amenity
Policy PSP8 of the Policies, Sites and Places Plan relates specifically to residential amenity in which it states development proposals are acceptable, provided that they do not create unacceptable living conditions or result in unacceptable impacts on the residential amenities of occupiers of the development or of neighbouring properties. These are outlined as follows (but not restricted to): loss of privacy and overlooking; overbearing and dominant impact; loss of light; noise or disturbance; and, odours, fumes or vibrations.
- 5.7 There is residential property fronting onto The Leaze and Mow Barton located to the north-east and west, respectively. Additionally, to the south of the site over Station Road is a mix of residential and commercial uses. Whilst there are numerous residential properties within the applications sites immediate vicinity, as previously highlighted, the works refer to cosmetic changes.
- 5.8 The works are small scale in nature and there are sufficient separation distances between the application building and residential properties situated to the north-east and south. With regards to the closest neighbours located to the west, the submitted drawings state that the existing cladding to the western elevation is to be "made good as necessary and redecorated in colour mid-grey". From this information it would appear that the colour will be changed by the application of painting and painting does not constitute a form of development.
- 5.9 The development will not add any additional floor space and does not propose any alteration to the existing operating parameters of the store (e.g., opening hours). Accordingly, by reason of the nature and scale, the works will not have any unacceptable impacts on the residential amenity of the closest residential properties, should permission be granted.
- 5.10 Transport (Access and Parking)
The development will not add any additional customer floor area and so no additional parking will be required, as the works will be unlikely to materially alter the existing travel demands for the premises. Furthermore, no changes are proposed to the existing site access or car parking arrangements. On that basis, there are no objections to the development in transportation terms.

5.11 Environmental Policy and Climate Change

The comments received from the Environmental Team have been acknowledged. Whilst the submission of a Sustainable Energy Statement would be desirable, this is not a policy requirement.

5.12 Ecology

The comments from Ecology were received before it was made aware to the Council that the works have already commenced. The application has since been updated as retrospective, as such, the Ecologists comments are irrelevant in this case.

5.13 Other Matters

The Parish Councils concern regarding signage matters has been noted. The text on the proposed drawings acknowledge that the tenants are required to submit their own individual advertisement consent applications. Additionally, an informative will be attached to any approval stating that advertisement is not covered.

5.14 Furthermore, the comments received from local residents regarding the noise pollution and disturbance created by the works has been acknowledged. Nevertheless, noise of construction is temporary and of its nature and there is other legislation elsewhere that can control nuisance from noise. However, given the site is situated within a built-up residential area and the development sits within close proximity to neighbouring properties boundaries, an informative will be attached to any approved decision notice regarding hours of working.

5.15 Consideration of likely impact on Equalities

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

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

6. CONCLUSION

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

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

7. **RECOMMENDATION**

7.1 That the application be **APPROVED** subject to conditions.

CONDITIONS

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

Reason

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

2. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below (received 07th July 2022):

Covering Letter

Existing Block Plan (P00)

Proposed Roof Plan (P00)

Site Location Plan (P00)

Existing Roof Plan (P00A)

Existing Elevation Plans (P01)

Proposed Elevation Plans (P01)

Reason

To define the terms and extent of the permission.

Case Officer: Chloe Summerill
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 35/22 - 2nd September 2022

App No.:	P22/04212/PIP	Applicant:	Paul And Martine Bowen
Site:	Tudor Farm 107 Bristol Road Frampton Cotterell South Gloucestershire BS36 2AU	Date Reg:	1st August 2022
Proposal:	Permission in principle for the erection of 6 to 9 dwellings.	Parish:	Frampton Cotterell Parish Council
Map Ref:	365657 181928	Ward:	Frampton Cotterell
Application Category:	Minor	Target Date:	1st September 2022



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N.T.S.

P22/04212/PIP

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

CIRCULATED SCHEDULE

This application appears on the Circulated Schedule following an objection from the Parish Council.

1. THE PROPOSAL

- 1.1 This is a Permission in Principle application for Tudor Farm, 107 Bristol Road, Frampton Cotterell. The site lies outside an established settlement boundary and within the Bristol Bath Green Belt. The proposal is for the consideration of the erection of between 6 and 9 dwellings.
- 1.2 The permission in principle consent route is an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical detail of development.
- 1.3 The permission in principle consent route therefore has two stages:
 - The first stage (or permission in principle stage) establishes whether a site is suitable in-principle, and
 - The second stage ('technical details consent') is when the detailed development proposals are assessed
- 1.4 If the grant of permission in principle is acceptable, the site must receive a grant of technical details consent before development can proceed. It is the granting of technical details that has the effect of granting planning permission. Other statutory requirements may apply at this stage such as those relating to protected species or listed buildings. An application for technical details must be in accordance with the permission in principle that is specific to the applicant.
- 1.5 In the first instance a decision must be made in accordance with relevant policies in the development plan unless there are material considerations such as those in the NPPF and national guidance which indicate otherwise.
- 1.6 The scope of a Planning in Principle application is limited to:
 - location,
 - land use and
 - amount of development.

Issues relevant to these 'in principle' matters should be considered at the permission in principle stage.
- 1.7 It is noted no pre-application planning advice has been sought prior to the submission of this application.

2. PLANNING POLICY

2.1 National Guidance

National Planning Policy Framework
National Planning Guidance
Town and Country Planning (Permission in Principle) Order 2017

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

CS1	High Quality Design
CS2	Green Infrastructure
CS3	Renewable and Low Carbon Energy Generation
CS4A	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS34	Rural area

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP9	Health Impact Assessments
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP38	Development within Existing Residential Curtilages
PSP40	Residential development in the countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

South Gloucestershire Household Design (Adopted) 2021)
South Gloucestershire SPD: Residential Parking Standards (Adopted) 2013
Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
SPD – (Adopted) March 2015
South Gloucestershire Council Waste Collection: guidance for new developments SPD (Adopted) Jan 2015

3. RELEVANT PLANNING HISTORY

Adjacent sites

Land between 101 and 107 Bristol Road:

- 3.1 P22/02211/F Erection of 1 No. detached dwelling with associated works (amendment to previously approved scheme P19/16146/F).

Pending consideration

Land at 119 Bristol Road:

- 3.2 P22/00161/F Demolition of commercial buildings. Erection of 25 no. dwellings (C3) including provision of public open space and private allotment gardens and associated works.
Pending consideration
- 3.3 P20/015/SCR Screening Opinion for P20/09143/O. Demolition of commercial buildings. Erection of 13 no. dwellings (C3) and creation of storage facility (B8) (Outline) with access, layout and scale to be determined, all other matters reserved.
EIA not required 16.6.20

The site: There is an extensive planning history relating to the Tudor Nurseries site as a whole. The most relevant to this application would appear

- 3.4 PT10/1939/TMP Change of use of land for the stationing of a mobile home for an equestrian worker for a temporary period of 3 years. Formation of new access.
Refused 23.9.10
- 3.5 PT08/3049/CLE Application for certificate of lawfulness for use of land and Units 1,2,6 8 -13 as workshops Class Use (B2) and Units 3,5,14 - 17 storage purposes Use Class (B8). (Resubmission of PT08/0916/CLE).
Approved 6.3.09
- 3.5 PT01/0914/CLE: Continued occupation of dwelling without compliance with agricultural occupancy condition attached to planning permission SG1028/H (Certificate of Lawfulness).
Permitted 13 November 2001
- 3.6 P96/2772: Use of land for the storage of 12 touring caravans
Permitted 15 January 1997
- 3.7 P91/1166: Use of land for stationing of a residential caravan.
Refused 13 March 1991
- 3.8 P89/1972: Erection of a detached dwelling for occupation by agricultural worker.
Refused 14 July 1989

4. CONSULTATION RESPONSES

- 4.1 Frampton Cotterell Parish Council
- greenbelt
 - access is from a busy road
 - not enough information to give an informed comment on this proposal

Internal Consultees

4.2 Highway Structures

No comment

4.3 Environmental Protection – contamination

The proposed site has potential for contamination from historic land uses connected with the agricultural and industrial previous uses, such as the car garage on the site.

If the local planning authority is minded to approve this permission in principle, the contaminated land officer would like to be consulted on the technical details consent application. The details expected to be included at technical details stage would include the following.

- Desk Study
- Intrusive Investigation
- Remediation Strategy (if required)
- Verification Strategy (if required)

The assessment should be undertaken by a suitably qualified contaminated land practitioner, in accordance with the Environment Agency's Land Contamination Risk Management guidance (LCRM). <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

4.4 Landscape Architect

It is considered that the proposed dwelling scheme has to potential to fit into its surroundings, providing that it is supported by a robust landscape planting scheme.

If it is determined that the spatial impact on the openness of the Green Belt is acceptable, the following information will need to be submitted at the Technical Details Consent stage:

- AIA with current tree survey and tree/hedgerow protection plan to BS5837:2012.
- Detailed landscape plan specifying the location of any existing boundary vegetation; location, species, stock size, planting centres and quantities of all proposed tree and structure planting designed to further integrate the new dwellings into their surroundings and provide visual screening along the footpath route; together with and details of all proposed boundary and hard landscape surface treatments, including proposed levels and any soil retention/retaining walls that may be required.

Statutory / External Consultees

4.5 Transport

The proposed improved access with 2 1.8m wide footways and a 4.8m wide access road would be capable of supporting the level of traffic generated by a proposal of this scale.

In the event of an application it would need to be supported with vehicle tracking to ensure that it can be serviced by refuse vehicles with each dwelling also having an EVCP.

This proposal would increase the number of vehicle movements in the peak hours, and as such I would not recommend that it served more than 9 dwellings.

4.6 Drainage Team

No objection.

Other Representations

4.7 Local Residents

The following comments have been received from one local resident:

- One get your details right. Tudor farm is nothing to do with 107 Bristol road. The bungalow is separate. Please correct. To have 6 to 9 property on the site of Tudor farm will put extra traffic on the road. The entrance is too close to opposite junction, it's already dangerous for entry and exit. Will take away privacy for existing properties. The roads and doctors surgeries, schools cannot cope now. It would be unadvisable to approve such a plan. Hopefully the planners will listen to the objection.

- On my views I should have finished it off with in principle I have no objections but the points I mentioned should be addressed. You received my first comments on the 5/08/2022.

One letter of objection has been received from a local resident:

- greenbelt and inappropriate development in such a rural setting
- would change the character of this area
- proposed site is also opposite a very busy junction on an incredibly busy road, so the additional houses would present major problems with securing safe exiting and entering
- not enough information provided about the type of houses, the specifications, energy provision, materials etc
- no ecology report or impact assessment reports of any kind. I have detected bats along the footpath adjacent to the site and no mention is made of that or any other species
- As it stands the application is not fit for purpose and does not provide sufficient information about drainage and sewerage, ecology and BNG, sustainable design, renewable energy, heritage, safe access and so on

5. ANALYSIS OF PROPOSAL

5.1 This is a Permission in Principle application for the erection of a maximum of 9 dwellings.

5.2 Principle of Development

The application is to consider the location, the type of development and the amount of development but must be determined in accordance with the relevant

policies listed above unless there are material considerations such as those in the NPPF which indicate otherwise.

- 5.3 The development plan directs residential development to within established settlement boundaries. CS5 of the Core Strategy specifies new development should be within sustainable locations. Furthermore, new development should be informed by the character of the local area and contribute to the high quality design set out in Policy CS1 which among other things stipulate development will be required to demonstrate such issues as siting, form, scale, height, massing, detailing colour and materials are informed by, respect and enhance the character, distinctiveness and amenity of both the site and its context and density and overall layout is well integrated with existing adjacent development and ensure soft landscaping forms an integral part of the design and makes a net contribution to tree cover in the locality. PSP43 sets out specific private amenity space standards for all new residential units. Policies CS8 and PSP16 deal with on-site parking, off site impact on highway safety and associated cycle parking standards. However, Policies CS34 (Rural areas), among other things, specifically aims to maintain settlement boundaries and PSP40 (Residential development in the countryside) lists a set of criteria to be met and states development must not have a harmful effect on the character of the countryside or the amenities of the surrounding area.
- 5.4 Of most importance is the location of the site within the Green Belt. Inappropriate development is harmful by definition and will not be supported; development therefore must meet the set criteria as laid out in the NPPF. Previously developed land is one of the exception criteria which can make proposals acceptable. The proposed site sits on a site of mixed use - livery stables and storage. As such it can be regarded as previously developed land. Details within the covering letter state:
- An assessment of the impact on the openness of the Green Belt, in its simplest form, can be a direct comparison between the existing and proposed built form. In this case, there are six buildings with a combined floorspace of circa 1200sqm, and a combined volume of circa 3,400m3. In addition, there is open storage of containers (circa 800sqm floorspace and circa 3000m3 of volume), with no green infrastructure other than on the site boundaries.*
- 5.5 It would therefore be necessary for the new development not to exceed this in terms of volume. The onus would be on the applicant to provide detailed information regarding the volumes of the new build to prove their case otherwise the technical detail application will be refused.
- 5.6 National policy requires applicants to provide very little information for these types of planning applications and demands they are assessed within a much shorter time frame than other applications. Given the applicant has supplied the obligatory minimum amount of information it can be considered that for the purposes of this particular application the scheme meets the Green Belt test. Should the scheme proceed to technical matters it will be further tested at that stage. Any new development must accord with all the relevant policy tests and

these include design, appearance, impact on the character of the area, impact on amenity space and on highway safety.

- 5.7 The application site is outside the established settlement boundary. Development in such locations is not supported under adopted spatial planning policies and as such the assessment could stop here, but occasionally material considerations can be used to outweigh this policy test. The setting of the site and its existing use can be taken into account as material considerations to be discussed further and so the assessment can continue.
- 5.8 **LOCATION:**
The site lies outside the settlement boundary of Frampton Cotterell. . Development outside settlement boundaries is contrary to adopted policy and not supported, however, the unique circumstances of individual sites must be taken into consideration.
- 5.9 Sustainability is one key issue to consider. The site lies close to the main road, Bristol Road, the local surgery is opposite as well as bus stops and a Tesco (fuel station and shop), dentist and schools are within walking distance of the site. Furthermore the settlement boundary is the other side of Bristol Road. All in all the sustainability of the site's location make it appropriate for residential development.
- 5.10 **Drainage:**
Insufficient information has been provided by the applicant regarding methods for both foul and surface water drainage. It is noted that this site is outside the settlement boundary but close to the other buildings and residential dwellings and therefore it is likely that an appropriate drainage system for both surface and foul water could be agreed.
- 5.11 **LAND USE:**
The site is currently a mixed-use industrial site with livery stables beyond to the rear, but it is not a safeguarded employment site.
- 5.12 Following on from the report written by the *Building Better, Building Beautiful Commission (2020)* the government has emphasised its commitment to promoting high quality design for new build homes and neighbourhoods. The report proposes three aims: *Ask for beauty; Refuse ugliness and Promote stewardship.*
- 5.13 The government white paper has just three areas or pillars, for discussion, the second of which is entitled Pillar 2: planning for beautiful and sustainable places. This demonstrates the importance the government is placing on this topic area of planning with the emphasis on enhancing and caring for our environments, long-term investment in such areas as beauty, sustainability, bio-diversity, landscape, history and community so as to pass these qualities onto generations to come.
- 5.14 Design in all its forms and meaning, is therefore currently very much at the forefront of planning. It is clear that substandard design or poor site planning should not be supported. The proposal would be for a scheme of backland

development. This is not a general characteristic of this out of settlement area but at a time when the LPA was unable to demonstrate a 5 year land supply, the erection of a small number of large executive homes including some behind those directly adjacent to the highway was approved. The established backland pattern of development is a material consideration.

5.15 The LPA is currently able to demonstrate a 5 year land supply and therefore all applications are assessed under the full suite of adopted planning policies.

5.16 Despite this being backland the proposal would utilise previously developed land which complies with Green Belt policy and in this way weight is given in its favour. The livery/stable area beyond has not been included within this red edge development and should it come forward for development in the future, any housing will be treated cumulatively with this site and the provision of affordable housing will be triggered.

5.17 The location is considered appropriate for this type of development.

5.18 Public Right of Way

A public right of way is noted running the full length of the northern boundary. Development must not interfere with this in any way.

5.19 Landscape:

The red edge for this proposal is quite unusual in that a thin narrow strip to the far left hand side (west) has not been included. This strip appears to be made up of mature trees and hedges. The precise situation regarding ownership and responsibility for these trees and hedges would be expected to be made clear in any future submission.

In 2019 South Gloucestershire Council declared a climate emergency. In 2020 the Build Better Build Beautiful Commission, a government advisory group, produced its report on the importance of high quality design for new development. Great emphasis was placed on the importance of landscape and trees not only for good place making and the wellbeing of future residents but also on the aspirations of achieving a carbon neutral goal. Trees/planting of all forms play an important role in off-setting greenhouse gases. It is the intention of both local and national policy to achieve net gains in terms of trees/planting in all new development.

5.20 Given the brevity of such applications, no details regarding existing trees or a detailed proposed landscape scheme have. The mature trees adjacent to the development site must be protected during development. In terms of being assessed against the current development plan and being aware of the forthcoming suite of supplementary planning documents written in response to the climate emergency, any scheme would be required to provide a high quality landscape scheme and to contribute towards bio-diversity gain.

5.21 **AMOUNT OF DEVELOPMENT:**

5.22 The proposal is for between 6 and 9 detached dwellings positioned in a horse-shoe like shape. Notwithstanding that the plot is a large paddock and could accommodate this number of houses, as proposed the scheme fails to reflect and respect the character of its immediate surroundings and would be contrary to the adopted suite of development plans and cannot be supported.

5.23 Residential amenity:

The indicative layout plan shows the 9 dwellings laid out in blocks of three. Six houses would be off the main entrance road in two rows of three directly opposite each other and separated by around 18 metres. The other three would be in a row, perpendicular to this off-shoot and plans indicate the distance between them and one of the proposed new houses opposite would be around 13 metres. This is considered too close and would give rise to issues of inter-visibility for future occupants.

5.24 This type of application provides very little detail and does not allow ideal time for negotiation. It merely allows time to discuss the principle of development on the site – the finer details have to be left for the technical details application and Officers would suggest that the overall size, style and position of the dwellings on the site could be between 6 and 9 but not in the format shown on the indicative plan.

5.25 Confirmation has not been provided regarding the number of bedrooms in the dwellings. From the block plan it is assumed that the dwellings would be at least 3 bedrooms. Adopted planning policy requires at a minimum that new development provided 60 sq metres for a 3 bed and 70sq meters for a 4 bed dwelling. However, these are more akin to gardens of houses in more densely built up areas so it would be expected that gardens in this rural area should have more space. Garden areas need to be functional, orientated to attract the most sunlight and would not include footpaths around the houses or parking areas.

5.26 Despite the brevity of the details included within this type of application it can be surmised that amenity space to accord with adopted policy could be accommodated on this site.

5.27 Parking and access:

5.28 The proposed improved access with 2 1.8m wide footways and a 4.8m wide access road would be capable of supporting the level of traffic generated by a proposal of this scale.

5.29 In the event of an application it would need to be supported with vehicle tracking to ensure that it can be serviced by refuse vehicles with each dwelling also having an electric vehicle charging point.

5.30 This proposal would increase the number of vehicle movements in the peak hours, and as such Transport officers do not recommend that it served more than 9 dwellings.

5.31 Plans seem to indicate that each dwelling would have off street parking and possibly an integrated garage although these details would need to be confirmed in the technical details. It is expected that the proposal would comply with the standards set out in adopted local policy and take into account wider guidance such as that found in Manual for Streets for best practice examples.

5.32 Conclusion of assessment of permission in principle:

Legislation that sets out the Permission in Principle is very clear and the national guidance states:

A decision on whether to grant permission in principle to a site following a valid application ... must be made in accordance with relevant policies in the development plan unless there are material considerations, such as those in the National Planning Policy Framework and national guidance which indicate otherwise.

Paragraph: 011 Reference ID: 58-011-20180615

5.33 The above has assessed the Permission in Principle for the site in terms of the three set criteria: location, land use and amount of development. In terms of location and land use the development of this site would be supported. But queries are raised regarding the maximum amount of proposed development in its current format and some changes would be expected in the technical details application as that application still has to meet the tests of all relevant policies within the adopted development plan. If the scheme fails to meet all the standards expected then the technical details application will be refused.

5.34 Impact on Equalities

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. As a result of that Act the public sector Equality Duty came into force. Among other things, the Equality Duty requires that public bodies to have due regard to the need to: eliminate discrimination; advance equality of opportunity; and, foster good relations between different groups when carrying out their activities.

5.35 Under the Equality Duty, public organisations must consider how they could positively contribute to the advancement of equality and good relations. This should be reflected in the policies of that organisation and the services it delivers.

5.36 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. With regards to the Duty, the development contained within this planning application is considered to have neutral impact.

6. CONCLUSION

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

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

- 6.2 The recommendation to **approve a maximum of 9 houses on the site** permission has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended that the application is **APPROVED**.

Case Officer: Anne Joseph

Authorising Officer: Suzanne D'Arcy