

List of planning applications and other proposals submitted under the planning acts to be determined by the director of environment and community services

CIRCULATED SCHEDULE NO: 19/22

Date to Members: 13/05/2022

Member's Deadline: 19/05/2022 (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 - 13 May 2022

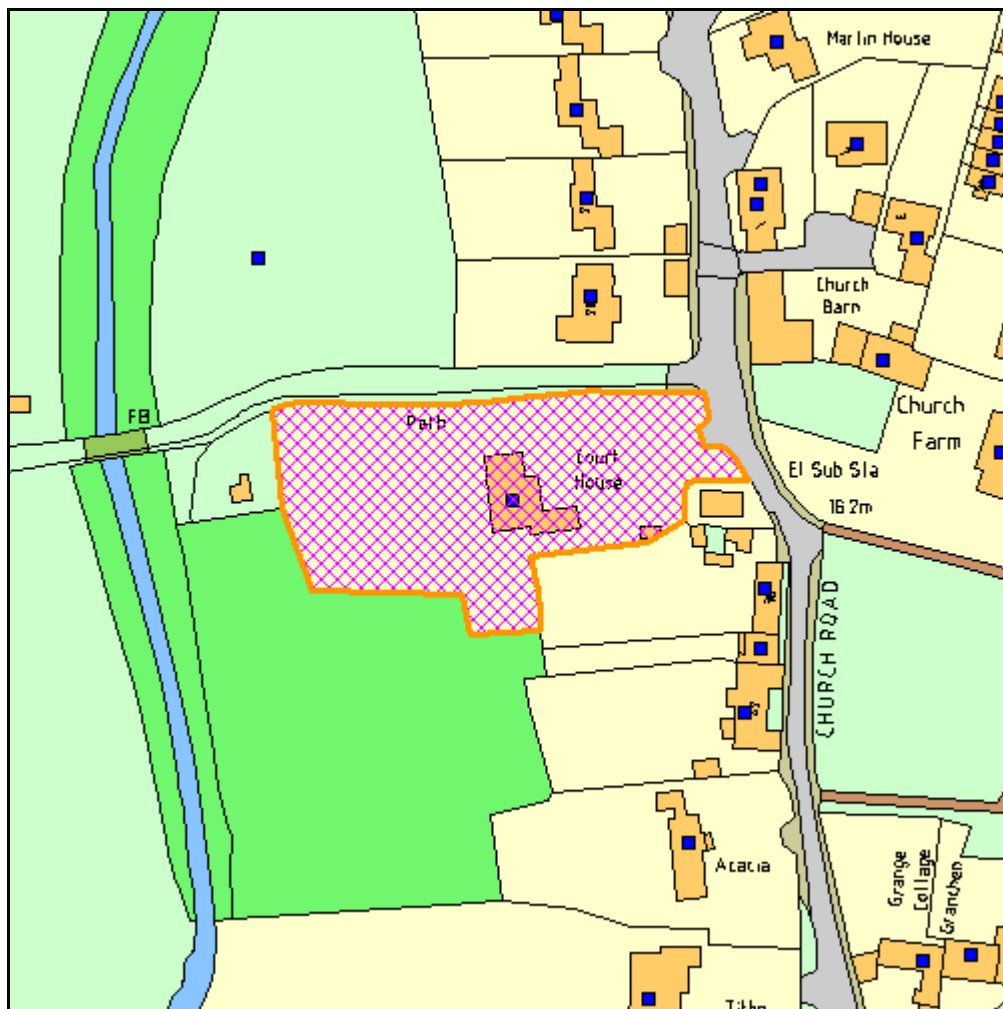
ITEM NO.	APPLICATION NO.	RECOMMENDATION	LOCATION	WARD	PARISH
1	P21/04481/F	Approve with Conditions	Court House 36 Church Road Bitton South Gloucestershire BS30 6LJ	Bitton And Oldland Common	Bitton Parish Council
2	P21/05366/F	Approved Subject to Section 106	Land At Chief Trading Post Barry Road Oldland Common South Gloucestershire BS30 6QY	Bitton And Oldland Common	Bitton Parish Council
3	P22/01663/HH	Approve with Conditions	Eversley 11 Cowhorn Hill Oldland Common South Gloucestershire BS30 9QU	Bitton And Oldland Common	Bitton Parish Council

Schedule Number	Officers Deadline reports to support	Date to Members	Members deadline	Decisions issued from
17/22	12 O'Clock Wednesday 27 April	9am Thursday 28 April	5pm Thursday 5 May	Friday 6 May
18/22	Normal			
19/22	Normal			
20/22	Normal			
21/22 Queens Jubilee	5pm Monday 23 May	9am Wednesday 25 May	5pm Tuesday 31 May	Wednesday 1 June
22/22 Queens Jubilee	5pm Monday 30 May	9am Wednesday 1 June	5pm Thursday 9 June	Friday 10 June

Dates and officer deadlines for Circulated Schedule May Bank Holiday and Queens Jubilee 2022

CIRCULATED SCHEDULE NO. 19/22 - 13th May 2022

App No.:	P21/04481/F	Applicant:	Mr Robert Hamilton
Site:	Court House 36 Church Road Bitton South Gloucestershire BS30 6LJ	Date Reg:	1st July 2021
Proposal:	Erection of outbuilding with decking area (Retrospective)	Parish:	Bitton Parish Council
Map Ref:	368069 169398	Ward:	Bitton And Oldland Common
Application Category:	Householder	Target Date:	24th August 2021



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 100023410, 2008. **N.T.S.** **P21/04481/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.

CIRCULATED SCHEDULE

This report appears on the Circulated Schedule following objection comments from local residents.

1. THE PROPOSAL

- 1.1 The applicant seeks retrospective permission for the erection of 1no out-building to be ancillary to the primary dwelling.
- 1.2 During the course of the application the description of development was changed to remove the original request to assess the change of use of land to the south of the main house from agricultural to residential amenity land. Revised plans have also been received to reflect this.
- 1.3 Given that the comments received from interested parties have included both elements – the outbuilding and the change of use of land - it has not been necessary to put the application out for re-consultation.
- 1.4 The application site relates to Court House, No. 36 Church Road, Bitton. The site lies within the Bitton Conservation Area and within the Bristol/Bath Green Belt. Listed buildings are adjacent to the site at No. 38 Church Road. The site contains a number of trees protected under Conservation Area policy.

2. POLICY CONTEXT

2.1 National Guidance

National Planning Policy Framework 2021
National Planning Guidance
Planning (Listed Buildings and Conservation Areas) Act 1990
Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)
National Planning Practice Guidance – Conserving and Enhancing the Historic Environment;
Historic England's Good Practice Advice in Planning Note 2 "Managing Significance in Decision-Taking in the Historic Environment".
Historic England's Good Practice Advice in Planning Note 3 "The Setting of Heritage Assets (2nd Edition)".

2.2 Development Plans

South Gloucestershire Local Plan Core Strategy Adopted December 2013

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

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP4	Designated Local Green Spaces
PSP5	Undesignated Open Spaces
PSP7	Development in the Green Belt
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP18	Statutory Wildlife Protection
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water, and Watercourse Management
PSP38	Development within Existing Residential Curtilages
PSP40	Residential Development in the Countryside
PSP43	Private Amenity Space Standards

2.3 Supplementary Planning Guidance

Trees on Development Sites SPG (Adopted) Nov. 2005.
South Gloucestershire Household Design (Adopted) 2021)
Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide
SPD – (Adopted) March 2015
SPD: Development in the Green Belt (Adopted) 2007
South Gloucestershire Council Waste Collection: guidance for new developments SPD (Adopted) Jan 2015
SPD: Bitton Conservation Area (Adopted) 1994.
South Gloucestershire Annexes and Outbuildings SPD Adopted Oct 2021.

3. RELEVANT PLANNING HISTORY

- | | | |
|-----|-----------------------|------------------------------------------------------------------------------------------------------------------|
| 3.1 | P19/13486/TCA | Works to fell 3 no. Italian Alder trees and 1 no. Silver Birch tree situated within the Bitton Conservation Area |
| | No objection | 1.11.19 |
| 3.2 | PK10/3384/F | Erection of single storey rear extension to provide additional living accommodation. |
| | Permitted development | |
| 3.3 | PK01/0540/TCA | Thin crown by 15 - 20% and insert Cobra brace - Robinia tree, within Bitton Conservation Area |
| | No objection | 6.4.01 |

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council
No objection

Internal Consultees

4.2 Conservation Officer

No objection

4.3 Public Right of Way Team

No objection

4.4 Archaeology

The ground disturbance associated with this application is very minor and as such there are no archaeological concerns.

However, it should be noted that should other works be proposed which require more substantial foundations then archaeological work may be required and planning permission sought before it takes place.

4.5 Landscape Architect

No objection

4.6 Ecology

An Ecological Impact Assessment has now been submitted with the application. There are no ecological objections on this basis, subject to compliance with the details of the assessment and conditions to secure satisfactory enhancement.

Other Representations

4.7 Local Residents

10 letters of objection have been received from 9 local residents – the points raised are summarised as:

Outbuilding:

- in view of substantial nature of the building at 28sqm it could be used as a separate residential occupation
- the building damages neighbour's views and will discourage many species of wildlife – bats, owls etc
- the building that has been erected without permission should be removed
- scale and visual intrusiveness in the context of the sensitive location – Grade II cottages adjacent to the site and Grade I listed church nearby
- building and decking is larger and higher than allowable for its position
- materials are out of character
- blocks views onto agricultural land
- sloping roof reflects afternoon and evening sun directly towards my property and presents an unnatural and unsightly aspect
- electricity wires are in place presumably for external and internal lighting
- statement the outbuilding has no effect on neighbours is not true

For the sake of completeness the below comments have been included in this report but do not relate to the proposed development which now only refers to the outbuilding and no longer includes the change of use of land.

Change of use of land:

- Land is also a woodland with a range of trees which border river Boyd – abundance of wildlife
- Important Green Belt land needs to be protected from future development
- Previous owners were asked to maintain a boundary hedge between garden and this land in keeping with its agricultural designation
- Set a dangerous precedent
- Bring residential use right up against highly sensitive River Boyd which is a Site of Nature Conservation Interest
- Land falls within flood zone 2 and 3
- Current occupants have not been in occupation for 22 years as stated

5. ANALYSIS OF PROPOSAL

5.1 This application is for retrospective planning permission for the erection of outbuilding with decking area.

5.2 Principle of Development

The application stands to be assessed against all relevant policy and any material considerations. Both local and national planning policy are supportive of development within existing residential curtilages. It is accepted that the outbuilding is within the residential curtilage. To be clear the red edge indicates the entire site but does not mean that the whole of the site is residential curtilage. Only that part close to the house and the part where the outbuilding is located is within the residential curtilage – the rest remains in an agricultural land classification.

With regards to the outbuilding, an assessment must be made on its overall design and appearance; impact on the character of the area; impact on amenity and heritage assets. The location of the site within the Green Belt must also be fully assessed.

5.3 Green Belt:

The NPPF lists the criteria where development can be acceptable in the Green Belt. This includes extensions and alterations, provided that they do not result in disproportionate additions to the original building, which in this case is the dwelling.

5.4 The introduction of a new building incidental to the use of the main dwelling is not specifically listed under Green Belt policy. It would however, be reasonable to assume that provided the building met other criteria in terms of design, size, appearance, its appropriateness for domestic use and overall effect on openness of the Green Belt it could be supported.

5.5 It appears the main house has had limited alterations to it, the main one being a rear conservatory. Adopted policy allows for a certain increase in built form over and above the original. The acceptable figure is between 30% and 50%. Taking the conservatory and the outbuilding together and given the overall size of the original dwelling it is considered that the proposed outbuilding, together with the decking, would not be a disproportionate addition, would not have an adverse impact on openness of the Green Belt; it can therefore be supported.

In addition, good quality materials have been used and the simple but contemporary design is not unusual for such an incidental building in a residential curtilage setting.

- 5.6 The outbuilding is therefore supported in terms of Green Belt policy.
- 5.7 Design/visual amenity of outbuilding:
This application is for the retrospective erection of an out-building in the garden of Court House. The structure is of a contemporary modern design with good quality materials having been used in its construction. A large decking area to its front has also been installed.
- 5.8 Plans show the position of the outbuilding adjacent to the east boundary at the bottom of the garden of the listed building 38 Church Road. Revised plans were requested to confirm the height of the structure and the boundary between it and these neighbours. Mature planting along the boundaries is present in the gardens of residential properties along Church Road.
- 5.9 The outbuilding is typical of many such contemporary structures and there are no objections to its overall appearance. The relationship with the existing dwelling and surrounding area is considered acceptable as are the materials and design, in accordance with the guidance contained in the Annexes and Outbuildings SPD. It is therefore concluded that the proposal would be in accord with adopted design policies and would not affect the character of the area to such an extent as to warrant a refusal of the scheme. Given the above the proposal can be recommended for approval.
- 5.10 Listed building and conservation area:
It is noted that the Conservation Officer has raised no concern regarding the impact of the outbuilding on the nearby listed buildings. In this respect its approval can be endorsed.
- 5.11 Residential amenity:
The outbuilding has been positioned alongside the eastern boundary fence that separates the application site from the gardens of the neighbouring row of residential properties. Some of these cottages are heritage listed assets. The outbuilding is over 40 metres to the east from the rear elevation of the closest cottage, No. 38 Church Road.
- 5.12 Comments have been received from neighbours regarding: glare off the roof of the structure. It has been confirmed by the agent that the material used is a non-glare membrane typically used on flat roofs and dormers and as such there would be no reflection spilling into the neighbouring garden.
- 5.13 Other comments have stated the building will affect the view across the garden of No.36 – there is no right to a view in planning terms, i.e. it is not a material consideration in planning terms, and as such this cannot be a valid reason to refuse the application. The agent has confirmed that the electric wires on the building are for down lighters underneath the soffits and for internal lighting. This is considered acceptable as the lights would not be pointing directly at the neighbouring dwellings.

- 5.14 It is acknowledged that there would be changes for the neighbours but the introduction of an outbuilding into a garden for domestic use supplementary to the main house is not an unusual occurrence, and it is supported by the criteria set out in the SPD. Any impact on the residential amenity of the closest neighbours has been found not to be sufficient as to warrant a refusal of the proposal.
- 5.15 Given the above assessment the proposal is in accord with adopted policies and can be supported.
- 5.16 Trees:
It is noted that vegetation has been removed to the rear of the outbuilding. The agent has confirmed that this was removed by the neighbour when they installed a deer proof fence. Given the size of the stems and the Conservation Area location, permission should have been obtained from the LPA prior to this work being carried out. An arboriculturalist report would have been expected to accompany such an application.
- 5.17 Conclusion:
The outbuilding is considered acceptable and can be supported.
- 5.18 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.
- 5.19 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.
- 5.20 The local planning authority is statutorily required to apply the Equality Duty to its decision taking. 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 for the retrospective erection of an outbuilding has been taken having regard to the policies and proposals in the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the South Gloucestershire Local Plan: Policies, Sites and Places Plan

(Adopted) November 2017 set out above, and to all the relevant material considerations set out in the report.

7. RECOMMENDATION

- 7.1 It is recommended that the application be **APPROVED** subject to conditions attached to the decision notice.

CONDITIONS

1. The development/works hereby permitted shall only be implemented in accordance with the plans as set out in the plans list below:
Location Plan and Block Plan (Refs A01 Rev. 1 and A02 Rev. 1), received by the Council on the 6th May 2022, Proposed Plans and Elevations (Ref A03 Rev. 3), received by the Council on the 22nd July 2022, and Ecological Impact Assessment, dated January 2022.

Reason

To define the terms and extent of the permission.

2. The development shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Impact Assessment (Abricon, January 2022), prior to first use of the development hereby approved.

Reason

In the interests of ecology and in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

3. Within 3 months from the date of this permission details of all proposed external lighting are to be submitted to the Local Authority for written approval and shall include the location and specification. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason

In the interests of ecology and neighbour amenity and in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

4. A plan detailing the location, specifications and dates of installation of ecological enhancements detailed within Ecological Impact Assessment (Abricon, January 2022) shall be submitted to the local authority for written approval within 3 months from the date of this permission and shall thereafter be implemented and retained in accordance with the approved plan. This includes, but not limited to bat and bird boxes.

Reason

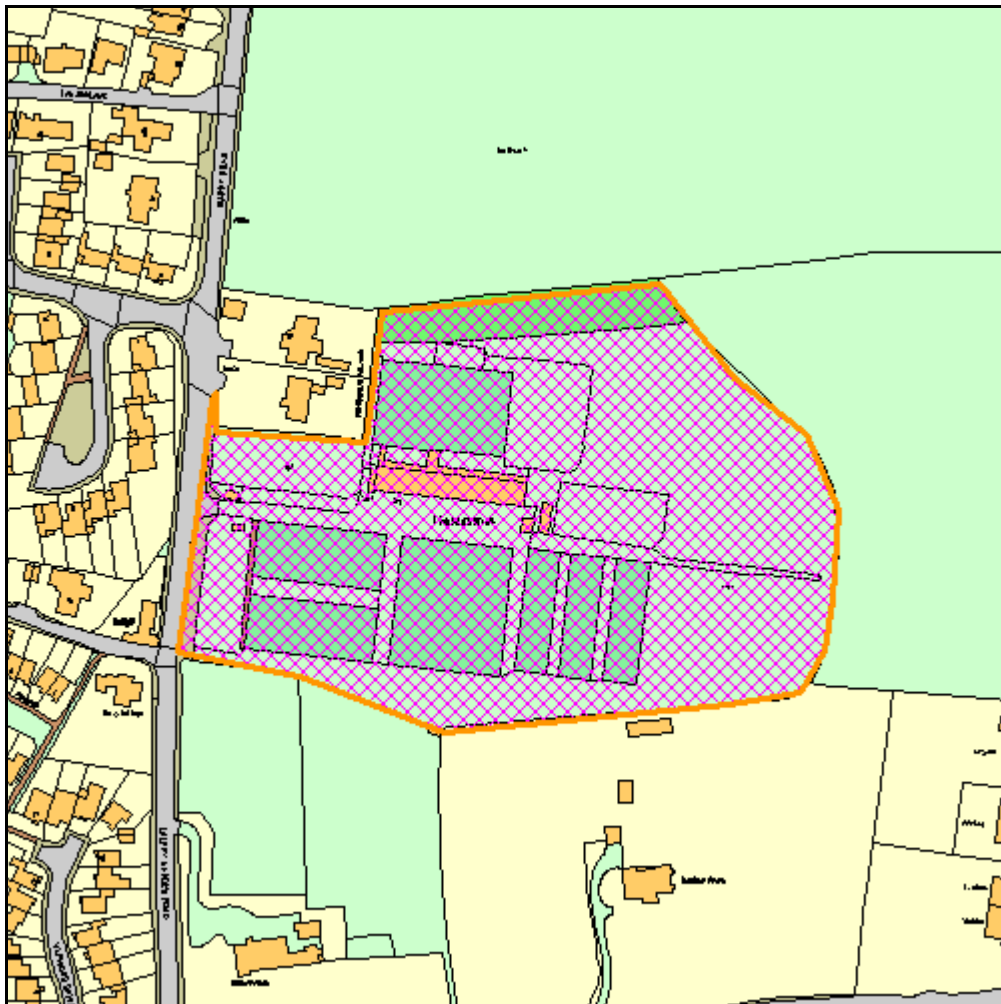
In the interests of ecology and in accordance with PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

Case Officer: Simon Ford

Authorising Officer: Helen Ainsley

CIRCULATED SCHEDULE NO. 19/22 - 13th May 2022

App No.:	P21/05366/F	Applicant:	Oldland Common LLP
Site:	Land At Chief Trading Post Barry Road Oldland Common South Gloucestershire BS30 6QY	Date Reg:	19th August 2021
Proposal:	Hybrid planning application seeking full planning permission for the demolition of existing buildings; erection of 1 no. retail/cafe building (Class E); 6 no. supported living dwellings and 1 no. associated management building, and site infrastructure, access and associated works. Erection of 1no. building for community and health services, 50 no. dwellings with associated works (Outline) with access to be determined, all other matters reserved.	Parish:	Bitton Parish Council
Map Ref:	367250 170659	Ward:	Bitton And Oldland Common
Application Category:	Major	Target Date:	17th November 2021



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

REASON FOR REFERRAL TO CIRCULATED SCHEDULE

This application has been referred to the Circulated Schedule due to the receipt of letter of objection from Parish Council and residents and a legal agreement is required to secure the contributions.

1. THE PROPOSAL

- 1.1 This is a hybrid planning application at Chief Trading Post (CTP), Barry Road, Oldland Common, it comprises:
 - (i) Full planning permission for the demolition of existing buildings; erection of 1 no. retail/cafe building (Class E); 6 no. supported living dwellings and 1 no. associated management building, and site infrastructure, access and associated works.
 - (ii) Outline permission for the erection of building for community and health services, 50 no. dwellings with associated works with access to be determined, all other matters reserved.
- 1.2 The site lies off the east side of the A4175 Barry Road, adjacent to the settlement boundary of Bristol East Fridge. The site is previously development land in the Bristol and Bath Green Belt. Oldham Ridge, a Visually Important Hillside, lies to its east. Much of the surrounding higher land to the North, East and South of the site is crossed by a network of public footpaths. Several listed buildings lie near the site, the closest being the Grade II Turnpike Cottage that is lies adjacent to its Southwest corner at the junction of Cherry Garden Lane and Barry Road.
- 1.3 The site comprises a former nursery site, which currently houses a mixed retail and café business operated by CTP, and storage areas relating to 2 no. separate building companies. An inverted 'L-shaped' area of amenity grassland straddles the site entrance from which a spine of parking and open storage areas extends eastwards across the central part of the site. Two large buildings together with a variety of smaller building structures lie either side of this spine. The eastern and southern site boundaries comprise an arc of semi-natural vegetation around further areas of storage, glass houses, portacabins etc., with intermittently taller trees intermittently located along the eastern section. A line of conifers along the northern boundary forms an incongruous feature in the landscape. Beech hedging delineates the road frontage to the north of the entrance, with green mesh fencing extends south of the entrance along the road frontage.
- 1.4 The existing ground level of the site rises south eastwards across the site from its Barry Road frontage. Several protected and notable animal species have been found on the site. An overhead power line diagonally crosses the NW part of the site. Existing site development is visible from several local and medium distance viewpoints along the surrounding network of public footpaths. and roads, as well as from residential properties overlooking the site from the west.

- 1.5 No. 67 Barry Road, adjacent to the Northeast corner of the site, is in the same ownership.
- 1.6 With regard to the existing use of the site, Chief Trading Post is long established local garden nurseries in the area. The site comprises a number of small businesses, such as, dog grooming, farm shop, fruit & vegetable shop. A certificate of lawfulness 'CLE' for the existing use was granted in 2020.
- 1.7 In support of the application the following documents have been submitted:
- Design and Access Statement 'DAS'
 - Ecological Statement
 - Biodiversity Net Gain Assessment
 - Energy and Sustainability Statement
 - Flood Risk Assessment and Drainage Strategy
 - Arboricultural Impact Assessment 'AIM'
 - Landscape Impact Visual Assessment 'LIVA'
 - Transport Statement
 - Travel Plan Framework
 - Heritage Statement
 - Lighting Assessment
 - Revised landscape strategy plan and plant schedule
 - Phase 1 Preliminary Risk Study and Phase 2 Site Investigation

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
CS4	Renewable or low carbon district heat networks
CS4a	Presumption in favour of sustainable development
CS5	Location of Development (inc. Green Belt)
CS6	Infrastructure and Developer Contributions
CS8	Improving accessibility
CS9	Managing the Environment and Heritage
CS15	Distribution of Housing
CS16	Housing Density
CS17	Housing Diversity
CS18	Affordable Housing
CS20	Extra Care Housing
CS23	Community Infrastructure and cultural activity
CS24	Green Infrastructure, Sport and Recreation Standards
CS34	Rural Areas

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

PSP1	Local Distinctiveness
PSP2	Landscape
PSP3	Trees and Woodland
PSP8	Residential Amenity
PSP11	Transport Impact Management
PSP16	Parking Standards
PSP17	Heritage Assets and the Historic Environment
PSP19	Wider Biodiversity
PSP20	Flood Risk, Surface Water and Watercourse Management
PSP21	Environmental Pollution and Impacts
PSP37	Internal Space Standards and Accessibility Standards for Affordable Dwellings
PSP43	Private Amenity Space Standards
PSP44	Open Space, Sport and Recreation

2.3 Supplementary Planning Guidance

South Gloucestershire Design Checklist (Adopted 2007)
 Affordable Housing Supplementary Planning document (Adopted)
 South Gloucestershire Residential Parking SPD (Adopted)
 South Gloucestershire Landscape Character Assessment SPD (Adopted)
 South Gloucestershire Waste Collection SPD (adopted Jan 2015)
 South Gloucestershire Community Infrastructure Levy (CIL) & Section 106
 Tree and development sites (Adopted 2021)

3. RELEVANT PLANNING HISTORY

- 3.1 K1743/AP Erection of detached dwellinghouse with integral garage, construction of new vehicular and pedestrian access. Allowed at appeal 17.02.1978
- 3.2 K1743/1 Erection of 'Linkspan' polythene tunnels for horticultural use. Approved 05.12.1979
- 3.3 K1743/2 Retention of 'Linkspan' polythene tunnels for horticultural use. Approved 01.12.1982
- 3.4 P19/09172/CLE Application for the continuation of mixed use commercial premises as retail (Class A1), café (Class A3) and storage (Class B8). Approved 17.02.20

4. CONSULTATION RESPONSES

- 4.1 Bitton Parish Council - Concerns no bus services to Keynsham or Longwell Green, insufficient parking, create more traffic using Barry Road, set a precedent in the area. There is much about the scheme that we support - the demolition of existing buildings, the re-building and re-location of the Chief Trading Post, the provision of supported living accommodation, the medical facility, and the provision of a buffer of open space at the rear of the site. However, we do have a few serious concerns:

We believe that the level of car parking for the Chief Trading Post is inadequate and is a long way short of current provision, which itself has been insufficient at busy times. We are concerned that the development will create more traffic using Barry Road and the road safety issues this will cause. We are concerned that the greater use of the site will cause more traffic because of the poor bus services serving the site (including the recent loss of the 18 service which provided the only link to Keynsham and to North Common). Finally, we are concerned that the overall level of development of site (which is a Green Belt location and surrounded by Green Belt) on that side of Barry Road, if approved, will encourage other applications in the local area who will use this development as a precedent

- 4.2 Public Open Spaces – Contributions towards POS are required. Clarifications were sought regarding the management of POS, details of fencing around "the nature conservation areas and badger sets.
- 4.3 Community Infrastructure Officer – Contributions towards library enhancement and additional library stock are required.
- 4.4 Enabling Housing - Sought 18 no. affordable housing units from residential scheme and 2 no. units from the supported living units, if that is not provided, 20 no. affordable housing units are sought from the residential scheme.
- 4.5 Schools and Early Year Planning Officer - No additional education infrastructure required as there is sufficient Early Years Provision and Primary and Secondary surplus places to absorb the pupil yield shown in the table above. Therefore, there is no requirement for a contribution to the education infrastructure.
- 4.6 Sustainable Transport – No objection subject to S106 and conditions
- 4.7 Lead Local Flood Authority - No objection subject to conditions.
- 4.8 Listed Building and Conservation Officer - No heritage objections to this particular hybrid application, with the final design, detailing, position, appearance and landscaping of the GP surgery/community building to be considered at the Reserved Matters stage
- 4.9 Archaeology - No objection subject to condition
- 4.10 Landscape Officer - No objection subject to conditions
- 4.11 Arboricultural Officer – no objection subject to arboricultural method statement to be submitted.
- 4.12 Ecology Officer – No objection subject to conditions
- 4.13 Environmental Policy and Climate Change Team - further clarifications are required on energy table, air source heat pump, refrigerant leak detection and monitoring, resilience to overheating, EV charging points (secured by condition

or Building Regulations) heating and hot water systems (secured by condition)
specification of the PV system (secured by condition)

- 4.14 Environmental Protection (Acoustic) – no objection in principle
- 4.15 Environmental Protection (Contamination) – planning conditions are required to seek the implementation of the submitted report and further site investigation following the demolition of the existing buildings.
- 4.16 Arts and Development – a condition for public art programme is required.
- 4.17 Urban Designer – acceptable in principle subject to conditions on materials, boundary treatment, clarify on the density
- 4.18 Lighting Engineer - A detailed lighting design is required. The lighting proposal is clashing with the proposed vegetation, no. of columns are sited within trees. Appropriate MF is required. The lighting for S278 area to comply with the current BS
- 4.19 Police Community Safety / Crime Prevention Design Advisor - No objection. The revised information is in order and complies appropriately with the crime prevention through environmental design principles.
- 4.20 Wessex Water – no response received.
- 4.21 Economic Development – no response received.
- 4.22 National Grid - This application falls outside of Cadent's distribution network. Please contact your local Gas distributor and/or National Grid for comments on this application.

Other Representations

4.23 Local Residents

35 no. letters of objections and 26 no. letters of support were received from members of the public to the original consultation. Comments summarised as follows:

Objection comments

Highway comments

- A4175 is a very busy road, and would lead to a substantial increase in traffic with noise and pollution
- Increase traffic movement
- Increase potential for road traffic accidents
- The Travel Plan Documents submitted on March 2022 is out of date, the bus timetables in Appendix B are dated May 2021 and do not give a true reflection of the bus times.
- Why is there no right hand lane being proposed into the sight?
- Object to the proposed traffic calming measures

- More houses are being proposed but nothing is being done to improve the roads to allow for the increase in traffic
- No bus service
- Lack of information on traffic management
- A full update to all in the junctions need to be undertaken, e.g. a mini roundabout
- Further information is needed regarding the effect on traffic on the roads that will feed the site (e.g. Court Road)
- Increase traffic, generate more traffic than Barry Road through to Oldland village can cope with
- Severe parking problems
- Inadequate parking (and charging points) for the development
- Too many planned houses
- Additional traffic can only exacerbate any danger
- The demolition of Chief Trading Post, which is a quirky building, has no particular appeal
- The beginning to further encroachment on the surrounding green belt land
- Underestimate the amount of parking
- Overspill congest the surrounding road
- Unreliable, inadequate and infrequent bus service
- Riding a bicycle along Barry Road is not a comfortable experience
- hope that safe pedestrian crossing facilities would be installed to access the footpath on the West side of Barry Road
- there is a bus stop beside the site that is already difficult to cross to at busy times.
- Does not appear to have off-road parking with electric vehicle charging points
- Nowhere to park additional or visiting cars
- Existing public transport in the area is poor
- Parking at GP surgery will be inadequate for staff let alone patients

Other comments

- It is within the Green Belt
- Concerns that Bitton Parish Council are already deciding how to spend the money they will receive under the S106
- It is not a new doctors surgery, it is to replace the existing one. Nothing has been said what will happen to the land of the old surgery
- No consultation with the National Grid, the overhead powerlines that go across the site is an important issue
- Overhead power lines that are not suppose to go over dwellings and the risk they cause to peoples; heath
- Does not provide much of a green landscape buffer
- Used as a wedge to get development into the green belt in Oldland Common,
- No effort has been made to use the land for agriculture
- Could 'open the flood gates' to future requests
- The site is tied to agriculture and horticulture, residential use is prohibited.
- Proximity to a protected Roman settlement, almost certainly hides further points of historic interest
- May wildlife creatures rely on the openness of this land

- Can it be guaranteed that no Roman remains on the site, has this be investigated?
- Will the badger sets be protected?
- The site was put up for sale subject to an Agricultural Occupation condition, how has this suddenly changed?
- Concerns the density of the housing
- Concerns the quality of the housing on energy efficiency, insulation, etc.
- Significant impact upon the quality of life for the residents and (protected) wildlife
- It will be a further expansion into the beautiful local countryside
- Light, air and noise pollution
- The development will destroy the wildlife habitat and the current natural balance of the wild ecosystem
- Lack of landscape buffer
- The existing primary school, Cherry Garden School, has been over subscribed over the last three years, where will the children go?
- Will follow for 'infill' with the adjacent field north of the proposed development which reappears every couple of years
- Lead to more destruction of beautiful walks
- Intrusive within the AONB (the upper part of the adjacent fields and the adjacent Ryedown Lane area)
- Out of keeping with the are, will spoil the adjacent lane

Supporting comments

Councillor Erica Williams - The application as a whole is extremely well planned with a good mix of housing, and additional services. CTP will benefit from new premises, the relocation of Oldland Surgery will be hugely beneficial for the local community and the practice itself, as they will have a fit for purpose building that will allow provision of additional Primary Care Services. The inclusion of supported living for people with learning difficulties and special needs demonstrates the sensitive approach that has been apparent during previous discussions. The setting is well thought out with the protection of habitats and access green open space that will encourage the growth of new habitats and also be of benefit to the community. Improvements to road safety are vital as well as the re-siting of bus stops will reassure residents who have voiced their concerns over the years about the need for traffic calming measures on Barry Rd. Overall this application will benefit so many and be an excellent use of the land that is currently tired and careworn

Other supporting comments are summarised as follows:

- Provide a good balance of uses for this brownfield site both employment and much needed housing
- Provide valuable (new) housing
- Provide new and preserve existing jobs
- The current site does look tired and the development will improve the area providing valuable services to its residents
- Preserve the much loved CTP.
- Continuing to supply a meeting place for community
- Need more of this style of home being built

- Bring much needed space for the relocation of Oldland Surgery, benefit the local practice population and expand the Primary Care services
- Make the site look aesthetically better
- will make much better use of the land
- Keeping the community together
- Café brings the elderly a place for social lunch
- CTP is a vibrant part and at the heart of the community
- Trading from more modern premises will help safeguard the future of the existing businesses, as well as insure long term sustainability for the businesses and staff

5. ANALYSIS OF PROPOSAL

Principle of Development

- 5.1 This is a hybrid planning application seeking
- (i) full planning permission for the demolition of existing buildings, erection of 1 no. retail / café building and 6 no. supported living dwellings, and 1 no. associated management building, site infrastructure, access and associated works, and
 - (ii) outline planning permission for the erection of 1 no. building community and health services, 50 dwellings with associated work with access to be determined and all other matters reserved.

Key constraints of the site

- 5.2 The application site is located outside the defined settlement boundary in the open countryside. It is also situated within the Bristol / Bath Green Belt. Policy CS5 (Location of development) of the adopted Core Strategy directs new development to the existing communities which are set out in the adopted plans. Policy CS5(e) states that new development will be strictly limited in the open countryside. Policy CS34 (Rural Areas) set out clear objectives and requirements on how to assess development proposals. The criteria (not limited to) are to protect the designated Green Belt and the Cotswolds AONB from inappropriate development, provide affordable housing, protect rural employment sites, services and facilities, and seek contributions to providing green infrastructure.

Rural economy

- 5.3 As the proposal comprises of retail use and residential uses, Policy PSP28 (Rural Economy) and PSP40 (Residential Development in the Countryside) of the adopted PSPP would be particularly relevant for the assessment and determination of this application.
- 5.4 Policy PSP28 supports boosting rural economy in rural areas. In the first instance, a certificate of lawfulness was granted for the existing commercial premises as retail, café and storage on this site. There are some single storey structures and a number of large green houses on site, however these structures, due to their condition and structure, would not be capable for conversion for residential uses or health / communities centre. The proposal is to demolish the existing buildings including greenhouses and outbuildings, and to erect a no. retail / café building, which would be situated on the grassed

area, which is outside the approved CLE area. However, this parcel of land is used to support the existing retails and café, there is no objection to the proposed new retail / café buildings.

Residential scheme in open countryside

- 5.5 Policy PSP40 indicates that some forms of residential development will be acceptable in the open countryside. There are two elements of residential development in this scheme - 6 no. supported living dwellings (full application) and 50 no. dwellings (outline application). Given the nature of the scheme, neither of these schemes would fall within any of the allowable forms of development contained within Policy PSP40.

Location of Development - Relationship with Nearest Defined Settlement

- 5.6 As stated in Policy CS5 (5e) of the adopted Core Strategy, new development will be strictly limited in the open countryside.
- 5.7 In terms of the relationship with the nearby defined settlement, although the site lies immediately adjacent to the edge of the settlement boundary of Oldland, it would not read as a natural extension to the settlement boundary. This is due to its size and the character of the site. Paragraph 78 to 80 of the National Planning Policy Framework supports housing developments that reflect local needs while avoiding the development of isolated homes in the countryside. Whilst the proposal would not fall neatly within the criteria set in the NPPF, weight is being given to the authorised commercial use of the site and the number of buildings that exist. Whilst this is a rural site, it certainly does not have a traditional rural appearance. Furthermore, the site is already supported by some key essential infrastructures (which are discussed further in paragraph 5.13 Travel Sustainability), it is considered that the proposal forms one of the few cases where could be supported.
- 5.8 Policy CS34 of the Core Strategy states that the defined settlement boundaries will be maintained around rural settlements until they are reviewed either through Neighbourhood Plans, the Policies, Sites and Places DPD or a replacement Local Plan. No review of settlement boundaries was undertaken as part of the PSPP, and there is no Neighbourhood Plan for Oldland / Bitton at this stage. Therefore, a review of settlement boundaries is next likely to take place as part of the new South Gloucestershire Local Plan, which will replace the Core Strategy and PSPP.
- 5.9 The proposed development is therefore contrary to Policies CS5 and CS34 of the Development Plan. However, as the Councils Core Strategy is more than five years old and predates the latest version of the NPPF it is important to consider how much weight should be afforded to the Policies, having regard to their consistency with the NPPF and any other material considerations. An important material consideration in addition to whether the Council is able to demonstrate a 5 Year Housing Land Supply is the extent of any surplus supply of land, and the Government's clear objective set out in para. 60 of the NPPF to significantly boost the supply of housing. The Council is currently able to demonstrate a greater than 5- year housing land supply.

Green Belt

- 5.10 Policy CS34 seeks to protect the Green Belt. The site is previously developed land. Paragraph 147 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt unless the scheme fall within the exceptions that set in the NPPF. With this regards, the proposal could be considered as 'the partial or complete redevelopment of previously development land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - would not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In terms of the definition of 'Previously Development Land', the NPPF clarifies this includes 'land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed'. Given the Certificate of Lawfulness for the existing use and the location of the site, which is outside the built-up areas, officers are satisfied that the land in associated with the proposed supported living dwellings, the health and community centre and the residential development would meet the definition of 'previously developed land'.

- 5.11 The proposal comprises the demolition of the existing buildings and the erection of a mix of retail, café, supported living dwellings, health and community facilities and 50 no. dwellings. The site is approximately 2.99 hectares. The proposed site layout shows that the new development including the new retail / café unit would be located to the east of the site and to release the current 'storage' area for semi-natural and natural public open space. Officers are satisfied with this approach for this redevelopment as it would allow the proposal to create an openness and buffer within the site and that would help the proposal to integrate with the open fields to the north and the west of the site. In terms of the scale of the proposal, detailed elevations were submitted for the proposed retail/café building and the supported living dwellings, which would be single storey in height. The scale and appearance for the proposed health / community centre and the residential development are not determined at this application, however, a drawing was submitted to indicate the height of these new dwellings which would be within a range of single storey, 1 and half storey, and 2 storey buildings. As such, it is considered that the proposal can be considered an appropriate development in the Green Belt, therefore there is no objection in this regard.

Travel Sustainability

- 5.12 The sustainability credentials of the application site are required to be assessed against Policy PSP11. This Policy sets out that residential development should be located on:

- i. safe, useable walking and, or cycling routes, that are an appropriate distance to key services and facilities and then
- ii. where some key services and facilities are not accessible by walking and cycling, are located on safe, useable walking routes, that are an appropriate distance to a suitable bus stop facility, served by an appropriate public transport service(s), which connects to destination(s) containing the remaining key services and facilities.”
- 5.13 The proposed development itself is a mixed development and it includes housing (marketing housing, supported living dwellings and affordable housing) as well as the provision of a GP surgery and café/retail unit that are likely to be used by the local community. Similarly, children residing in the new development are likely to go to (subject to place availability) the local Cherry Garden Primary School or St Annes CoE Primary School, and on to the Bristol to Bath Railway Path, which would provide a safe route to the nearest secondary school, Sir Bernard Lovell Academy. For cyclists, access to the Bristol to Bath Railway Path is available from Cherry Wood, which is a 650m, or two minute, ride via Oakleigh Gardens and Cherry Gardens Lane. There are bus stops on both sides of Barry Road to the south, both within 80 metres of the site entrance, or a one-minute walk. The stops are used by First bus services 19 and 42. Service 19 operates on a route from Cribbs Causeway – UWE – Downend – Kingswood – Bath and Service 42 operates between Bristol Centre – Kingswood – Bitton. Both services operate an hourly service in both directions. It is however noted that there are no direct bus services near the site to / from Keynsham, which is one of the closest town centre in the locality. The nearest bus stop is located on Keynsham Road, and it is approximately 15 minutes walking distance.

In terms of accessibility to services, the below table summarised the availability of key infrastructure or services near the application site.

Infrastructure and services	Description	Walking distance (metres approx.)	Walking distance (one direction) (mins approx.)
bus stops	No. 19 and 42	20 metres (north bound) and 50 metres (sound bound)	1-2 mins
Primary school	Cherry Garden Primary School	0.2 miles	3 mins
	St Anne CoE Primary School	0.4 miles	7 mins

Secondary school	SBL	0.8 miles	15 mins
Sport or playing fields	Castle Road	0.6 miles	12 mins
Allotments	Redfield Hill	0.7 miles	14 mins
A place of worship	St Anne's Church	0.5 miles	9 mins
	Oldland Common Tabernacle United Reform Church	0.4 miles	7 mins
Public house	High Street	0.6 miles	11 mins
Village Hall	St Anne's Hall	0.3 miles	6 mins
Surgery / Dentist	Oldland Surgery	0.4 miles	8 mins
Pharmacy	High Street	0.5 miles	9 mins
Post Office	High Street	0.5 miles	9 mins

5.14 Whilst the site is located outside of and adjacent to the settlement boundary of Oldland / Bitton, key services and infrastructures are available within a reasonable walking distance (as shown in the above table). It is noted that Oldland does have timed public transport to other areas, although there is no direct bus services to Keynsham. In addition, the proposal would provide a retail / café, which would continue to support the adjacent settlement. Whilst it is inevitable that there would be some reliance on private motor vehicles, the Framework recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas. In this instance, officers consider that the location of the site is such that there would be opportunities for the occupiers of the development to walk, cycle and use public transport to access key services and facilities. The development is therefore in accordance with PSP11, and it is considered that the site is in an accessible location.

Access

5.15 The site is located on the east side of the A4175 Barry Road and is served by a simple priority tee junction. It is proposed to utilise the existing access point although the geometry of this access would be modified. In the vicinity of the site, Barry Road is a single two-lane carriageway subject to a 30mph speed restriction. Although the main road (Barry Road) outside the development is subject to 30mph, the result of the speed reading (as contained within Transport Statement) indicates speeds of 35mph. South Gloucestershire Council's own speed survey carried out in 2019 indicates the actual vehicular speeds of 39mph. High vehicular speed at this location is considered a barrier for pedestrian safe crossing and given the nature of the proposed development and increase footfall from the development, the Highway Officer considers that it is appropriate to provide suitable mitigating measures in order to enhance road safety at this location. There is a continuous footway on the west side of

Barry Road between Cherry Gardens Lane and Oakleigh Gardens. This footway continues to the north of Oakleigh Gardens on the west side of Barry Road. A footway continues south of Cherry Gardens Lane on the east side of Barry Road. However, there are no footways on the east side of Barry Road in the vicinity of the site, nor are there any facilities for pedestrians to cross Barry Road to the west side. Therefore, some improvement to pedestrians' facilities and provision of suitable crossing facility is considered necessary.

- 5.16 For cyclists, access to the Bristol to Bath Railway Path is available from Cherry Wood, which is a 650m, or two-minute, ride via Oakleigh Gardens and Cherry Gardens Lane. For those cyclists leaving the development and wishing to join the Bristol to Bath Railway Path then, they need to cross the road on Barry Road. Provision of a safe crossing on Barry Road would assist cyclists at this location.
- 5.17 There are bus stops on both sides of Barry Road to the south, and both within easy walking distance of the site entrance. Current bus services 19 and 42 pass the site providing connections to Kingswood, Longwell Green, Keynsham, Bath and Bristol city centres, and Cribbs Causeway. None of the existing bus stops have real time information display. Improvements to the existing public transport infrastructure at this location will clearly assist with travel sustainability and will provide alternative mode of travelling other than private cars.
- 5.18 In terms of traffic, the application is for a mixed-use development comprising of a) 335m² retail unit and café, b) up to 50 residential units and c) GP surgery. In order to provide a comparison of the lawful uses and the proposed uses, the applicant has used TRICS database (Industry standard norm – a trip computer model) to establish the trip generation. The lawful uses for the site include retail and open storage – given the number of greenhouses on site, the applicant has also considered the trip generation from Garden Nursery use. Overall, the assessment shows that the proposed development would generate less vehicular traffic than is estimated for the lawful uses in both peak hours and over the course of the day. The Council's Highway Engineer is satisfied that a robust methodology has been used to calculate traffic and agrees with the overall conclusion on the TA that vehicular impact of the development would not be severe. Notwithstanding this, there is general acceptance that nature of traffic movements would change as the result of the new development with an increase of 'footfall' at this location particularly in relation to pedestrians including children walking to school. Furthermore, it is agreed that there are local transportation issues (such as vehicular speed issue and lack of footway facility) in immediate vicinity of the site that needs addressing. In this context, through discussion with the applicant and in consultation with other colleagues in Council's traffic management teams as well as the Council's road safety officer, the officer has agreed with a package of mitigating measures as part of the development - these measures include the followings.
- Alteration to the existing site access at its junction with Barry Road together with the provision of new footway.
 - Alteration to corner radii of Oakleigh Gardens with Barry Road
 - Provision of four speed tables on Barry Road

- Provision of pedestrian 'zebra crossing' to be located north of the site access
- Upgrade two bus stops in vicinity of the site (i.e. works involves the relocation of bus stops including provision of bus shelter and Real Time information facility).

All of the above off-site highway works would be secured through a S106 legal agreement in event of approval.

- 5.19 As part of the highway works, it is proposed to relocate those two nearest bus stops to new position. It is proposed to relocate the South-bound bus stop closer to the site entrance and the north-bound bus stop to be relocated just north of Oakleigh Gardens junction. It is understood that the Parish Council wishes for the north bound bus stop opposite to the site entrance to remain in its current position. However, with a new pedestrians' zebra crossing as proposed, it is considered appropriate that north-bound bus stop is relocated to a new position. The Highway Officer confirms that the scheme of highway works has been safety audited report independent of the designer. The safety auditor assessed two schemes - first option being with north bound bus stop being retained in its current position and the second scheme showing north bound bus stop in a new position. The recommendation of the safety auditor is that the North-bound bus stop is relocated from its current position.

Parking

- 5.20 Policy PSP16 sets out the Council's parking standards for residential development. There is an illustrative masterplan accompanying this application - this plan indicates a potential site wide parking strategy with parking provision that broadly meets the adopted South Gloucestershire Council Residential Parking Standards SPD. However, as the illustrative layout is not necessarily the final layout of the development then, the officer confirms that the final car and cycle parking provision would have to be decided as part of a later application once the final site layout has been developed in greater detail. The applicant confirms that sufficient parking will be provided on site for each use in accordance with local parking standards to avoid overspill parking on local streets. According to the information as included within the application form, total number parking spaces on site would be circa 145 spaces on site. The indicative plan shows a mixture of approaches in terms of parking arrangement – this includes on street, unallocated spaces with lamp post or bollard electric charging points. There is also on-plot parking for some of houses proposed. Details of car parking and electric vehicles charging facility for each element of the development would be secured by a suitable condition.

Travel Plan

- 5.21 The applicant has submitted a 'Framework Travel Plan' as part of the application. Nevertheless, a planning condition is imposed to secure a full travel plan to be submitted for written approval by the Council. An obligation for implementation of the Travel Plan would also be included in a S106 legal agreement.

Summary

5.22 Subject to the on-site and off-site highway works via S106 and planning conditions, it is considered that the access is deemed acceptable, and the development is not considered to result in a significant adverse highway safety impact. As such, the application accords with Policies CS8 and PSP11.

5.23 Public Open Space

Policy CS24 states provision for green infrastructure, outdoor space, sport and recreation facilities will be sought for all new developments, to the appropriate local standards of provision in terms of quantity, quality and accessibility. This is a new residential development, and it is reasonable to expect the future residents to have access to a full range of open spaces.

5.24 Using current average occupancy data and the proposed number of dwellings, we estimate the proposed development of 56 dwellings (consisting of 50no. houses in the outline application and 6no. one bed supported living units detailed in the full application) would generate a population increase of 126 residents. The following tables shows the minimum open space requirements arising from the proposed development and shows the contributions that will be required if open space is proposed on site. Policy CS24 requires provision to be delivered on site unless it is demonstrated that partial or full off-site provision or enhancement creates a more acceptable proposal.

5.25 In terms of the contribution towards public open spaces, the following are the key elements of the proposal

Policy CS24 requires provision to be delivered on site unless it is demonstrated that partial or full off-site provision or enhancement creates a more acceptable proposal:

Category of open space	Minimum spatial requirement to comply with policy CS24 (sq.m.)	Spatial amount proposed on site (sq.m.)	Shortfall in provision (sq.m.)	Contributions towards off-site provision and/or enhancement	Maintenance contribution
Informal Recreational Open Space (IROS)	The audit shows an adequate existing supply of IROS accessible from the proposed development. However the Landscape Strategy Plan includes POS that would be classed as IROS, so it would be included in a S106 on-site POS schedule to secure its ongoing management and maintenance				
Natural and Semi-natural Open Space (NSN)	1,890	The Landscape Strategy Plan shows that subject to suitable design it is likely that there is scope to provide sufficient N&SN on-site			
Outdoor Sports Facilities (OSF)	2,016	0	2,016	£117,482.20	£35,558.01
Provision for Children and Young People (PCYP)	300	?	?	Must be provided on-site	
Allotments	252	0	252	Allotments should be provided on site (see response to point 5) £2,693.00	Allotments should be provided on site (see response to point 5) £3,433.75

5.26 In this instance, the applicant has agreed to make full financial contribution towards POS requirement, as stated above.

- 5.27 The provision of allotments or community garden has been carefully considered. Given the scale of the proposal, allotments or community gardens should be provided on site. However, given the constraints of the sites, i.e. the mature landscaping features along the boundary, the presence of the badger sets, the elevated topography to the rear of the site, officers are concerned about the practicality of providing such facilities on site. In addition, there are already 2 no. allotments nearby (near Redfield Hill and North Road), and one of them needs some improvement on the existing access. Both allotments are also located within a walking distance from the application site. As such, it is would be more appropriate to seek such financial contribution to improve the quality of the existing allotments.
- 5.28 In terms of management of POS provision, the applicant has indicated that the POS will be managed by a private management.
- 5.29 The detailed design of play area, the proposed play area needs to be equipped. Furthermore, the location will need to be reconsidered given to the proximity to the new dwellings.
- 5.30 In terms of the provision of outdoor sports facilities, the proposal would not provide such facilities within the site, therefore a financial contribution towards the provision and maintenance would be secured via S106.
- 5.31 Regarding the provision nature & semi-natural open space, further details in relating to the surface water infrastructure, boundary treatment, detailed layout for residential development, detailed topographical survey, are required in the reserved matters stage.
- 5.32 In summary, it is considered that the proposed open space provision meets the policy requirements, and as such the proposals accord with Policies CS24 and CS25 of the adopted Core Strategy subject to a Section 106 obligation as set outline the Heads of Terms at the end of this report.

Affordable Housing

- 5.33 Policy CS18 of the Council's adopted Core Strategy Development Plan Document requires developers to achieve 35% on-site affordable housing on all new housing development, without public subsidy, in rural areas where the proposal would provide 5 or more dwellings on site. It is also so with the National Planning Policy Guidance: Planning Obligations and other requirements.
- 5.34 Enabling officer note that this is a hybrid application comprising a total of 56 units across the whole scheme. The developer has split the site into a full application for a specialist supported housing scheme of 6 units and an outline planning application for the residual 50 units.
- 5.35 In line with policy CS18 35% of 56 units generates a requirement for 20 Affordable Housing units at nil public subsidy. The 20 units can either be secured as 18 units on the main residential scheme (35% of the 50 units) and 2 units from the supported living dwellings (35% of the 6 Supported Housing units), or if none of the 6 supported housing units form part of the 35%, the

requirement of full 20 units will need to come from remaining phase. It should be noted that no more than 35% (or 2 of the 6) supported housing units to be provided as part of the S106 contribution, because an even distribution of s106 units is sought across phased developments. The applicant has agreed with the above approach.

To meet identified housing need (Wider Bristol SHMA) the following tenures shall be provided:

76% Social Rent
24% Shared Ownership

Therefore, subject to a S106 incorporating the Heads of Terms set out at the end of this report, the proposal is acceptable in terms of affordable housing.

Community Infrastructure (library)

- 5.36 New residential development of this scale is expected to give rise to significant demand for community and cultural facilities. Enhancements to existing facilities are required to provide for a wide range of activities for different age groups, abilities and interests. It is reasonable to expect future residents to have access to community and cultural space within reasonable walking distance in line with policy CS23 and the Infrastructure Delivery Plan (IDP). The nearest South Gloucestershire library is Cadbury Heath library 2.4km from the application site, and accessed via a 25 minute walk through residential areas. Cadbury Heath library would benefit from internal remodelling and modernisation to create more space and better use of space for additional users plus upgrades to stock, IT and digital services. Based on a future population of 126 residents the following is requested: 126 x £7.92. Contribution required towards library enhancement is £997.92. Furthermore, additional stock is required to meet the demand arising from the new residents. Based on a future population of 126 residents the following is requested: 126 x 0.75 = 95 (rounded) items of stock to be supplied. The average cost per item of stock is £11 (including processing costs) Contribution required towards additional stock is £1,045.00. In summary, a total contribution of £2,042.92 is required to improve the local library service to meet additional demand.

Dedicated Community Centre (DCC)

- 5.37 There are no DCCs within the recommended access standard identified in the South Gloucestershire Infrastructure Delivery Plan (IDP) and the closest DCCs are Longwell Green Community Centre, North Common Village Hall, and The Batch Cadbury Heath which are all around 2km from the application site. The proposals include a Class E and Class F1 health/medical centre in a flexible building that could accommodate a range of functions and adapt as necessary. The proposals include a café to re-provide the existing café at Chief Trading Post. An area of 750sqm total volume 2,850sqm across 1.5 – 2 storeys has been identified within the design and access statement for health centre/ community building use. Further details regarding the design of this facility, how it is intended to be used, managed and accessed by local residents, will be considered at reserved matter stage. Therefore there is no objection in this regard.

5.38 Archaeology

The application is supported by a heritage statement that includes an archaeological appraisal. This appraisal identifies some archaeological potential to the site but also notes that buried archaeology is likely to have been truncated by the existing development, thus reducing its significance. On the basis of this, the Archaeology Officer has no objection to the scheme. However, as the extent of disturbance and survival of archaeology is unclear and as there is still potential for archaeology to survive, it is necessary to impose a condition to seek the form of an initial programme of work to identify archaeology (trial trenching) followed by any mitigation necessary upon completion of this work. As such, subject to the condition, there is no archaeological objection to the proposal.

5.39 Heritage

The site lies opposite the grade II listed Turnpike Cottage, believed to date from 1835 although there is a suggestion that it dates to 1819, erected for the turnpike route that opened up c1820. It is a very modest structure, with canted bay frontage facing Barry Lane and the side elevation running along Cherry Garden Lane. As is typical of such structures, the angled elevation facing the turnpike has windows (fixed) looking out onto the road in both directions and an opening casement window in the centre, formerly an infilled doorway, which would have allowed the toll collector to control the route and collect tolls. The structure historically faced out over the opening countryside, enjoying a rural context although this has been eroded by the extensive suburban expansion to the west. The building faces the open grassed area at the front of the application site and therefore has little in the way of competition with built form on the east side of the road. On the west side, a late 19th century detached house sits to the south, opposite the entrance to Cherry Garden Lane but this is set back slightly behind a mature hedgerow boundary, maintaining the visual dominance of the Turnpike Cottage with its projecting bay in views along the road from the south. From the north, a mix of 19th and 20th century housing form a suburban edge to the west, with hedges and the grassed open frontage of the application site providing a largely green edge on the east side of the road. As with the southerly view, the angled frontage of the listed building juts out from the building line established by the boundary walls, reinforcing it as an important historic feature of this part of the street-scene.

5.40 To the west of the application site is the historic group of buildings at (Lower) Cullyhall Farm, the farmhouse dated to c1700 with grade II listed gate piers and garden walls ascribed a date in the 18th century. The grade II listed barn is early-mid 19th century in date. As noted in the Heritage assessment, “the historic (and current) setting of these assets is one of a highly rural and somewhat isolated pair of hillside farmsteads, along with Upper Cullyhall Farm, with extensive views westwards over the valley of the Siston Brook and north-west to Kingswood, set in a mixture of pasture and arable land at the time of the Bitton Tithe Map (1841) and now.”

5.41 The application is supported by a comprehensive Heritage Statement (Rev C, 28th July 2021) which covers both archaeology and built heritage issues. The Council’s Listed Building and Conservation is satisfied with the methodology and approach to assessment.

- 5.42 In respect of built heritage, the assessment concludes that the development will result in 'No change' to the significance of the Lower Cullyhall Farm group of heritage assets and to the identified heritage assets at Park Farm, north of the application site, and Barry Hill Cottage, a locally listed building to the south of the application site. Officers agree with both assessments.
- 5.43 In terms of the grade II listed Turnpike Cottage, it is recognised that the proposed development will result in a change to its setting, with the proposed GP surgery being closer to the road edge and taller than the existing dilapidated greenhouses. Two sets of 3-D imagery have been provided, the one contained in the heritage statement illustrating a slightly less pronounced building with more screen planting compared to the separate NPA Visually Verified Montages. The location that the images have been taken from does differ, which will account for the change in perceived scale/massing, and a scheme of appropriate planting behind the roadside hedge will hopefully help soften this edge further. The aspect of the asset's setting that makes a positive contribution to its significance is recorded in paragraph 5.7 of the heritage statement. This notes that "the building's location and prominence at the junction of Cherry Garden Lane and Barry Road, the start of the former turnpike road running north, remains as the most significant element of its setting, formerly providing visibility up and down the road for the toll-keeper and, along with the now removed toll-gate, clearly signalling its presence and function to approaching travellers." Although the new development will be an appreciable change to the urbanised context of the cottage, the historic, functional relationship between the road and the canted bay of the toll-house will not be directly affected by the proposed development. The development will also not impinge on longer-distance views of the along the road from the south or north where the prominence of the projecting bay is most noticeable.
- 5.44 The health / community (GP surgery) centre falls under the outline part of this hybrid application (only access to be determined and all other matters reserved), an indicative impression was received, and it showed the design of the proposed new building, coupled with a parameter plan limiting development along Barry Road to 1.5-2 storey. The developable area parameter plan does show the developable area as extending up to the proposed new boundary hedge. Officers agreed with the finding of the submitted statement that "the noticeable changes to the setting of the asset resulting from the development proposals which will face it across the road fit firmly within the minor magnitude of impact range utilising Table 2 above". This equates to a change of setting such that it is noticeably changed, rather than 'significantly modified', the building already being within an area characterised by 20th century urbanisation that has eroded the historic, rural qualities of the area. Taking into account the key aspects of the building's setting that contribute to its significance, Officers are satisfied that the development proposals should, providing they are of high-quality design (particularly the GP surgery/community building) and implemented along with appropriate landscaping, result in a neutral significance of effect on the overall heritage significance of the designated heritage asset. Therefore, there are no heritage objections to this particular hybrid application, with the final design, detailing, position, appearance and landscaping of the GP surgery/community building to be considered at the Reserved Matters stage.

5.45 Arboricultural and Landscape matters

The site is bounded by a number of mature trees growing along the boundary of the site. An arboricultural Impact Assessment was submitted with the application. The submitted report has addressed issues regarding T11 and T12, missing information on the submitted Tree Survey and the Tree Protection Plan. Due to the excavation within the Root Protection Area of the trees located by the proposed car park, it is necessary to impose a pre-commencement condition to seek an AMS as per BS 5837:2012.

5.46 From landscape perspective, a phasing plan for the proposed development was submitted with an indicative layout for the outline part of the proposal, i.e. residential development for 50 no. dwellings and a health / community centre. The order of phasing is as follows:

- A - upgrade central spine road infrastructure
- B - replacement retail/cafe building (with parking to rear), within the western margin of the site to the north of the access
- C - 6 No. supported living, single storey dwellings and associated management building (with green roofs) within the northern margin of the site, to the NE of the café building
- D - Health centre / community building (with parking to rear) within the western margin of the site to the south of the entrance
- E - 50 no. dwellings within the southern and central site areas, comprising a mix of 1.5 and 2 storey units

In terms of the general site layout, new public open space within the eastern and Northeast margins of the site including - various ecological buffers along the site boundaries, new footpath routes (including link to retained permissive access on southern boundary), informal children's play area, seating area on high point within SE part of site, reinforcement of the existing boundary vegetation, including replacement of the northern conifers.

5.47 A Landscape Visual Impact Assessment (LVIA) Report and an Addendum LVIA November 2021 were submitted with the application. It provides a clear and comprehensive analysis of the baseline condition of the site and the potential landscape and visual effects that will arise from its redevelopment. Additional VPs to the N, E and S of the site have also been included. The photographic analysis shows that:

- There will be local views into the new development from the adjacent section of Barry Road and from properties overlooking the site in which the frontage buildings will be prominent, with a funnel view between them extending further into the site; further tree planting would soften the appearance of the development and create a stronger landscape frontage/spine road treatment
- Medium distance views from elevated land lying to the SE of the site forming a view corridor taking VPs 6 and 7 for example, from where small areas of the new development will be seen against the backdrop of the wider settlement area of Willsbridge and Oldland Common
- Redevelopment of the site will be screened by intervening landform and vegetation in views from many potential viewpoints from the network of

public footpaths lying to the E and NE of the site, and generally limited to intermittent glimpses mostly in winter views.

- Visualisation image for VP2 shows a number of trees along the spine road and to its north, which are not reflected in the current landscape design strategy.

5.48 A revised Landscape Design and Mitigation Strategy dated November 2021 was submitted shows play area moved further away from the proposed housing. A revised landscape strategy plan (December 2021) and a new accompanying technical note with outline plant schedule submitted stating that a detailed planting plan will be prepared for each development phase and a comprehensive list for different types / locations of structure planting species provided, with more detailed species to be agreed at a later stage. Also a planning condition will be imposed to seek a detailed hard and soft landscape plans including tree pits details, additional tree and structure planting within POS, and the LEMP.

5.49 In summary, officers are generally satisfied with the findings of the LVIA and addendum, subject to the following conditions:

For the full application area – retails / café and supported living dwellings:

- Detailed planting plans
- Detailed construction and planting details for the green roofs
- A landscape and ecological management plan covering the enabling works operations/period and a subsequent 20 Year management period
- Details of all proposed boundary and hard landscape surface treatments

For the outline application area – health / community centre and residential development

- Updated tree/hedgerow protection plan
- Detailed planting plans
- A landscape and ecological management plan covering the enabling works operations/period and a subsequent 20 Year management period
- Details of all proposed boundary and hard landscape surface treatments
- Detailed design for the informal children's play area, and key viewpoint seating area.
- Detailed light sources/structures adjacent to and within the POS

Ecology

5.50 An Ecological Assessment (Ethos, July 2021) was submitted with the application. The Council's Ecology Officer advised that the site is not covered by any designated sites for Nature Conservation (European Sites, SSSI's and local sites (Sites of Nature Conservation Interest or Regionally Important Geological Sites)

The impact upon the following protected species have been considered as part of this application:

Bats - The habitats were assessed as being of high potential for foraging bats. Mature trees were identified in the hedgerow, however none of them supported potential roosting features for bats.

Eleven buildings were assessed for their bat roosting potential and they were found to be of negligible potential due to them being predominantly glass construction.

Bat activity surveys were undertaken in 2019 and 2021 and found common pipistrelle, noctule, brown long-eared, Leisler's, serotine and soprano pipistrelle. Static detector results consisted of common pipistrelle, soprano pipistrelle, Nathusius', noctule, Leisler's, serotine, myotis, brown long-eared, lesser horseshoe bat and greater horseshoe bat. The hedgerows were identified as being the most valuable for bats.

Lighting details have been submitted and these are acceptable.

Great crested newt (GCN) - There are two man-made ponds on site which were subjected to eDNA surveys and these were returned as negative indicating that GCN are not present. No other ponds were present within 500m of the site.

Dormice - Dormice surveys were undertaken on the hedgerows and found no evidence of dormice.

Birds - Suitable habitats are present for nesting birds on site, mitigation has been recommended which is acceptable and enhancements have been detailed which are welcomed.

Reptiles - Reptile surveys were undertaken in 2020 which found low numbers of slow worm and grass snake. The majority of suitable reptile habitat will be retained and a precautionary working method has been recommended which is acceptable.

Badgers - Three badger setts are present, comprising a main sett and two outlier setts. Mitigation has been recommended and it is to include that the fencing is to be installed under the supervision of a suitable qualified ecologist, however this can be outlined within a Constriction and Environmental Management Plan (Biodiversity).

Hedgehog - There are suitable habitats for hedgehogs and appropriate mitigation/enhancements have been recommended.

Invertebrates - The site was considered to offer low potential for invertebrates and unlikely to support rare or notable species. Enhancements have been recommended and this is welcomed.

5.51 Biodiversity Net Gain (BNG) - A review of the BNG report using the DEFRA metric 2.0 demonstrates that the development can achieve a positive biodiversity net gain. The proposed habitats on the site would generate 8.74 biodiversity units and deliver a biodiversity net gain of 91.95%. The proposed

hedgerows would generate 5.75 biodiversity units and deliver a biodiversity net gain of 12.31%.

- 5.52 In summary, sufficient survey effort has been undertaken and there are no ecological objections, recommendations have been made for enhancements and these are to be expanded on in a Landscape and Ecological Management Plan. As protected species have been noted on site a Construction and Environmental Management Plan (Biodiversity) is to expand on the mitigation detailed within the report to safeguard wildlife during development.

Drainage

- 5.53 A Flood Risk Assessment and Drainage Strategy were submitted with the application. The Council Drainage Engineer has reviewed the submitted details. In terms of the runoff rate, the Greenfield Runoff Rate of 5.6l/s is considered acceptable. The proposed Attenuation storage volume appears reasonable for 1.039ha of impermeable area. It is also accepted that green roofs and permeable paving will provide water quantity and quality benefits. The applicant has also clarified that the Public Open Space is located on the higher ground in the East, to link with the area of Green Belt beyond the eastern boundary. The proposal also provides landscaping (eg swales) to mitigate overland flow from the Public Open Space and confirmation that permeable construction is proposed for the footpaths around the site. It is understood that a drainage survey will be undertaken to investigate the cut off drains/ditches along the northern, southern and eastern boundary to establish their route, condition and capacity. As they deal with overland flow from beyond the site boundary and therefore recommended that this is undertaken at the earliest opportunity.
- 5.54 As detailed design has not been submitted at this stage, it is necessary to impose a planning condition to seek further drainage details. Subject to the condition, there is no objection in this regard.

Environmental Protection

- 5.55 It is noted that no acoustic reporting was submitted in relating to the proposal. However, given its established business use and the nature of the proposal, officers consider that the proposal would not result in material harm to the amenity of the neighbouring occupiers. In addition, the plot layout and final design details for the health / community centres and the residential development will be submitted at reserved matters application.
- 5.56 With regard to potential contamination, Phase 1 Preliminary Risk Assessment and Phase 2 Site Investigation Report were submitted. The Council Environmental Protection Team (Contamination) has no objection subject to conditions.

Sustainable Energy and Climate Change

- 5.57 A revised Energy Statement was submitted with the application. After reviewed the submitted statement, some elements would require further clarification, for example, unregulated energy use, the increase in emissions on the addition of air source heat pumps, details on the heating and hot water systems, refrigerant leak detection and monitoring, the specification of the PV system,

resilience to overheating, and the power output (kW) of Electric Vehicles charging points. Subject to condition to seek further details on the above elements, there is no objection in this regard.

Lighting strategy

- 5.55 According to the "Design & Access Statement", some of the roads (and therefore the associated road lighting equipment) would be offered for adoption. However, the "Lighting Assessment" doesn't show the detailed specification of the proposed equipment. A detailed lighting design (including the full specification of the proposed equipment) would be required to be able to fully assess. Therefore, a planning condition is imposed to seek details of the lighting strategy.

Site Layout and Design

- 5.59 Policy CS1 of the Core Strategy seeks to ensure that development proposals are of the highest possible standards and design. This means that development should have appropriate: siting, form, scale, height, massing, detailing, colour and materials which are informed by, respect, and enhance the character, distinctiveness and amenity of both the site and its context.
- 5.60 The site itself is outside of the settlement boundary and within Green Belt land. Both of these factors could present significant planning issues. The application has been split in a hybrid format and as such, therefore they are discussed in turn.
- 5.61 Chief Trading Post - officers are satisfied with the approach to relocate the Chief Trading Post premises to a new building on the western edge of the site, as will allow the use to continue and then enable the existing structures to be demolished. The general design of the building is positive with a simple but modern form and style. The associated car park is generally acceptable, officers welcome additional tree planting to break up the rows of parking bays and would help to provide shading in the summer.
- 5.62 The proposed materials of timber cladding and profiled metal roof are acceptable in principle, a planning condition is imposed to seek details of these materials, either as physical samples, brochure style information or panels erected on-site.
- 5.63 Supported Living Dwellings – They are also acceptable in principle, subject to high quality materials and secure boundary treatments, given the exposed rear garden areas. Materials are indicated as light buff bricks with dark grey timber-effect cement fibre board, both of which should work well. Officers consider that a good quality, textured and multi finish brick is used, which would add visual quality. The layout of these uses is positive, with green roofs a significant benefit.
- 5.64 Boundary treatments and paving materials are not indicated on the layout or elevation plans, and a planning condition is imposed to seek these details. Officers expected that solid construction walls should be used for the defined areas of public realm, possibly a natural stone or brick to match the elevations

- of the buildings, as fencing would break down quickly over time with higher maintenance liability.
- 5.65 In terms of the site access, there is no objection from design perspective as it would be utilised for the proposal.
- 5.66 Outline application comprises a health / community centre and a residential development for 50 no. dwellings. The submitted residential layout offers a reasonable density and more open approach which defines areas of public realm fairly well. One issue needs to be looked into at the reserved matters stage is how interfaces will function between private and public areas and how boundaries will be designed. For example, a few the blocks have rear gardens backing onto areas of public realm, which would not be generally supported due to security reasons. This also applies to the properties which define the northern and eastern edges.
- 5.67 The two blocks located in the southern half of the site are positive and form secure perimeter blocks. The roof forms indicated are also visually strong, with front pitched gables facing the street.
- 5.68 In terms of density, the application states the total site area is 2.99 Ha. After taking away the area for the retail / café, the supported living dwellings, the health / community buildings, other areas, such as access, private amenity space and POS. This would leave approximately 2.55 Ha, and this scheme of 50 no. residential units would equate to a density of approximately 20 dwelling per hectare. This is a low-density development, and it is right to consider whether this represents the most appropriate approach to this site. As described above, the site is situated within the Bristol / Bath Green Belt and bounded by open fields, and the indicated layout reflects the topography of the site by locating all new developments towards the west side of the site. It is accepted that this would be a reasonable design approach and would allow scope for a high quality design within the site.
- 5.69 A further reason for questioning the appropriateness (or otherwise) of the density is in relation to whether there is an attempt to avoid affordable housing triggers. This is not the case here as will be seen from the section on affordable housing.

Public Art

- 5.70 The NPPF highlights the social objective of the planning system by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support health, social and cultural well-being. Within the NPPG there is reference to cultural facilities and services that meet community needs. In line with this Policy CS23 of the adopted Core Strategy states that 'The Council will work with partners to provide additional, extended or enhanced community infrastructure and encourage participation in cultural activity'. Specific, detailed and measurable criteria for good design are most appropriately set out at the local level. Public art is clearly required as a specific local criteria in South Gloucestershire planning guidance and as such should be included in proposals for new developments. However, this application makes no reference to public art in its

Design and Access statement nor has a specific document relating to public art. Therefore, it is necessary to impose planning condition to seek a public art plan prior to work commencing out of the ground.

5.71 Residential Amenity

Policy PSP8 of the PSP Plan (November 2017) sets out that development proposals will be acceptable provided they do not create unacceptable living conditions or have an unacceptable impact on the residential amenity of the occupiers of the development or of nearby properties. Unacceptable impacts could result from; loss of privacy, and overlooking; overbearing and dominant impact; or loss of light; noise or disturbance; and odours, fumes or vibration. Residents' concerns regarding loss of privacy and overbearing are noted.

5.72 Full application – the proposed retail / café building would sit on the existing outdoor seating / grass area. The proposed building would measure approximately 15 metres by 22.3 metres and 6.7 metres to its ridge (approximately 2.7 metres to its eaves) in height. The building would be approximately 7.7 metres from the nearest neighbouring, No. 67 Barry Road. As the building would retain a reasonable distance, with eaves height approximately 2.7 metres with a shallow pitched roof, it is considered that the new building would not have significant impact upon the neighbouring properties in terms of overbearing or overlooking impacts.

5.73 With regard to the proposed supported living dwellings, they are single storey buildings with a green roofs, the dwellings would be approximately 3.2 – 3.5 metres in height. Furthermore, some forms of boundary treatment would be installed to provide a private outdoor space for each dwelling. As such, it is considered that the proposal would not have any unreasonable adverse impact upon the neighbouring properties, in terms of overbearing or overlooking impact.

5.74 Outline application – the proposed health / community centre and the residential development. It is acknowledged that the access is to be determined with all other matters are reserved at this stage. Therefore, it is not possible to make a full assessment of the potential impact of the development on the residential amenity of the neighbours. Nonetheless, the submitted site layout plan gives an indicative layout showing these elements would be situated to the south of the site. The existing footpath, which is currently closed with a gate along Barry Road, would be retained and would be changed to a public pedestrian footpath. Given the new dwellings along the southern boundary of the site would be approximately 7 – 8 metres away from the site boundary, there would be reasonable separation distance, as such, the siting of the proposal as indicated on the indicative plans would unlikely result in significant unacceptable impacts to the amenity of the neighbouring occupiers through loss of light, overbearing or loss of privacy. Nevertheless, officers are mindful that the existing ground level of the site of the application and the neighbouring properties may not be the same. As such, site level plans will be required and to be considered at the reserved matters stage. A planning condition is therefore imposed to seek the details. The plan also shows that the site is likely large enough to accommodate the proposed number of dwellings with reasonable level of private amenity space for the proposed dwellings.

Furthermore, a public open space would be provided within the site, officers are satisfied with the proposal.

5.75 Provision of Health / Community Centre

Policy CS23 of the adopted Core Strategy seeks a provision or contribution towards additional, extended or enhance community and cultural infrastructure where it would generate a need for such facilities. In this instance, it is noted that a health / community centre is proposed as part of the outline application. As such, there is no objection in principle to the proposed facilities. The existing Oldland and Hanham Practice has recently expressed their interest in relocating the existing practice in Oldland to the new building at CTP, it should however be noted that any business case or application for seeking NHS funding to support the project will be subject to the availability for funding (either capital investment or rent reimbursement). The Bristol, North Somerset and South Gloucestershire Clinical Commissioning Group has confirmed it is not supporting this development or formally agreed to review any formal application/business case to consider such a proposal. Although it is noted the desire of Oldland Surgery to relocate to the CTP site, the CCG currently has no identified funding available to support such facilities at this stage. As such, it is unknown if such facilities would be delivered in foreseeable future. Such provision therefore can only be given limited weigh when exercising planning balance. Nonetheless, a clause will be included in the S106 agreement to ensure that the site is retained for this building and its use for a minimum 2 year period to allow the developers to seek funding for the proposed building.

5.76 Planning Balance – Weighing Up Exercises

Section 38 (6) of the 2004 Act requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise.

5.77 The proposal does not accord with the development plan, due to its location outside of the settlement boundary of Oldland or Bitton, and within the open countryside. It is therefore contrary to CS5 and CS34. Paragraph 12 of the NPPF states that planning permission should not normally be granted where a proposal conflicts with the development plan. However, in accordance with the statutory test set out above, it also recognises that material considerations may justify a departure from the development plan.

5.78 The NPPF is an important material consideration. An objective of the NPPF is to significantly boost the supply of homes and it carries a presumption in favour of sustainable development. The NPPF sets out in para. 11 the situations where the balance is tilted in favour of approving development. *“d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

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

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

In this instance, there are relevant development plan policies, as set out in Section 2 of this report.

- 5.79 The Council can demonstrate a 5 Year Housing Land Supply ('5YHLS') of years. Therefore, although this is an application for the provision of housing, the tilted balance does not apply by virtue of the most important policies being deemed out of date in accordance with the test outlined in footnote 8 of para. 11 of the NPPF.
- 5.80 However, it is still necessary to consider whether the most important policies for determining the application should be considered to be out of date for some other reasons. There are a number of steps involved in this exercise. Firstly, it is necessary to identify the most important policies for determining the application. Then, it is necessary to consider whether any of those policies are out-of-date. Finally, a judgement needs to be made as to whether the most important Policies are out of date.
- 5.81 Assessing the policies in terms of attaching weight in the planning balance, most important policies outlined from the Policies Sites and Places Plan (PSP2, PSP11, PSP17 and PSP20) and the remainder of the Core Strategy Policies (CS1, CS2, CS4A, CS5, CS6, CS8, CS9, CS18, CS23, CS24 and CS34) are considered to attract full weight in the planning balance. They are up to date and consistent with the NPPF.
- 5.82 In conclusion, it is considered that the tilted balance as set out in para. 11 (d) of the NPPF is not engaged. The most important policies for determining the application are not out of date when considered as a whole.
- 5.83 A standard planning balance is required considering whether there are any material considerations in this case, such as any benefits that would justify a departure from the development plan in this instance.
- 5.84 Public Benefits
The NPPG identifies that Public Benefits can be anything that deliver economic, social or environmental progress and be of a nature or scale to benefit the public at large.
- 5.85 It is noted that the Council's 5YHLS is now 5.99, however, this proposal provides an opportunity for the Council to increase the surplus and strengthen the 5YHLS position. The proposed scheme would make a material contribution to the supply of a total of 50 no. new dwellings and 6 no. supported living dwellings. (35% of the total number of units will be affordable housing units).
- 5.86 On addition to the above, it is the opinion of the Planning Officer, when considering the merits of the application site, that it is located in a relatively sustainable location. The site sits to the close proximity to a primary school,

secondary schools, bus stops with relatively regularly services. It is also relatively close to some community facilities, e.g. place of worship, public house, community centres. Also, the proposal is to redevelop the existing previously developed land. As such, the site is therefore well contained.

5.87 In terms of the planning obligations sought, 20 no. affordable housing would be secured, and financial contribution would be secured toward off-site POS provision / enhancement and maintenance, library enhancement and additional stock to mitigate the development and there would be improvements to the existing services and facilities which would result in some benefits to the wider community. In addition, the proposal would also help to improve the condition of the existing allotment and would provide future residents having access to a full range of open spaces.

5.88 There would also be some economic benefits through the direct formation of construction (temporary), retail and small business employment opportunities. Further, the development would enable greater economic spending in the area through additional population growth close to nearby services and facilities. The development would also generate a financial contribution through CIL receipts which again, whilst forming mitigation for the development, could result in benefits to the wider community through increased spending on infrastructure.

5.89 When considered together these benefits are considered to hold significant weight in favour of the proposal.

5.90 Overall Balance

Overall, having considered carefully the weight attached to public benefits, it is Officers judgement that in this particular case, it is considered that the benefits of the scheme outweigh the conflict with the development plan, the harms that arise from that conflict, including in relation to landscape setting, and any additional harms that have been identified.

5.91 Summary

It is considered that this hybrid planning application would conflict with the development plan due to its open countryside and green belt location. Namely Policies CS5 and CS34 as well as CS1 and CS9. The tilted balance does not automatically apply as the Council can demonstrate a 5YHLS. In assessing the most important Policies for the determination of the application in this case, it is considered that the development plan as a whole is not out of date. As such, when assessing the proposal under para. 11(d) of the NPPF the tilted balance does not apply.

5.92 Overall, the public benefits of the additional market and affordable housing, supported living dwellings, the provision of health / community centres, the enhancement of existing library and provision of additional stock, the provision of employment opportunities, the site's sustainable location, the economic benefits of development, the planning obligations agreed particularly in relation to public open space outweigh all the harms that have been identified.

5.93 CIL Issues

The South Gloucestershire Community Infrastructure Levy (CIL) & Section 106 Planning Obligations Guide SPD was adopted March 2015. CIL charging commenced on 1st August 2015 and this development, if approved, would be liable to CIL charging.

5.94 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 (1) That authority be delegated to the Director of Environment and Community Services to grant planning permission, subject to the conditions set out below and the applicant first voluntarily entering into an Agreement under Section 106 of the Town & Country Planning Act 1990 (as amended) to secure the following:

a) On and Off-Site Public Open Space and Sports Facilities

As set out in detail in 5.23 above, the following shall be provided:

On-site POS Schedule

- o Informal Recreational Open Space (IROS) to be included to secure its ongoing management and maintenance

- o Natural and Semi-natural Open Space (N&SN) to be provided on site
- o Equipped provision for Children and Young People (PCYP) to be provided on site

Off-site POS Schedule

Contributions to be provided prior to commencement of development.

- o Outdoor Sports Facilities. Contributions towards off-site provision and/or enhancement £117,482.20 and Maintenance contribution £35,558.01
- o Allotments. Contributions towards off-site provision and / or enhancement £2,693.00 and Maintenance contribution £3,433.75

The above figures are subject to the Schedule of Rates for Grounds Maintenance 1987.

Reason:

To accord with Policy CS6 and CS24 of the South Gloucestershire Local Plan Core Strategy (Adopted)

b) Affordable Housing

Affordable Housing of a total of 20 no. units to be provided on site at nil public subsidy.

The 20 units could either be secured as 18 units on the outline application (35% of the 50 units) and 2 units from the full application (35% of the 6 Supported Housing units) or if the 2 units on the full application cannot be delivered as S106 units, these will need to be provided from the residual 50 unit outline application (i.e. the full 20 units from the 50 (35% of 56)).

The above to be provided on-site and distributed throughout the development in clusters of no more than 6 units. To meet identified housing need (Wider Bristol SHMA) the following tenures shall be provided:

76% Social Rent
24% Shared Ownership

The Affordable Housing shall be provided fully in accord with the requirements in terms of design, wheelchair provision, delivery and phasing, rent levels and affordability.

c) Highway works

Provision of highway on Barry Road together with all associated works as shown in principle on plan reference 0971-006 A (or plan reference 0971-008 if the northbound bus stop to remain as existing). For avoidance of doubt, the off-site highway works involves,

- i. Provision of traffic calming measures on Barry Road,
- ii. Provision of zebra crossing on Barry Road,
- iii. Improvements to site access at its junction with Barry Road as well as improvement to the junction with Oakleigh Gardens junction,
- iv. Improvement to footway facilities along Barry Road
- v. Relocation and improvement two nearest bus stops to the application site on Barry Road.
- vi. Implementation of the approved travel plan by the applicant including payment of a monitoring fee of £2,000 per year for 5 years with first payment to be made before 1st occupation of any Dwelling on the Site.

d) Community Infrastructure

As set out in detail in 5.36 above, the following shall be provided:

Contribution required towards library enhancement £997.92
Contribution required towards additional stock is £1,045.00.

Reason: To accord with Policy CS23 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, the Infrastructure Delivery Plan (IDP) and the National Planning Policy Framework.

d) Monitoring fee

1% of the total financial contributions contained within the agreement.

e) Land reserved for health / community centre

The land associated with proposed health / community centre shall be reserved for the development proposed for at least 2 years.

- 7.2 It is recommended that the Head of Legal and Democratic Services be authorised to check and agree the wording of the Agreement.
- 7.3 It is recommended that should the Agreement not be completed within 6 months of the date of any consent being granted; that delegated authority be given to the Director or Environment and Community Services to refuse the application.

CONDITIONS

1. Time Limit for full application (Phases A, B and C)

The development within Phases A, B and C (as shown on drawing ref: 1201 rev 3 Parameter Plan - Phasing) hereby permitted in full 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. Required details in Reserved Matters application (Phases D and E)

For development within Phases D and E (as shown on drawing ref: 1201 rev 3 Parameter Plan - Phasing), approval of the details of the layout, scale and appearance of the buildings and the landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced save for Enabling Works. The development shall be carried out in accordance with the approved details.

In this condition, "Enabling Works" means demolition of buildings on the site, site clearance, investigations for assessing ground conditions, remedial work in respect of any land contamination, diversion and laying of services, erection of any temporary means of enclosure, the temporary display of site notices or advertisements, ecological mitigation measures, offsite highway works and such other enabling works as the Local Planning Authority shall agree in writing ("Enabling Works").

Reason

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

3. Time limit for submitting reserved matters application

Application for approval of the reserved matters (Phases D and E) shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason

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

4. Overall time limit for implementing reserved matters application (Phases D and E)

The development (Phases D and E) hereby permitted in outline shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason

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

5. Demolition and Construction Management Plan for all phases (pre-commencement condition)

For each phase of development approved in both full and outline, a site specific Demolition and Construction Management Plan (DCMP) for that phase shall be agreed in writing with the Local Planning Authority prior to commencement of development including any demolition of existing buildings or clearance of vegetation. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting. The DCMP must include, but not be limited to:

- Processes for keeping local residents informed of works being carried out and dealing with complaints.
- details of all working hours to be agreed with the Local Planning Authority.
- Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- Measures to control the migration of mud from the site by vehicles during construction.
- Mitigation measures as defined in BS 5528: Parts 1 and 2: 2009 Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. Piling will not be undertaken.
- Procedures for emergency deviation of the agreed working hours.
- Control measures for dust and other air-borne pollutants; to be incorporated into a dust management plan in order to minimise the impacts of construction dust.
- Measures for controlling the use of site lighting whether required for safe working or for security purposes.
- Locations for the storage of all plant, machinery and materials including oils and chemicals to be used in connection with the construction of the development.
- The control and removal of spoil and wastes.
- Access and traffic arrangements for construction vehicles.
- Measures to control dust from the demolition and construction works approved.
- Adequate provision of fuel oil storage, landing, delivery and use, and how any spillage can be dealt with and contained.
- Adequate provision for the delivery and storage of materials.
- Adequate provision for contractor and visitor parking.
- A lorry routing schedule.
- Contact details of the main contractor.
- Pedestrian, cyclist and horse rider protection.
- Proposed temporary traffic restrictions.
- Arrangements for turning facilities on site for vehicles.
- Arrangements to receive abnormal loads or unusually large vehicles
- Methods of communicating the Demolition Management Plan to staff, visitors and neighbouring residents and business.

The DCMP as approved by the Council shall be fully complied with at all times.

Reason

In the interests highway safety and amenity of the locality and to accord with Policy PSP11 of the South Gloucestershire Policies, Sites and Places Plan (Adopted November 2017) and Policy PSP8 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013). This is a pre-commencement condition to ensure that appropriate measures in place.

6. A programme of archaeological work and mitigation for all phases (pre-commencement condition)

Prior to the commencement of any groundworks within the site, including any exempt infrastructure, geotechnical or remediation works, a programme of archaeological work and subsequent mitigation, outreach and publication strategy, including a timetable for the mitigation strategy, must be submitted to and approved in writing by the local planning authority. Thereafter the approved programme of mitigated

measures and method of outreach and publication shall be implemented in all respects.

Reason

In order to ensure the adequate protection of archaeological remains, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP17 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017 and the National Planning Policy Framework. This is a pre-commencement condition to ensure the archaeological remains are fully protected before any site clearance or ground works commenced on site.

7. Arboricultural method statement for all phases (pre-commencement condition)

The proposed development approved both in full and outline shall be carried out in accordance with the submitted Arboricultural Impact Assessment, Report Reference Number: 211112-1.1-CTP-AIA-MW, dated 12 November 2021.

For each phase of development approved in both full and outline, prior to the commencement of the development hereby approved, an Arboricultural Method Statement for that phase as per BS5837:2012 shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. No Enabling Works of any kind shall begin on the site until the approved fences have been erected around the retained trees in the position and to the specification detailed in the Arboricultural Method Statement and Tree Protection Plan to be approved. The Local Planning Authority shall be given not less than two weeks prior written notice of the completed installation of the protective fencing by the developer prior to the commencement of works on the site in order that the Local Planning Authority may verify in writing that the approved tree protection measures are in place when the work commences.

The approved fences and ground protection shall be in place before any equipment, machinery or materials are brought on to the site for the purposes of demolishing or development and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced area(s) there shall be no scaffolding, no stockpiling of any materials or soil, no machinery or other equipment parked or operated, no traffic over the root system, no changes to the soil level, no excavation of trenches, no site huts, no fires lit, no dumping of toxic chemicals and no retained trees shall be used for winching purposes. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority. Under no circumstances should the tree protection be moved during the period of the development and until all works are completed and all materials and machinery are removed. Landscaping works within protected areas is to be agreed with the Local Planning Authority and carried out when all other construction and landscaping works are complete.

Reason

In the interests of the long term health of the tree, and to accord with Policy PSP 2 and PSP3 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan

(Adopted November 2017) and Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013.

8. Surface Water Drainage for all phases (pre-commencement condition)

For each phase of development approved in both full and outline, prior to commencement (excluding enabling works), details of surface water drainage for that phase shall be submitted to and approved in writing by the Local Planning Authority. The details to be submitted shall include:

a. Confirmation and acceptance of an agreed connection point and discharge rate for surface water disposal from Wessex Water.

Drainage calculations to show the volume of attenuation provided and evidence that there will be no flooding on site in 1 in 30 year storm events (winter and summer); and no flooding of buildings or off site in 1 in 100 year storm event plus 40% allowance for climate change (winter and summer).

b. A clearly labelled drainage layout plan showing:

c. the pipe networks and any attenuation features;

d. pipe node numbers referred to within the drainage calculations;

e. exceedance / overland flood flow routes if flooding occurs and the likely depths of any flooding.

f. A plan showing the cross sections and design of the attenuation features and their components.

g. A manhole / inspection chamber schedule to include cover and invert levels.

h. Ownership and/or responsibility, along with details of the maintenance regime (in accordance with CIRIA753) in relation to the Surface Water Network and any components such as Attenuation features and Flow Control Devices where applicable for the lifetime of the development.

Development shall be carried out in accordance with the approved details.

Reason

To reduce surface water runoff and minimise the off-site flood risk, and to comply with South Gloucestershire Local Plan: Policies, Sites and Plans Plan (Adopted) November 2017 Policy PSP20; South Gloucestershire Local Plan: South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 Policy CS1 and Policy CS9; and National Planning Policy Framework July 2021. This is a pre-commencement condition to make sure an appropriate drainage strategy has been taken into considered at the design stage.

9. Construction environmental management plan (CEMP: Biodiversity) for all phases (pre-commencement condition)

No development shall take place in any development phase approved in both full and outline (including demolition, ground works, vegetation clearance) until a construction environmental management plan for that phase (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP: Biodiversity shall be written in accordance with BS42020, including mitigation details on birds, reptiles, badger and any other wildlife that may be impacted by the proposal, as well as any pollution prevention measures. The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in

accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason

In the interests of protected species and the biodiversity of the location, to accord with Policy PSP19 of The South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) Nov. 2017 and Policy CS9 of The South Gloucestershire Local Plan Core Strategy (Adopted) Dec. 2013. This is a pre-commencement condition to ensure that appropriate precautionary measures in place prior to any works start on site.

10. Contamination Investigation / Remediation Strategy for all phases

A) All phases of the development approved in full shall proceed in strict accordance with the recommendations set out in the Phase 2 Site Investigation Report Reference B05585-CLK-XX-XX-RP-GT-0002 Clarkebond dated 30 July 2021.

B) Post demolition Site Investigation/Remediation Strategy - Where land affected by contamination is found which could pose unacceptable risks, no construction shall take place until the results of the said site investigations of the areas affected have been submitted to and approved in writing by the Local Planning Authority. A report shall 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 Strategy - Prior to first occupation, where works have been required to mitigate contaminants (under Part B) a report providing details of the verification demonstrating that all necessary remediation works have been completed satisfactorily shall be submitted to and agreed in writing by the Local Planning Authority.

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

To ensure that adequate measures have been taken to mitigate against contaminated land to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013, Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017, and the National Planning Policy Framework.

11. Public Art Programme (pre-commencement condition)

Prior to the commencement of any development phase hereby approved in full (excluding enabling works), a detailed public art programme shall be submitted to and approved in writing by the Local Planning Authority. The programme shall be relevant and specific to the development, and its locality and commensurate with its size and importance. In addition, it shall be integrated into the site and its phasing plan.

Reason

To safeguard the visual amenity of the locality and a satisfactory standard of external appearance and to accord with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

12. Sustainability and Energy Statement for all phases

Notwithstanding the submitted Energy & Sustainability Statement (Darren Evans, January 2022), prior to the commencement of the relevant stage of the development hereby approved, a revised energy statement for all phases shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include where relevant (but limit to):

- i. unregulated energy use and unregulated emission,
- ii the increase in emissions of the air source heat pumps,
- iii. details on the heating and hot water systems,
- iv. refrigerant leak detection and monitoring,
- v. specification of the PV systems,
- vi, overheating and
- v. the power output of the EV charging points.

Development shall be carried out in accordance with the approved details.

Reason: To ensure the development incorporates measures to minimise the effects of, and can adapt to a changing climate in accordance with Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

13. External materials for Phases B and C

For each phase of development approved in full (Phase B and C), prior to the relevant works commencing, details and samples of the roofing, external facing materials and windows to be used on the proposed buildings in that phase shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To ensure a satisfactory standard of external appearance and to accord with Policy PSP1 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan

(Adopted November 2017), Policy CS1 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

14. Green roofs for supported living dwellings

Detailed construction and planting details for the green roofs in any relevant phase of development approved in full shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing. Development shall be carried out in accordance with the approved details.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

15. Planting Scheme for Phases B and C

For each relevant phase of development approved in full (Phases B and C), detailed planting plans specifying the location, species, stock size, planting centres and quantities of all proposed tree and structure planting for that phase (to be implemented in the first season following completion of construction works), supported by an implementation specification including tree pit details, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of that phase (excluding enabling works). Development shall be carried out in accordance with the approved details.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

16. Boundary Treatment and Hard Landscape for all phases

For each phase of development approved in both full and outline, details of all proposed boundary and hard landscape surface treatments for that phase (including POS area), including proposed levels and any soil retention/retaining walls that may be required, together with supporting schedule of proposed manufacturer hard landscape materials and site furniture products shall be submitted to and approved in writing by the Local Planning Authority prior to relevant works commencing. Development shall be carried out in accordance with the approved details.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

17. Implementation of Ecological Mitigation Measures

The development approved in both full and outline shall proceed in strict accordance with the Mitigation Measures provided in the Ecological Assessment (Ethos, July 2021).

Reason

To protect wildlife habitats, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

18. Landscape and ecological management plan (LEMP)

For each phase of development approved in both full and outline, a landscape and ecological management plan for that phase covering the enabling works operations/period and a subsequent 20 Year management period, identifying existing and proposed landscape and ecology related site assets, associated management objectives, schedules of annual maintenance work together with longer term management operations shall be submitted to and approved in writing by the Local Planning Authority prior to development commencing. The LEMP shall include all ecological enhancements including specifications and locations to ensure that positive biodiversity net can be obtained. Development shall be carried out in accordance with the approved details.

Reason

To protect wildlife habitats, and to accord with Policy CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP19 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted) November 2017.

19. Lighting design

For each phase of development approved in both full and outline, prior to the commencement of relevant works, a detailed lighting design for that phase (including POS area) shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason

To minimise light pollution, protect the wildlife habitats and landscape character, and safeguard the amenity of neighbouring occupiers, and to accord with Policy PSP1, PSP2, PSP8, PSP19 and PSP21 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017) and Policy CS1, CS9 and CS34 of the South Gloucestershire Local Plan: Core Strategy (Adopted December 2013).

20. Opening hours for retail / cafe unit

The retail/cafe unit hereby approved shall not open to customers outside the following hours 07:30 -19.30 Monday to Sunday (including Bank Holidays).

Reason

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

21. Delivery hours for retail / cafe unit

No deliveries pursuant to the retail and cafe building hereby approved shall occur at the site outside of the following hours: 07:00 - 20:00 Monday - Saturday and 09:00 - 18:00 Sunday and Bank Holidays.

Reason

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

22. Provision of vehicular access

The vehicular access shall be provided in accordance with the approved the vehicular access arrangements (as shown on plan reference 0971-006 A) prior to the first occupation of the development hereby approved in both full and outline (Phases B, C, D and E) and thereafter maintained.

Reason

In the interests of highway safety, and to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

23. Internal access construction

For each phase of development approved in both full and outline (Phases A, B, C, D and E), internal access roads including off-site turning area shall be constructed to the Council's adoptable standards.

Reason

In the interests of highway safety, and to accord with Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

24. Landscaping scheme for Phases D and E

The plans and particulars of the reserved matters for Phase D and Phase E, required by condition 2, shall include a scheme of landscaping for the relevant phase, which shall include details of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection during the course of the development; proposed planting (and times of planting); boundary treatments and areas of hard surfacing. Development shall be carried out in accordance with the agreed details.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

25. Building Height for Phase D and E

The plans and particulars of the reserved matters for Phase D and Phase E shall accord with approved drawing ref: 1206 rev 5 Parameter Plan - Building Heights.

Reason

To ensure a satisfactory standard of external appearance, and the character of the locality and the openness of Bristol / Bath Green Belt, and to accord with Policy PSP1 and PSP7 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017), Policy CS1 and CS5 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013; and the National Planning Policy Framework.

26. Updated Tree and Hedgerow Protection Plan (Phases D and E)

The development shall proceed in strict accordance with the Arboricultural Impact Assessment (Treework Environmental Practice, July 2021), including the Tree Protection Plan. The plans and particulars of the reserved matters for Phase D and Phase E shall include an updated tree/hedgerow protection plan as part of the landscaping, required to condition 2, to reflect the details of development comprised in Phase D and Phase E.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

27. Restricted Use of proposed health / community centre

The building to be developed as part of Phase D shall be used for medical services (Class E(e)), non-residential creche, day centre or nursery (Class E(f)) or learning and non-residential institutional uses (Class F1) and for no other purposes.

Reason

To define the approved development in planning terms.

28. Opening hours for health / community centres

The health / community centre hereby approved shall not open to patients or customers outside the following hours:
07.30hrs to 21.00hrs Mon to Sat and 08.00hrs to 20.00 hrs on Sundays and Bank Holidays.

Reason

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

29. Off-street parking for Phases D and E

a) All off-street parking facilities for residential units developed as part of Phase E (residential development) shall be provided with electrical charging points and retained satisfactory for that purpose.

b) A minimum of 20% of all parking for the building to be developed as part of Phase D (health / community centre) shall be fitted with electrical charging points with the other spaces to be provided with passive facility for future connection to electrical charging point.

Reason

To promote sustainable travel and aid in the reduction of air pollution levels, and to accord with Policy CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

30. Travel Plan (Phase E)

Prior to the first occupation of the residential development (Phase E) hereby approved in outline, a residential travel plan shall be submitted and approved in writing by the Local Planning Authority. The revised travel plan shall include:

- i) The predicted opening date for the residential development;
- ii) The predicted date for appointment of Travel Plan Co-ordinator;
- iii) The predicted monthly build rate for the development;
- iv) The predicted Travel Plan Implementation Period;
- v) The timing of other relevant facilities to be delivered and estimated completion dates (e.g. cycling links, play areas etc); and vi) Details of a travel plan monitoring scheme for a 5 year period to check the effectiveness of the travel plan in achieving the aim of reducing the level of single occupancy travel by 10% from the first annual residents survey.

Reason

To support sustainable transport objectives including a reduction in single occupancy car journeys and the increased use of public transport, walking and cycling, and to accord with CS8 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and Policy PSP11 of the South Gloucestershire Local Plan: Policies, Sites and Places Plan (Adopted November 2017).

31. Designs for informal children's play area

The plans and particulars of the reserved matters for Phase E, required by condition 2, shall include detailed designs for the informal children's play area and key viewpoint seating area. Development shall be carried out in accordance with the approved details.

Reason

To protect and enhance the landscape character of the area to accord with Policy PSP1, PSP2 and PSP3 of the South Gloucestershire Local Plan: Policies, Site and Places Plan (Adopted November 2017), Policies CS1 and CS9 of the South Gloucestershire Local Plan: Core Strategy (Adopted) December 2013 and the National Planning Policy Framework.

32. The development proposed shall be carried out in accordance with the following drawings:

The following drawings received by the Council on 5 August 2021

Site location plan, drawing no. 1001 L,
Proposed site layout (Chief Trading Post), drawing no. 1020 Rev 6
Proposed site layout (Supported Housing), drawing no. 1100 Rev 10
Parameter plan - phasing, drawing no. 1201 Rev 3
Parameter plan - land use, drawing no. 1202 Rev 4
Parameter plan - developable area, drawing no. 1203 Rev 3
Parameter plan - Habitat, drawing no. 1205 Rev 4

The following drawings received by the Council on 22nd November 2021

Proposed elevations and floor plans for Retail and Cafe, drawing no. 1208 Rev P6

The following drawings received by the Council on 10 August 2021

Elim Housing Association - Proposed elevations for Staff and Residential Buildings, drawing no. 2235 2210 Rev 01
Elim Housing Association - Proposed site (floor) plan for Staff and Residential Buildings, drawing no. 2235 2110 Rev 01

The following drawing received by the Council on 12 August 2021

Parameter plan - building heights, drawing no. 1206 Rev 5.

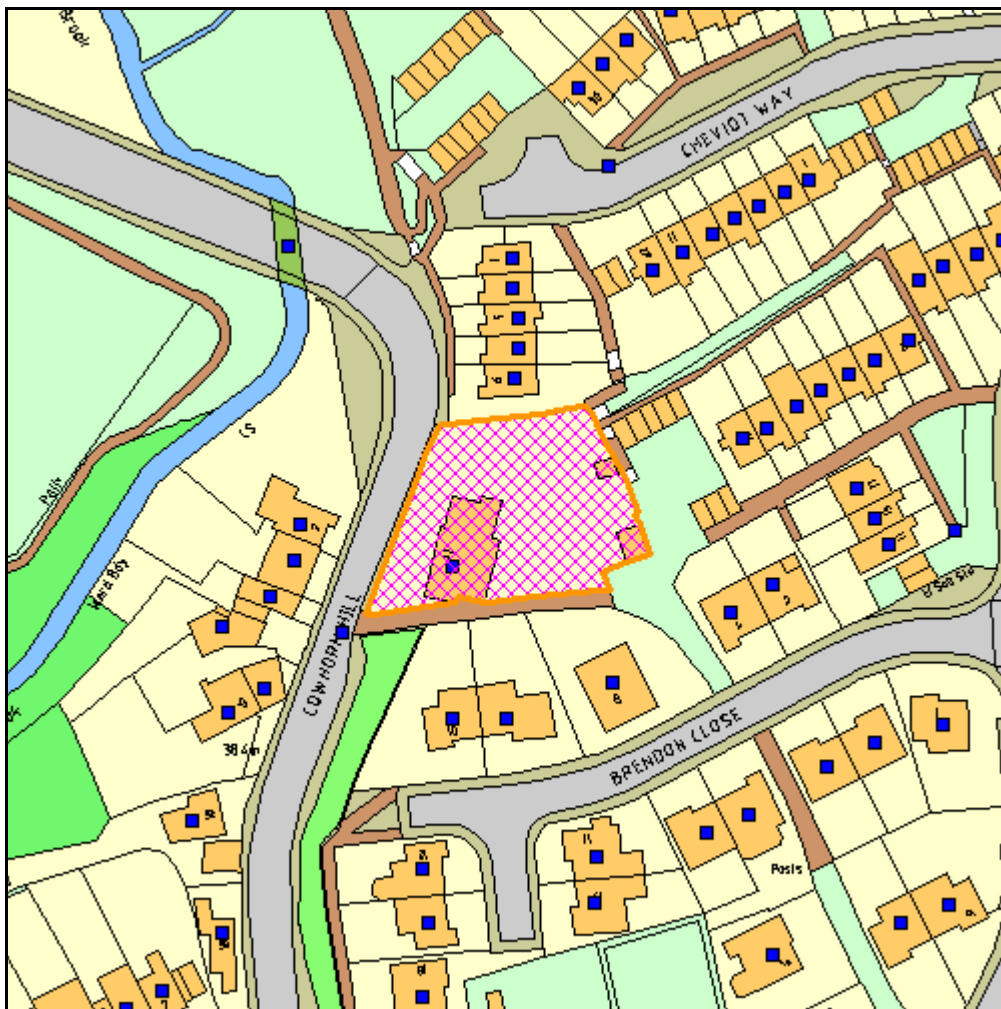
Reason

To define the approved development in planning terms.

Case Officer: Olivia Tresise
Authorising Officer: Marie Bath

CIRCULATED SCHEDULE NO. 19/22 - 13th May 2022

App No.:	P22/01663/HH	Applicant:	Tim Syrett and Tina Mehta
Site:	Eversley 11 Cowhorn Hill Oldland Common South Gloucestershire BS30 9QU	Date Reg:	16th March 2022
Proposal:	Erection of single storey side extension to provide additional living accommodation.	Parish:	Bitton Parish Council
Map Ref:	367103 171953	Ward:	Bitton And Oldland Common
Application Category:	Householder	Target Date:	10th May 2022



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 100023410, 2008. **N.T.S.** **P22/01663/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

This application appears on the Council's Circulated Schedule procedure following an objection from the Parish Council and 1no. comment of objection from local resident, contrary to the findings of this report and the officer recommendation.

1. THE PROPOSAL

- 1.1 This application seeks full planning permission for the erection of a single storey side extension to provide additional living accommodation, as detailed on the application form and illustrated on the accompanying drawings.
- 1.2 The application site can be found at Eversley No.11 Cowhorn Hill, located within the established and built up residential area of Oldland Common, and is set within a generous sized plot. The dominant feature within the site is a detached dwellinghouse.
- 1.3 The site lies east of No.4 Cowhorn Hill, a Grade II Listed building.

2. POLICY CONTEXT

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

- 2.2 Development Plans

South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

CS1	High Quality Design
CS4a	Presumption in Favour of Sustainable Development
CS5	Location of Development
CS8	Improving Accessibility
CS9	Managing the Environment and Heritage

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
PSP17	Heritage Assets and the Historic Environment
PSP38	Development within Existing Residential Curtilages
PSP43	Private Amenity Space Standards

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

3. RELEVANT PLANNING HISTORY

3.1 No relevant planning history.

4. CONSULTATION RESPONSES

4.1 Bitton Parish Council

Object, on the grounds that the roofing is not in keeping with the rest of the building and with the existing roof.

4.2 The Listed Building & Conservation Officer Natural & Built

On the basis of the information reviewed to date, we do not wish to offer any comments on this scheme. We defer, therefore, to the view of the case officer in assessing the impact of the proposed development on the significance of the above heritage asset, taking into account the guidance contained in the Householder Design Guide SPD.

4.3 Local Residents

1no. comment of objection received from local resident raising the following concern.

The proposed works will affect the embankment that joins the application property to my own. The excavation works to create the foundation and the additional weight of the structure may affect the embankment. The embankment itself is very steep and I do not want the structure and foundation of the embankment compromised in any way.

Whilst the above comment has been acknowledged, the concern raised is a building control matter, as such will not form a planning consideration when assessing this application.

5. ANALYSIS OF PROPOSAL

5.1 Principle of Development

The application site lies within the east fringe of Bristol's urban area and is currently utilised as a C3 dwellinghouse. The proposed development will extend the area of living accommodation within the property, at the expense of existing side extension and section of rear garden.

Policy PSP38 of the South Gloucestershire Policies, Sites and Places Plan (adopted) November 2017 is relevant to this application. The policy indicates that residential extensions are acceptable in principle subject to considerations of visual amenity, residential amenity and highway safety. The proposal therefore accords with the principle of development subject to the following considerations.

5.2 Design and Visual Amenity

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

standards of design. This means that developments should be informed by, respect, and enhance the character, distinctiveness and amenity of both the application site and its context.

- 5.3 The proposed single-storey extension will project (approx.) 6.4 metres from the properties side (north) elevation, and be set back from the front and rear building lines of the original dwelling by 0.3 metres, with a depth of 9 metres. The extension will feature a pitched roof, though the pitch will be broken to create a clerestorey. The eaves will rise from a maximum height of 3 metres to a maximum ridgeline of 5.2 metres. Installed within the roof structure will be 4no. skylights.
- 5.4 Additionally incorporated within the design will be various new openings including 1no. set of doors to the north elevation, permitting access to the garden. The new addition generally sits on the same footprint of the properties existing side extension that is to be demolished as part of the proposed works, and incorporates similar accommodation, expect for the extra provision of a living space. External finish to the extension will be rubble stone to match the rear elevation of the original house, however the roof will be standing metal seam. All new doors and windows will be double glazed set in metal frames. Furthermore, positioned to the east elevation, a new air source heat pump will be mounted at low level.
- 5.5 Upon review of the surrounding area, there appears to be no defined architectural style or settlement pattern. Neighbouring properties vary in age, design and mass. The application property is a large detached dwelling which appears relatively stand-alone in its visual appearance, conveying a sense of grandeur.
- 5.6 Nevertheless, it is important to note that the application property sits at an elevated position in relation to Cowhorn Hill highway, with planting to the western boundary. Moreover, the rear of the property backs onto neighbouring dwellings rear gardens and garages. As such, whilst the proposal will be visible to a degree from the public realm it will not be prominent and will have minimal impact on the wider street scene.
- 5.7 The extension has been designed to appear as a contemporary contrast to the existing built form, to provide a more energy efficient structure. Although a modern addition, the proposal will utilise elements of detailing present on the host dwelling such as the pitched roof, over-sailing eaves and facing rubble stone. This will help to aid integration between the host and the proposed addition. Therefore it can be said that the proposal, to a degree, respects the prevailing style of the existing property. Furthermore, the proposed extension, although a slightly larger structure than what currently exists, will remain to appear subservient to the host dwelling, achieved by its single-storey nature and set back from the main properties principle façade.
- 5.8 All-inclusive, the development will not be detrimental to the character of the host dwelling or surrounding area and therefore it is of an acceptable standard of design. As such, the proposal is deemed to comply with policies CS1 and PSP38.

5.9 Setting of Listed Building

Officers acknowledge that the application property sits within close proximity of the Grade II Listed building, No.4 Cowhorn Hill. However, due to the separation distances involved and difference in levels between the application property and No.4 Cowhorn Hill. The proposed development to Eversley (No.11 Cowhorn Hill), will not unreasonably harm the contribution that the listed buildings present setting makes to its significance.

5.10 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.

5.11 Due to the separation distances involved between the application site and nearby dwellings, the proposed development will not result in any unreasonable impact on neighbouring amenity. Additionally, the proposal will not affect the amenity of the application site.

5.12 Supplementary to this, policy PSP43 sets out that residential units, are expected to have access to private external amenity space that is: functional and safe; of a sufficient size in relation to number of occupants; and be easily accessible. Although the proposed development will build on existing rear curtilage. The remaining private external amenity space will continue to be in excess of the design standards, complying with policy PSP43.

5.13 Transport (Access and Parking)

Policy PSP16 sets out the Council's criteria for parking specifications. It states that parking space provision per dwellinghouse is proportionate to bedroom number. The proposed development will not trigger a material increase in demand for parking at the site nor will it impact current provision. Therefore, no objection is raised under PSP16.

5.14 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 15th March 2022):

Design and Access Statement
Existing Elevations
Existing Floor Plans
Existing Site and Block Plan
Proposed Elevations
Proposed Floor Plans
Proposed Site and Block Plan

Reason

To define the terms and extent of the permission.

Case Officer: Chloe Summerill

Authorising Officer: David Stockdale